

Rural Strategy

Role of villages

The rural area of Kettering Borough is considered to be that outside of Kettering and Barton Seagrave, as a Growth Town identified in the JCS and the Market Towns of Desborough, Rothwell and Burton Latimer.

Approximately 87% of the land area in Kettering Borough is rural. The rural area also accounts for 12% of the Borough's overall population of approximately 93,000 (2011 Census).

Villages play an important part in the character of the area and although development in villages is limited it is important to ensure that development which does take place is sensitive to and reflects their individual character.

The JCS states that development in villages should take place on sites within village boundaries, subject to criteria based policy approach and avoiding isolated homes in the open countryside. Development adjoining village boundaries will only be justified where it involves the re-use of buildings or in exceptional circumstances, if it can be clearly demonstrated that it is required in order to meet local needs for employment, housing or services. Development will be focused on those villages that perform a sustainable local service role.

It is recognised that some small scale growth to meet local needs in villages can have positive benefits. These can include allowing people to have lived in or grown up in a village to remain in that area through the provision of appropriate housing to meet identified local needs, such as smaller homes to allow people to downsize or starter homes for first time buyers. Small scale growth can also support local services such as schools, pubs and shops. There may also be specific needs identified for new or improvements to facilities such as open space or play areas as well as environmental improvements or traffic calming. The provision of some small scale growth could contribute towards the delivery of these types of facilities.

The Rural Masterplanning Report (February 2012) provides a holistic assessment of villages in the Borough and identifies opportunities for future development and enhancement of these villages. For each village two options were identified, firstly to allow no growth beyond the village boundary and secondly to allow some small scale growth to meet local needs to provide enhancements to the existing village. The following individual sections on each of the villages within Kettering Borough explain what the proposed strategy is in terms of the growth for each settlement.

The JCS identifies a housing requirement within Kettering Borough's Rural Area of 480 dwellings within Policy 29 within the plan period of 2011 and 2031. There are no specific housing requirements in the JCS for individual settlements within the Rural Area. The housing requirements in Table 5 of the JCS should be accommodated through the Part 2 Local Plan and/ or Neighbourhood Plans

through allocating land in the most sustainable locations available and/ or a windfall allowance. Table 1 below provides detail of completions, commitments, windfall allowance and residual housing requirements for the rural area.

Table 1: Rural housing number requirements 2011-2031 (Base date: 1st April 2017)

Category	JCS requirement 2011-31	Completions 2011-17	Commitments 2011-17	Residual JCS requirement	Windfall allowance	Residual JCS requirement
Rural Area	480	146	54	280	140	140

Since 2011, the rural area has experienced a number of new sites coming forward for development. Between the period of 1st April 2011 and 31st March 2017 there have been 146 completed dwellings and 54 existing commitments, leaving a residual figure of 280 dwellings. A windfall allowance of 140 dwellings has been taken into account. As a consequence of this assumption, the residual JCS figure reduces to 140 dwellings.

Policy 11 of the JCS states that development in the rural area will be limited to that required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement.

Small scale growth in the rural area can be beneficial in meeting this local need as it has the potential to provide smaller homes to allow people to downsize or starter and affordable homes for first time buyers.

The scale of development in individual villages will be predominantly led by locally identified employment, housing, infrastructure and service requirements through this plan as well as Neighbourhood Plans. Although consideration is required for the form, character and setting of the village as well as the distance to settlements of a larger size.

A number of villages in the Rural Area provide a wider range of services and facilities than that provided in smaller rural settlements and are able to provide a sustainable local service centre role; therefore development should be focused in these areas.

On the other hand a number of villages in the rural area within Kettering Borough have limited services and facilities. Therefore, unless allocations for housing have been identified in settlements where it is likely that development will help sustain and improve the range of existing services development is likely to come through as small scale infill development (Policy 11) or Rural Exception schemes (Policy 13).

In addition to identifying opportunities for future development in villages, the Rural Masterplanning Project has enabled the development of a set of design principles for each village which reflect the key characteristics of the individual village. These principles seek to ensure that any new development is appropriate in scale, form, materials and impact on the setting of the village. A set of generic principles which can be applied to all villages in the Borough are set out in Policy RS04 – General Development Principles in the Rural Area.

Rural Area – Village Designations

While the JCS groups all villages within Kettering Borough in the same category, it recognises that Part 2 Local Plans may identify villages that have a sensitive character or conservation interest, in which new development will be strictly managed. Within the Rural Area of Kettering Borough the villages have been categorised into 3 designations, each of which has specific criteria with regards to the scale, nature and design of development in these settlements. These designations have been a consideration through the allocation process as it essential to maintain these designations.

Category A villages

A majority of the villages in the Rural Area are designated as Category A villages in Policy RS01. In these locations, there is an emphasis to protect their environment and their limited ability to absorb further development.

Within these villages development will be on small scale infill sites in accordance with Policy 11 of the JCS. In addition to this, housing allocations have also been identified in some of these villages to meet the rural housing requirement as set out in table 1 above.

Through the allocation process consideration has been given to local needs, character and form of the village and availability of facilities and services. Where housing allocations have been made, the character of the villages in these locations has been recognised in the development principles within the policies for these settlements.

Policy RS01 – Category A villages

The villages which are designated Category A status are as follows:

Ashley, Braybrooke, Broughton, Geddington, Cranford St. Andrew, Cranford St. John, Geddington, Great Cransley, Harrington, Loddington, Mawsley, Pytchley, Rushton, Stoke Albany, Sutton Bassett, Thorpe Malsor, Weston by Welland and Wilbarston

Development in these villages will need to:

- a) Be in accordance with Policy 11 of the JCS;
- b) Take into account the level of existing infrastructure and services in the individual villages, as well as the proximity of these to larger settlements;
- c) Be within the defined settlement boundary and classed an infill development, unless it can be demonstrated that it can meet the criteria under Policy 13 (Rural Exceptions) or Policy 25 (Rural Economic Development and Diversification) of the Joint Core Strategy or unless allocated in this Plan or a Neighbourhood Plan;
- d) Show consideration and be sympathetic to the existing size, form, character and setting in the village; and
- e) Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans.

Category B villages

Policy RS02 designates a small number of settlements within the Rural Area as Category B villages. These villages are seen particularly important Conservation Areas as well as having a particular character and charm, given that these are 'estate villages' associated with the Boughton Estate. It is therefore essential that the character and vitality of these villages is maintained. Therefore, in accordance with Policy 11 of the JCS, which allows the designation of sensitive areas where infill development will be resisted or subject to special control, these areas are designated as Category B villages. In accordance with this, those villages that fall within this designation have been allocated very limited numbers for housing.

Policy RS02 – Category B villages

The villages which are designated Category B status are as follows:

Grafton Underwood, Little Oakley, Newton, Warkton and Weekley

Development in these villages will:

- a) Be in accordance with Policies 11, 13 and 25 of the JCS; and
- b) Include the re-use, conversion or redevelopment of existing buildings within the defined settlement boundary; or
- c) Be limited to infill development (1 or 2 dwellings) within the defined settlement boundary provided that this does not harm the characteristics which make

these villages special; and

- d) Show consideration and be sympathetic to the existing size, form, character and setting in the village; and
- e) Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans.

Category C villages

The remaining villages in the Rural Area hold Category C status (Policy RS03). These settlements are dispersed in character. These 6 villages (Brampton Ash, Dingley, Orton, Pipewell, Glendon and Thorpe Underwood) because of their low density and small number of dwellings, are considered to be scattered development in the open countryside. This means that these settlements would not be defined by a village boundary; therefore it is considered that this designation is the most appropriate for these villages within the rural area of Kettering Borough. This approach also means that because of the size of these settlements and limited range of facilities, there are no allocations and therefore no proposed growth in these villages, this is to maintain their scattered village designation and status.

Development in these villages would be considered to be in open countryside and therefore is resisted in accordance with Policy 13 of the JCS.

These villages have limited accessibility to local facilities and employment and it is deemed that development in these locations would not be considered as sustainable development. Development in these locations would also require the need to travel for almost all purposes, with the potential to have a detrimental effect on the setting and character of these settlements.

Policy RS03 – Category C villages

The villages which are designated Category C status are as follows:

Brampton Ash, Dingley, Orton, Pipewell, Glendon and Thorpe Underwood

Development in these villages will:

- a) Be in accordance with Policies 13 and 25 of the JCS; and/ or
- b) Include the re-use, conversion or redevelopment of existing rural buildings;
- c) Show consideration and be sympathetic to the existing size, form, character and setting in the village; and
- d) Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans.

Settlement Boundaries

Settlement boundaries for all towns and category A and B villages have been defined and shown on proposals maps for each of the relevant settlements, in order to direct and control the location of new development in accordance with the principles of sustainable development set out in the National Planning Policy Framework (NPPF).

Settlement boundaries are shown on the Proposal Map included in the Local Plan for Kettering Borough (1995), which will be replaced by the settlement boundaries in this Part 2 Local Plan. A criteria based approach using four basic principles was set out during a settlement boundary review carried out over the period of 2005 – 2012. A further review of the settlement boundaries was published in September 2015, to ensure currency of this evidence base in support of the SSP2. Details of the assessment criteria used to review the settlement boundaries which retains use of the four basic principles, can be found in the SSP2 Settlement Boundaries Update Background Paper (September 2015).

Settlements which comprise a very limited number of dwellings and have been delivered through a scattered approach (Category C villages), do not have an easily definable boundary limit. As a result, these settlements do not benefit from a settlement boundary and are treated as being located within open countryside. As a result, the open countryside Policy 13 (JCS) and Policy RS03 of this Part 2 Local Plan applies to all new development proposals within these settlements.

General Development Principles

In addition to identifying opportunities for future development in villages, the Rural Masterplanning Report (2012) has enabled the development principles set out below which are generic and can be applied to all villages in the Borough. In addition to this more settlement specific principles can be found in those sections which follow for the individual villages. There are principles within these sections to ensure development on the allocated sites is appropriate, especially in terms scale, form, materials and setting as well as the more immediate context in which these allocations are located. These policies should be applied in conjunction with Policy 8 – North Northamptonshire Place Shaping Principles contained within the JCS.

In the Historic Core, or in other locations where appropriate, all street furniture, road alterations carried out under the Highways Act 1980, including repairs, kerbs, surface finishes, signage, fences, litter bins etc. will be expected to be of traditional design and in character with the settlement.

Policy RS04 – General Development Principles in the Rural Area

Development in the Rural Area will:

- a) Reflect the height, scale and mass of neighbouring properties.
- b) Involve the protection and enhancement of the character of all settlements, especially those with designated Conservation Areas.
- c) Link to the centre of the village in several places and not result in a series of cul-de-sacs in any potential moderate village expansion.
- d) Allow greater permeability with the open countryside through the inclusion of spaces in between properties to allow views and accessibility for development on the edge of settlements.
- e) Allow connections to be made for further development in the future for development on the edge of settlements.
- f) Be well-spaced to retain the villages open and rural character, and views to the open countryside should be maintained through the use of low or soft boundary treatment on new development on the edge of the settlement. The use of high close-boarded fencing and brick walls should be avoided.

Redevelopment of historic farm buildings will:

- g) Involve the retention of the historic fabric of the buildings themselves, where this is not possible or where there are no historic buildings left the plan form and arrangement of buildings should remain to retain the historic reference to farmsteads in the village.
- h) Include an element of employment to retain this important function within the village, where redevelopment is possible.
- i) Consider non-residential uses prior to using these historic buildings, given that this is most damaging.

Materials to be used will:

- j) Reflect the limited pallet of materials used in the historic core of the village. The only exception to this should be where the exceptional quality and innovative nature of design merit an exception to this approach. These exceptions should demonstrate contemporary design and should show how the development will impact positively on the character of the village.

Parking and Highways:

- k) Parking should be designed to ensure the car does not become the focus of the street scene and, should be applied sensitively to ensure roads reflect the existing network of streets in the village.

Affordable Housing

Policy 30 of the JCS sets out the requirements for affordable housing in the Rural Area. On developments of 15 dwellings or more a requirement of 40% affordable housing provision is required. Further advice is provided on the precise proportion and tenure mix which will be expected to be provided as part of the affordable housing contribution to a scheme.

Rural Exceptions

The spatial strategy for North Northamptonshire is to focus development towards the urban areas to ensure the character of the rural area and that the open countryside is strongly protected. The JCS recognises there may be special circumstances where development on 'exceptions' sites that are not identified in Part 2 Local Plans or Neighbourhood Plans is needed. These developments may be justified to meet local identified needs for employment and services or to provide affordable housing in the rural area on sites adjoining established settlements. Policy 13 of the JCS sets out criteria by which development beyond the existing built up area or defined boundary is acceptable. Development in the open countryside which is not considered as a rural exception site will be resisted.

Ashley

Village Category : A

Ashley is a typical Northamptonshire rural village, with stone built dwellings, slate or Collyweston stone roofs and an open layout. Ashley is described as being a “double loop” village, with two clusters of development. The Church (13th/14th Century) is an important village feature, located in the more historically important western loop, but prominent in the whole village. Trees, open space and views along lanes are an important feature contributing to this village’s particular attractiveness.



The majority of buildings located within Ashley are historic in character and have been designed to include significant detailing and attractive fenestration. The later infilling of Northamptonshire red brick properties are equally attractive and include stone detailing around the windows and doors. As a result, the historic core (as identified in the Kettering Borough Rural Masterplanning Report February 2012) includes numerous listed buildings and falls within the village’s designated Conservation Area which was adopted in November 1977. Most properties within the village are set behind attractive stone boundary walls. Some of the later additions to the village do undermine its historic character, but in most instances are set behind stone boundary walls, which add to the sense of enclosure apparent in the more populated areas of the village.

Ashley is located approximately 8.5km miles north of Desborough, 18km northeast of Kettering, 6.7km north-east of Market Harborough, and approximately 13km west of Corby. The village has limited open space available for public use, which is currently located to the north of Main Street. Ashley has a Village Design Statement (VDS) which was been adopted by the Council as informal policy in October 2003.

Key Statistics	
Population (2011 Census)	224
No. of dwellings (RMP – electoral roll)	113
New dwellings (2011-2017)	4
Existing housing commitments	1
Proposed housing allocations (up to 2031)	0

Facilities:

Facility	Quantity	Name
Public House	1	The George
Church	1	St Marys Church
Retail	1	Ashley Farm Shop
Community Building	1	Ashley Village Hall

Options For Growth

Two different options for growth in Ashley were previously identified and consulted upon at the Option Stage of the SSP2. The first was for no growth beyond the settlement boundary – allowing for very little change due to limited opportunities within the village. The alternative option was to allow some small scale growth to meet local needs and provide enhancements to Ashley. Two potential housing sites were considered, both of which sit outside the settlement boundary. Both sites were discounted and a ‘no growth’ option was agreed for Ashley. Ashley is identified as a Category A village. Development in Ashley will be limited to that set out in policy RS01 (Category A Villages).

Settlement Boundary

A settlement boundary has been drawn around Ashley to define the built up part of the village where development may be permitted. This boundary is shown on the proposals map. Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by policies in the Development Plan.

Development Principles

New development in Ashley is likely to be extremely limited. There are a number of design principles which the *‘Rural Masterplanning Report’ (2012)* considered important for any new development which may occur in the future in Ashley. These are outlined below and developed further, and will apply to any development proposals that may come forward in addition to Policy RS04 ‘General Development Principles – Rural Area’ and any other relevant policies in the Development Plan.

Policy ASH01 – Ashley Development Principles

Development in Ashley will:

- a) Be limited and follow the existing linear form of the village. Development should not be set-back from the public highway, maintain a sense of enclosure and use boundary treatments sympathetic to those currently in

use throughout the village, i.e. stone walls.

- b) Protect the unique historic character of the village, the setting of its numerous Listed Buildings and the character and appearance of the Conservation Area.
- c) Ensure that where historic stone walls are present, new development should be avoided where this would involve removal or alteration of any part of these walls.
- d) Maintain the 'soft' edges around the village boundary and avoid new development with high close-boarded fencing or brick walls which marks boundaries with the open countryside or at gateways to the village.
- e) Improve the gateway to the village from the west to better reflect the overall historic and rural character of the rest of the village.
- f) Retain views of the church throughout the village.
- g) Protect the green space that runs between Green Lane and Main Street and improve the connectivity of properties off Green Lane to the rest of the village. This could include an informal footpath through the central green space and along the river.
- h) Contribute towards additional outdoor sports open space and allotments.
- i) Preserve views out to the open countryside, reflecting to the density, design and layout of existing development in the area.
- j) Use high quality materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick / natural ironstone, natural blue/black Slate and/or Collyweston Slate.
- k) Ensure that fenestration is of a high quality and uses natural materials that reflects the historic character of the Ashley.

Housing Allocations

There are no housing allocations identified within Ashley.

Employment Allocations

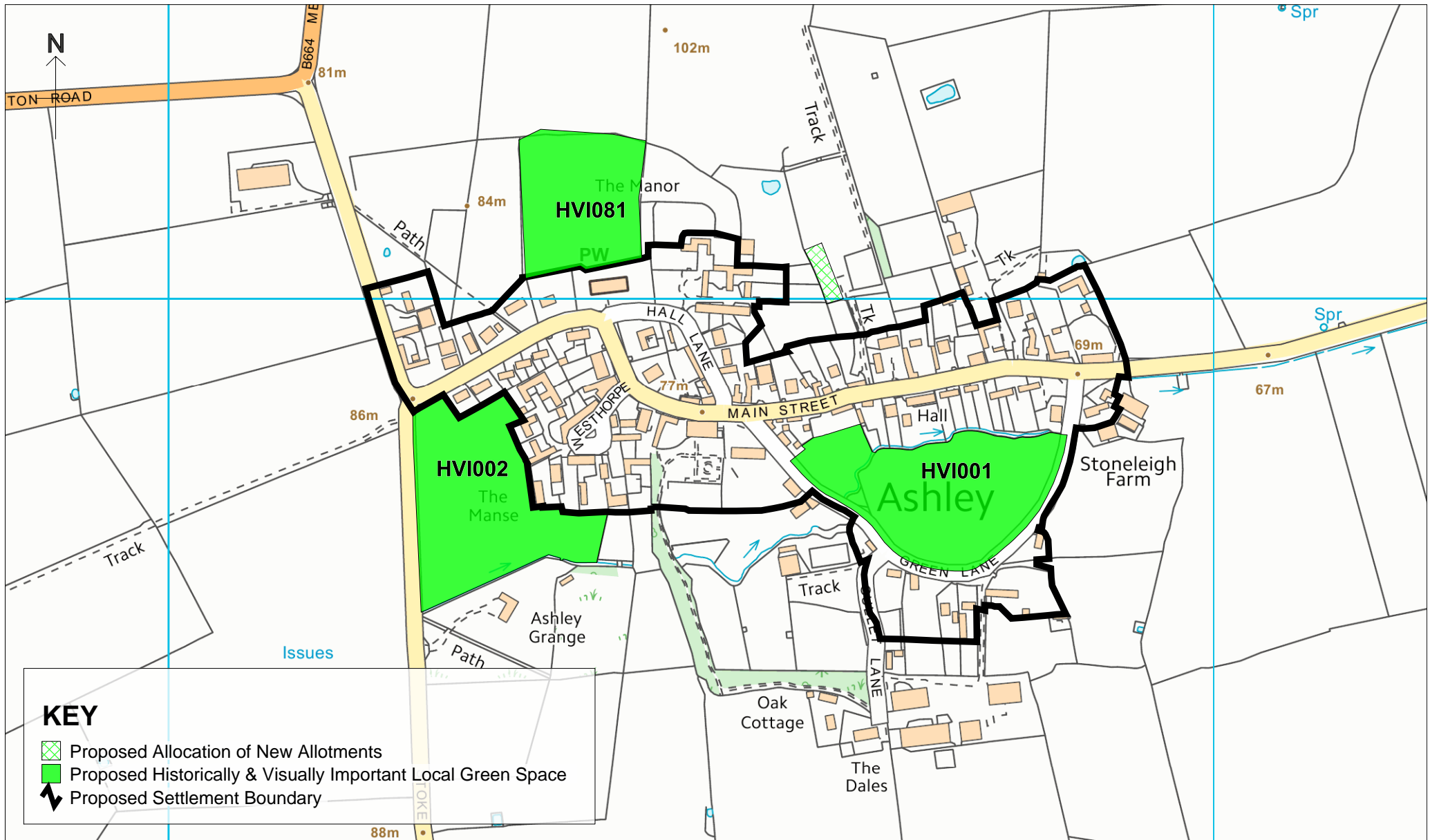
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area).

Allotments




The SSPLDD Options Consultation concluded a mixed response regarding whether there is a need for allotments within the village. The Parish Council has conducted further work, and intends to meet the limited need for allotments which has arisen from residents who responded positively to the consultation. A site has been identified adjacent to the existing play area located north of 39-41 Main Street which currently sits within open countryside as shown on the Proposals Map for Ashley In addition to this, any future proposals for allotments sites should be considered against Policy X (Allotment Policy).

Local Green Space

Three areas of Historically and Visually Important Local Green Space are proposed within Ashley. There are areas HVI001, HVI002, and HVI081 which are recognised as being demonstrably special and of local significance. In accordance with Policy X (LGS Policy) these Local Green Spaces will be preserved to this effect.



KEY

-  Proposed Allocation of New Allotments
-  Proposed Historically & Visually Important Local Green Space
-  Proposed Settlement Boundary

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Kettering
Borough Council

Braybrooke

Village Category: A

Braybrooke lies about 1 ½ miles west of Desborough, in a gently undulating valley through which flows the river Jordan. Minor roads from Market Harborough, Desborough and Arthingworth meet in the village forming a broadly rectangular street pattern, from which the village takes its form.



Braybrooke has formed both sides of the River Jordan which runs north-east to south-west through the village. The river is in a cutting, which slopes up away from the river in both directions. Both sides of the river is a large expanse of green open space which gives the village its unique character. The historic core of the village is found to the north of the river and contains many of the villages Listed Buildings, including the Grade II Listed Church. Views to the church are prominent throughout the village and should be maintained. Development in this part of the village tends to be more dispersed whereas to the south of the village development is much more dense and compact.

A housing needs survey was completed for the village in 2014 which identified a need for 3 affordable homes in intermediate tenure. Four affordable homes were provided through the development of the Braybrooke Primary School site.

Braybrooke has a Conservation Area Appraisal which was adopted on 25th September 1985.

Key Statistics	
Population (2011 Census)	378
No. of dwellings (RMP – electoral roll)	147
New dwellings (2011-2017)	16
Existing housing commitments	3
Proposed housing allocations (up to 2031)	3

Facilities

Facility	Quantity	Name
Public House	1	The Swan Inn
Church	1	All Saints Church
Community Building	1	Village Hall

Options for Growth

Two different options for growth in Braybrooke were previously identified and consulted upon at the Options Stage of the plan. The first was for no growth beyond the village boundary. The alternative option was to allow some small scale growth and a potential site was identified, this was the southern part of RA/128. This site was re-consulted on as a potential housing allocation in the Housing Allocations – Assessment of Additional Sites and Update consultation as a potential housing option. It was subsequently agreed that site the southern part of RA/128 be designated as a draft housing allocation.

Braybrooke is identified as a Category A village. Development in Braybrooke will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

A settlement boundary has been drawn around Braybrooke to define the built up part of the village where development may be permitted. This boundary is shown on the proposals map.

Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by policies in the Development Plan.

Development Principles

There are a number of design principles which the *'Rural Masterplanning Report (2012)'* considered important for any new development which may occur in the future in Braybrooke. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy BRA01 – Braybrooke Development Principles

Development in Braybrooke will:

- a) Reflect the character of the village. New development north of the river should be less compact and be interspersed with green open spaces. Boundary treatments should be low and of an 'open' nature to avoid negatively impacting the character of this part of the village.
- b) Improve connectivity through the village through the inclusion of a consistent footpath connection along Griffin Road, running north/ south.
- c) Use building materials and boundary treatments which respect the character of existing properties, new development should avoid repetition of poorly designed properties and take inspiration from the Historic Core, as outlined in the Rural Masterplanning Report, which makes a positive contribution to the character of this village.
- d) Protect and enhance the Lanes and Mews which are a characteristic of the village, these should provide inspiration for new development.

- e) New development should seek to protect and enhance the character of the Conservation Area and its setting.

Housing

Development in Braybrooke will take place through suitable small scale 'infill' opportunities within the village. In addition to this a new housing allocation is proposed on site ref RA/128, details of this allocation are set out below.

RA/128 – Top Orchard, Braybrooke

The site is located on the western edge of Braybrooke, south of the Old Rectory and north of Latymer Close.

There is a large beech tree on the site which is protected by a Tree Preservation Order, this tree will need to be retained and protected. The site is adjacent to the Old Rectory Grade II Listed Building and the Conservation Area and proposals will need to protect and enhance the setting of The Old Rectory and Conservation Area.

Development will be limited to 3 dwellings located in the southern part of the site to reduce the impact on The Old Rectory, Conservation Area and beech tree.

The site will be accessed from Griffin Road.

There are a number of development principles for this site. These are outlined below and will apply to any development proposals that may come forward in addition to Policy BRA01 'Braybrooke Development Principles', Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy BRA02 - Top Orchard, Braybrooke

Site size: 0.54ha

Allocated use: Housing

Allocated yield: 3

Development will:

- a) Protect and enhance the existing tree within the site which is protected by a Tree Preservation Order.
- b) Protect and enhance existing planting and trees located within and along the boundaries of the site.
- c) Protect and enhance the setting of The Old Rectory Grade II Listed Building and the Conservation Area.
- d) Include an area of open space in the northern part of the site to protect the setting of The Old Rectory.
- e) Locate built development in the southern part of the site.
- f) Provide safe vehicular, cycle and pedestrian access from Griffin Road.
- g) Have particular regard to the layout and scale, height, design and massing of buildings and landscaping, in order to minimise amenity impact on

neighbouring residential properties on Griffin Road and Latymer Close.
h) Comply with other policies in the Development Plan.

Employment Allocations

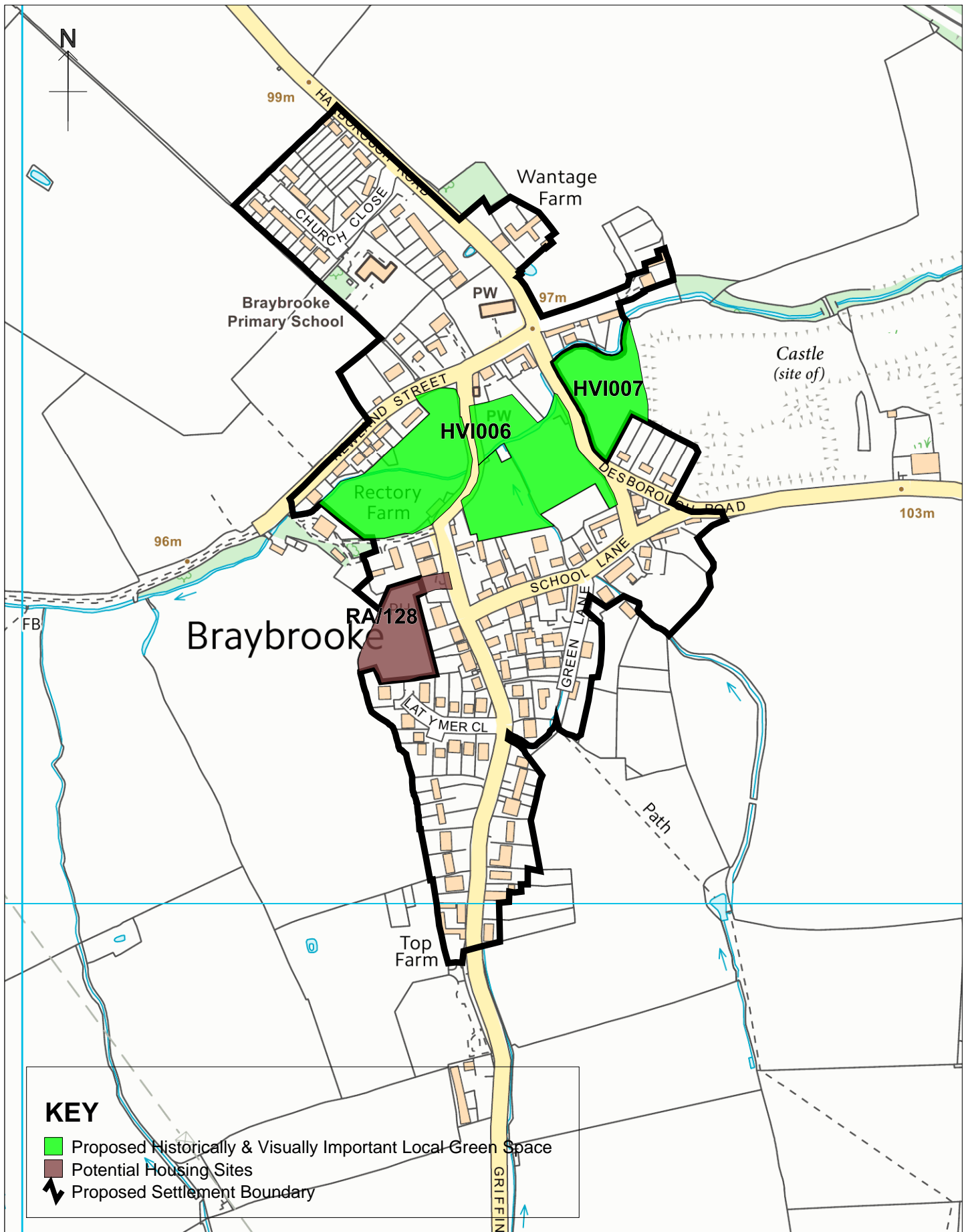
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area.)

Allotments

There has been no need identified for allotment provision in Braybrooke. Should a need for allotments be identified then provision should be in accordance with Policy X (Allotment Policy).

Local Green Space

There are two areas which have been proposed as Historically and Visually Important Local Green Space in Braybrooke. These sites are shown on the proposals map. These are area HVI006 and HVI007 which are recognised as being demonstrably special and of local significance. In accordance with Policy X (LGS policy) these local green spaces will be preserved to this effect.



KEY

- Proposed Historically & Visually Important Local Green Space
- Potential Housing Sites
- Proposed Settlement Boundary

Title: Braybrooke

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Kettering
Borough Council

Broughton

Village Category: A

Broughton is a large village with a good range of services and facilities. Located in close proximity to Kettering to the west, it is the second largest village in the Rural Area.

The A43 runs alongside the village and provides a convenient connection to both Kettering and Northampton.



The development of farmland has accounted for a significant amount of infilling in the village, and resulted in a move away from what historically a dispersed village to a higher density rural settlement.

The open land on Gate Lane from the east and St. Andrew's Church from the south east shows that the village remains well connected to its agricultural past.

The Listed Buildings in the village contribute to the villages' attractive historic core. In addition to this the older buildings in the village are ironstone and limestone that is despite most of the other buildings in the village being made from ironstone, a notable and distinct characteristic of Broughton. The Broughton Conversation Area was designated in April 2014. Broughton also has a Parish Plan which is adopted by the Council as informal policy.

The Broughton Neighbourhood Plan is currently under preparation and the timescales of which have to be considered in line with the preparation of this document and therefore which plan will allocate sites in the village.

Key Statistics	
Population (2011 census)	2208
No. of dwellings (Rural Masterplanning)	1115
New dwellings built 2011 – present	75
Existing Housing Commitments	2
Proposed Housing Allocations	20-48

Facilities

Service/Facility	No. of Units	Identifier
Retail	4	Co-operative Village Store AM2PM Premier Corner Shop Strands (hair dressers)
Public House	2	Red Lion Inn Broughton Working Mens Club
Hot Food Takeaway	2	Broughton Fish and Chips Far East
School/Nursery	1	Broughton Primary School
Church	2	St. Andrew's Church Broughton Baptist Church
Community Building	1	Broughton Village Hall
Business Unit	2	Price Automotive Services Ltd. George James and Sons (Blacksmiths)

Options for Growth

Two different options for growth in Broughton were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option was for some small scale growth and two potential sites were identified, RA/098, which has now been subsequently built upon, known as Cransley Hill and site RA/127, which remains under consideration at present. In addition to this a number of sites were identified for dispersed for small scale growth, these were sites RA/094, RA/096 and RA/101. Sites RA/094, RA/094b, which included a small extension to RA/094, RA/101a, RA/127, were all identified in the Housing Allocations - Assessment of Additional Sites and Update consultation. At this stage sites RA/096 and RA/099 were discounted. However, subsequent to this it was recommended that a smaller part of RA/099 was to be assessed as considered as a potential housing allocation (RA/09aa). After further assessment, two options remain as potential housing allocations; these are sites RA/099a and RA/127.

At Planning Policy Committee on 19th April it was agreed by Members that the sites that now remain under consideration, as further work was required in order to address the issue of odour from Broughton Water Recycling Centre with regards to site RA/099a. At present the agent for this site has committed to undertaken the required work as set out by Anglian Water. The odour assessment will continue later this year, it is then when the level of impact on the site and required mitigation can be identified.

Although this only applies to site RA/099a (Broughton Allotments), a decision on which sites to allocate cannot be made until the information, as mentioned above is available. The other potential site in Broughton is site RA/127, which unlike site RA/099a, does not require further work in relation to odour).

Broughton is identified as a Category A village. Development in Broughton will be limited to that set out in policy RS01 (Category A Villages).

Settlement Boundary

A settlement boundary has been drawn around Broughton to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by those relevant policies in the Development Plan.

Development Principles

There are a number of design principles which the 'Rural Masterplanning Report' (2012) considered important for any new development which may occur in the future in Broughton. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles in the Rural Area' and any other relevant policies in the Development Plan.

Policy BRT01: Broughton Development Principles

Development in Broughton will:

- a) Protect or enhance the traditional, historic character of the central core of Broughton.
- b) Not cause coalescence between Broughton and Kettering.
- c) Be well connected and well related to the centre of the village.
- d) Reflect the characteristics of the central village and the historic farmsteads depending upon the location of the development and its relationship to these character areas.
- e) Be at a low density reflecting the Central Village and Historic Farmstead character areas with a more organic or dispersed pattern of development than recent modern developments.
- f) New street patterns should reflect those of historic streets in the village and should be designed to encourage slow traffic movement, to create a pedestrian friendly environment and to create an enclosed and intimate environment.
- g) Include frequent areas of attractive open spaces between developments, reflecting this important traditional characteristic.
- h) Hedgerows and trees should be used to provide boundaries to gardens to create a soft edge to the village and where appropriate buildings should be

spaced to allow views out to the open countryside to be retained. The use of high close-boarded fencing or brick walls which mark the boundary with the open countryside should be avoided or at gateways to the village.

- i) Enhance the open space within the village including the area in front of the church.
- j) Use a limited palette of traditional local materials based around ironstone, red brick, black weatherboards, slate and pantiles.
- k) Front on to and abut, or be slightly set back in line with surrounding building lines, creating a good sense of enclosure.
- l) Enjoy a positive relationship with surrounding development and not present inactive or blank facades to streets.
- m) Prioritise conversion of redundant buildings, affordable housing and starter homes.

- n) Encourage business or commercial development, including cottage industries.
- o) Facilitate the following improvements to the village.
- p) Enhance the High Street environment to encourage a more viable and vibrant heart to the village as a focus for economic activities and facilities, for example a butchers, bakers or tea shop.
- q) Public realm improvements to create a public realm more in keeping with the rural, traditional character of the village, for example soft landscaping and tree planting, and sensitive traffic calming measures, for example gravel dressing, carriageway narrowing and planting.
- r) Enhancement of the area of open space in front of the church to improve its setting.

Housing Allocations

(There are outstanding issues which require addressing before any draft housing allocations can be proposed. Therefore at this stage no sites are designated as draft housing allocations).

Employment Allocations

(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area such as at Broughton).

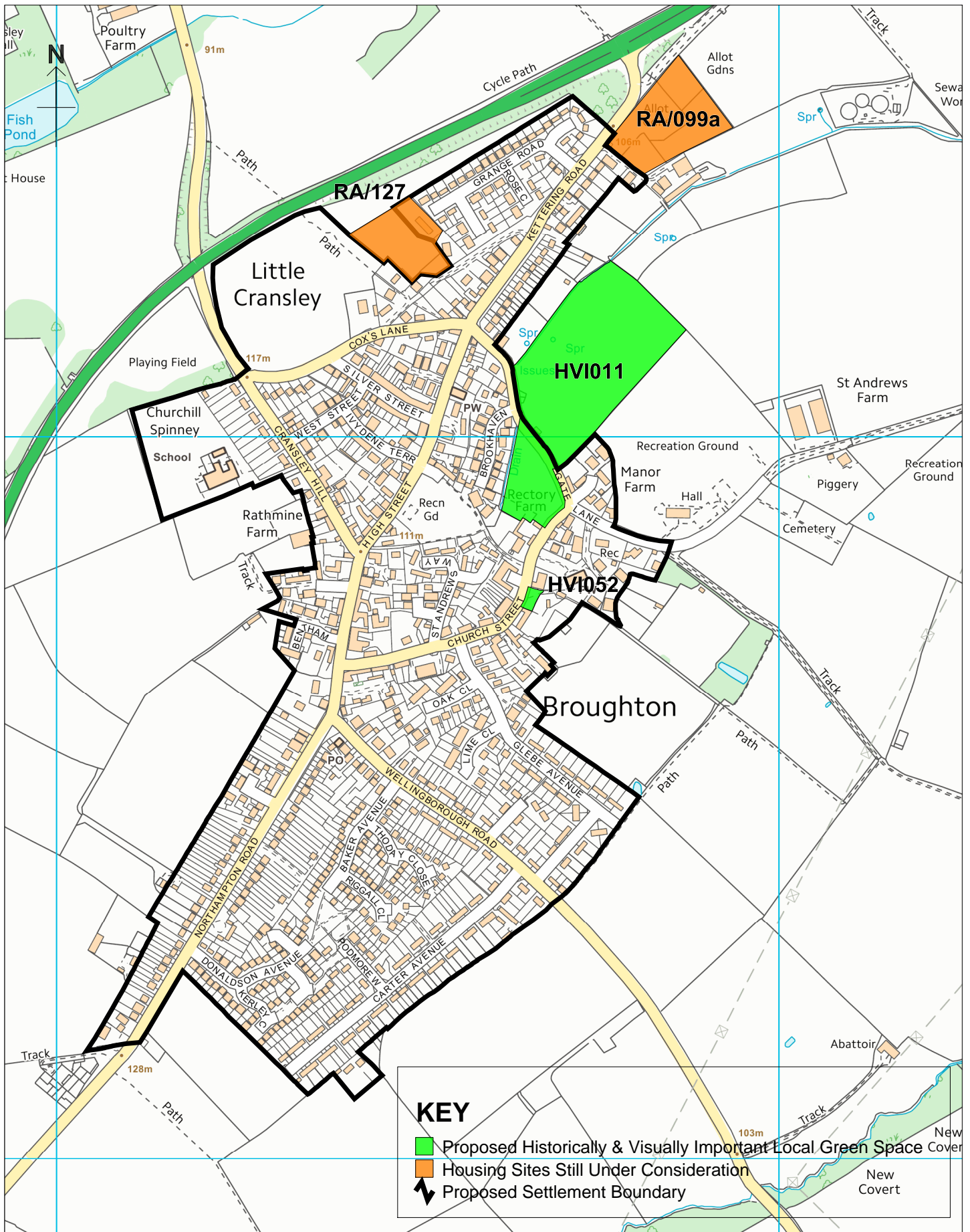
Allotments

There has been no need identified for allotment provision in Broughton. Any future proposals for allotments sites should be considered against Policy X (Allotment Policy).

However, as a result of the allocation on the current allotments site (RA/099a) there will be initial loss of this facility, although it is a requirement of Policy BRO1 to require the relocation of the current allotment site.

Local Green Space

There are two areas which have been proposed as Historically and Visually Important Local Green Space in Broughton. These sites are shown on the proposals map. These are area HVI011 and HVI052 (amended boundary) which are recognised as being demonstrably special and of local significance. In accordance with policy X (LGS policy) these local green spaces will be preserved to this effect.



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Kettering
Borough Council

Cranford

Village Category: A

Located to the east of Kettering, Cranford is a distinctive village to the east of Kettering. The village is split into two visible elements by the Alledge Brook as well as the parkland of Cranford Hall, Cranford St John and Cranford St Andrew.

The predominant characteristic of the village is the local limestone, ashlar and ironstone detailing; thatch and slate are traditional building materials, all of which can be described as Historic Traditional.



The streets in Cranford are defined by the buildings which line them. The villages 'streetscene and character is contributed to greatly by the number of cottages which have traditional stone boundary treatments and consistent depth front gardens.

Cranford is generally low density and scattered with a large number of open space, this gives the village a very rural feel.

Cranford has a Parish Plan which has been adopted by the Council as informal policy. The Parish Plan has been used to inform the preparation of this document. The Cranford Conservation Area Appraisal was adopted in May 1984.

A Housing Needs Survey in 2016 identified a need for affordable housing in Cranford. This survey showed that there is an overriding need for additional smaller properties for market occupiers, in addition to those looking for affordable housing options.

Key Statistics	
Population (2011 Census)	422
No. of dwellings (RMP – electoral roll)	209
New dwellings built 2011 - present	9
Existing Housing Commitments	4
Proposed Housing Allocations	13-16

Facilities

Service/Facility	No. of Units	Identifier
Restaurant/Cafe	1	The Old Forge Tea Room
Public House	1	The Red Lion
School/Nursery	1	Cranford C of E Primary School
Church	2	St. John's Church St. Andrew's Church
Community Building	1	Cranford Village Hall
Business Unit	1	Cranford Hall (conference centre)

Options for Growth

Two different options for growth in Cranford were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option for Cranford is to allow some small scale growth outside the settlement boundary. This would include two sites, RA/170 and RA/173, both of which were identified as sites for affordable housing, as identified by the *Cranford Housing Needs Survey 2016*. Through further consultation in the Housing Allocations - Assessment of Additional Sites and Update, these sites remained as sites for potential allocation and at present these sites are the options for growth under consideration in Cranford.

At Planning Policy Committee on 19th April it was agreed by Members that the sites that now remain under consideration, as further work was required in order to address the issue of odour from Cranford Water Recycling Centre with regards to sites RA/170 and RA/173. At present the discussions are ongoing with the agent for both sites regarding a possible odour assessment.

Cranford is identified as a Category A village. Development in Broughton will be limited to that set out in policy RS01 (Category A Villages).

Settlement Boundary

A settlement boundary has been drawn around Cranford to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by those relevant policies in the Development Plan.

Development Principles

There are a number of design principles which the '*Rural Masterplanning Report*' (2012) considered important for any new development which may occur in the future in Cranford. These are outlined below and will apply to any development proposals

that may come forward in addition to Policy RS04 'General Development Principles in the Rural Area' and any other relevant policies in the Development Plan.

Policy CRA01: Cranford Development Principles

Development in Cranford will:

- a) Seek to deliver affordable housing to meet any remaining identified local need.
- b) Facilitate the following identified improvements to the village:
 - i) Creation of a children's play area.
 - ii) Improvements to the High Street with measures to soften or narrow the highway, calm traffic and improve the public realm.
 - iii) Introduce appropriate tree planting to the south side of the High Street.
 - iv) Enhancement of gateways into the village from the west and particularly the east, potentially maximising the bridge and gully at Duck End (south) over the former railway line as a landmark feature.
- c) Take their design, character and materials cues from the character of Historic Traditional and Scattered Isolated Rural character areas, as identified in the Rural Masterplanning report.
- d) Use a limited palate of materials of local limestone, and thatch or slate.
- e) Reflect the scale, mass, form, height and density of the historic pattern of development.
- f) Protect important views, particularly those of St Andrew's Church and Cranford Hall.
- g) Not result in the loss of historic front gardens for structures or car parking.
- h) Introduce street treatments and street furniture appropriate to the historic and rural.
- i) context, for example setts for kerbs and bonded pea shingle for path and road surfaces, and retain and, where necessary, enhance original features such as the water hydrants.

Housing Allocations

(There are outstanding issues which require addressing before any draft housing allocations can be proposed. Therefore at this stage no sites are designated as draft housing allocations).

Employment Allocations

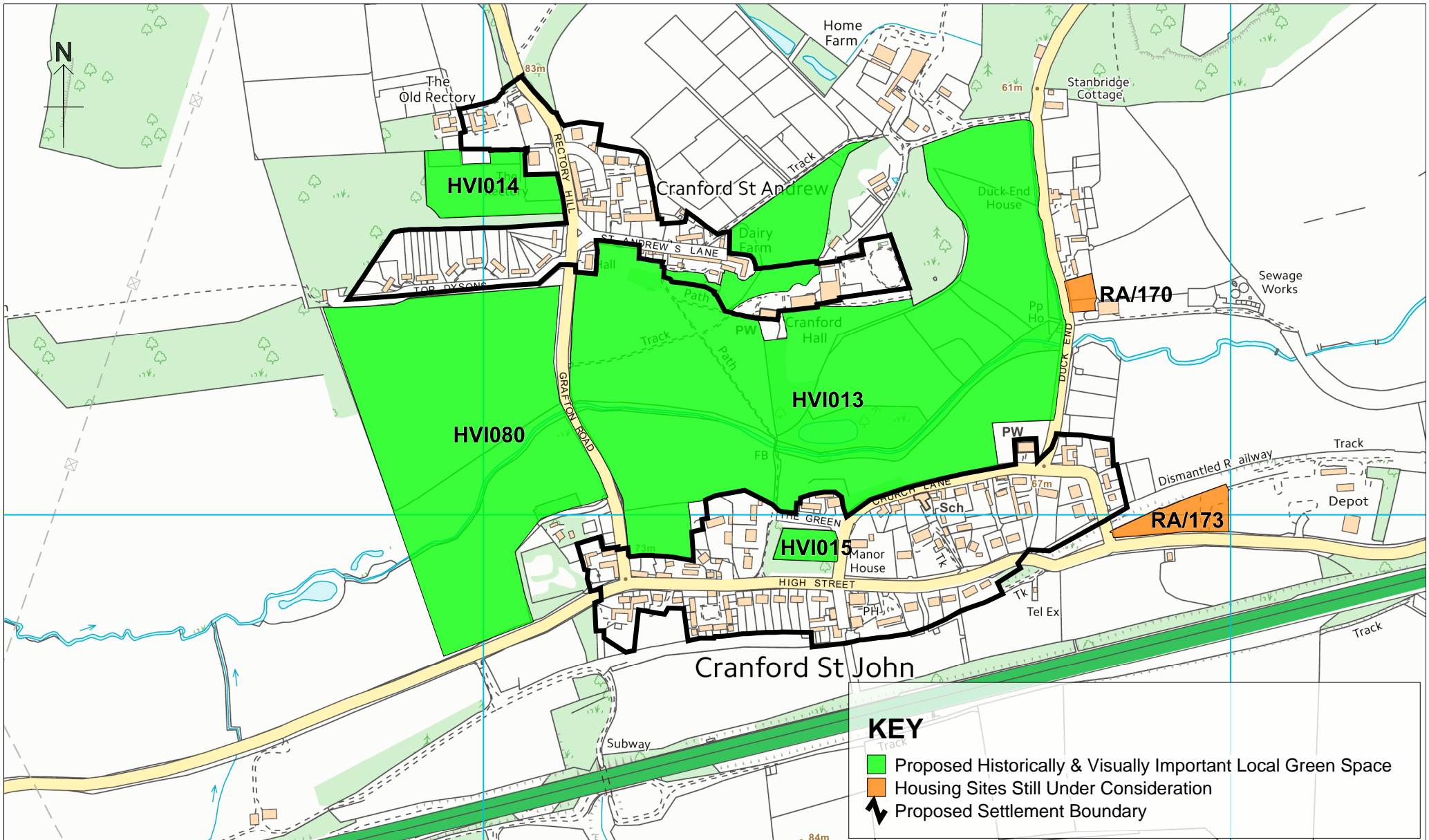
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area such as at Cranford).

Allotments

There is no identified need for allotment provision in Cranford. Any future proposals for allotments sites should be considered against Policy X (Allotment Policy).

Local Green Space

There are four areas which have been proposed as Historically and Visually Important Local Green Space in Cranford. These sites are shown on the proposals map. These are area HV013, HVI014, HVI015 and HVI080 which are recognised as being demonstrably special and of local significance. In accordance with policy X (LGS policy) these local green spaces will be preserved to this effect.



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Kettering
Borough Council

Geddington

Village Category: A

Geddington is a large, historic village formed both sides of the River Ise, and divided by the old A43 (Kettering Road/New Road). A green space runs through the centre of the village both sides of the River Ise. The village was bypassed by the Corby – Kettering link road which opened in May 2014. The Queen Eleanor Cross is a popular historic attraction located in the centre of the village's Historic Core (as identified in the Kettering Borough Rural Masterplanning Report February 2012). Geddington Conservation Area was adopted in October 1977. The village has a good range of services and facilities, and also offers some small scale employment units.



Geddington is located approximately 5km northeast of Kettering, 8km south of Corby. A combined Village Plan for Geddington, Newton, and Little Oakley was produced in August 2003, but has not yet been adopted by Kettering Borough Council. The combined Geddington, Newton and Little Oakley Housing Needs Survey was published in March 2011. An affordable housing need of around 15 dwellings was identified (ranging from 2 bedroomed and 3 bedroomed units, rental and shared ownership).

Key Statistics	
Population (2011 Census)	1503
No. of dwellings (RMP – electoral roll)	817
New dwellings (2011-2017)	3
Existing housing commitments	10
Proposed housing allocations (up to 2031)	30

Facilities

Facility	Quantity	Name
Public House	3	Star Inn The White Hart The White Lion
Church	2	United Reformed Church St Mary Magdelene's Church
Schools	1	Geddington C of E Primary School
Retail	2	Geddington Post Office Askew's Hairdressers
Café / Restaurant	1	The Country Garden Restaurant Tea Shop
Community Centre	3	Geddington Village Hall Geddington and Newton Bowls Club Geddington Youth Club [outside of settlement boundary]

Options For Growth

Two different options for growth in Geddington were previously identified and consulted upon at the Option Stage of the SSP2. The first option was for no growth beyond the settlement boundary – allowing for very little change. The alternative option was to allow some small scale growth within Geddington, and some small scale growth outside the settlement boundary. Eight potential housing sites were considered. Five sites were discounted and a 'limited growth' option was agreed for Geddington, with three potential housing sites taken forwards for further assessment. These sites are referenced RA/107, RA/109, RA/110. Geddington is identified as a Category A village. Development in Geddington will be limited to that set out in policy RS01 (Category A Villages).

(At Planning Policy Committee on 19th April 2017 Members agreed to progress sites RA/107, RA110 only as potential housing allocation sites. It was also agreed by Members at the same meeting, that the site RA/109 should remain under consideration but not progressed further until additional work is carried out in order to address the issue of possible odour impacts from Geddington Water Recycling Centre. At present the site promoter has committed to undertake detailed assessment work required by Anglian Water to establish whether their concerns may be able to be overcome, and enable them to withdraw their objection to allocation of the site for housing. Kettering Borough Council Environmental Health department have also raised objection on the same grounds. The odour assessment will continue later this year, and should be concluded around September 2017 when a further update can be reported to Members).

Settlement Boundary

A settlement boundary has been drawn around Geddington to define the built up part of the village where development may be permitted. This boundary is shown on the proposals map. Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by policies in the Development Plan.

Development Principles

New development in Geddington is likely to be limited outside of potential housing allocation sites. There are a number of design principles which the '*Rural Masterplanning Report*' (2012) considered important for any new development which may occur in the future in Geddington. These are outlined below and developed further, and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles – Rural Area', site specific policies (GED02-04), and any other relevant policies in the Development Plan.

Policy GED01 – Geddington Development Principles

Development in Geddington will:

- a) Seek to deliver affordable housing to meet identified local need.
- b) Preserve and enhance the green corridor running through the centre of Geddington.
- c) Abut the highway and face on to the street, or where set back, stone walls should be used to create a sense of enclosure (unless otherwise specified within separate housing site allocation policies).
- d) Ensure that new buildings front on to the street.
- e) Ensure that new streets reflect the layout of those found in the historic core and should be designed to encourage slow traffic movement, to create a pedestrian friendly environment and to create an enclosed and intimate environment.
- f) Be well connected and well related to the centre of the village.
- g) Ensure hedgerows and trees should be used to provide boundaries to gardens to create a soft edge to the village, and avoid new development with high close-boarded fencing or brick walls which marks boundaries with the open countryside or at gateways to the village.
- h) Contribute towards:
 - 1) The provision of a footpath along the River Ise;
 - 2) Traffic calming/ public realm improvements along the A43 (Stamford Road/

New Road/ Kettering Road).

- i) Reflect the positive character of the historic core.
- j) Use high quality materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick, natural Limestone, Collyweston slate, Thatch, Natural blue/grey slate, or clay pantile roofs (where most appropriate), etc.
- k) Ensure that fenestration is of high quality using natural materials which responds to the historic character of the settlement.

Housing Allocations

Following initial assessment, three potential housing sites located at Geddington remain under consideration for allocation within the Part 2 Plan. Sites RA/107 and RA110 are agreed to be progressed, *whilst site RA/109 requires further work to resolve outstanding issues before determining whether it can be progressed further, or discounted.*

Site RA/107 – Geddington Sawmill, Grafton Road.

The site is located on south east periphery of Geddington adjacent the allotments. The site is currently occupied by a working saw mill and timber sales yard comprising 2-3 buildings, sitting in an elevated position above Grafton Road. A large part of the site is undeveloped, covered with trees and rough grass. Access to Geddington Farms and the saw mill / timber sales yard is located along the northern edge of the site. Two residential properties are located to the south of the site. Development of the site would result in the existing sawmill use being rationalised to occupy a smaller area within the wider site.

Policy GED02 - RA/107 Development Principles

Site Size : 0.6ha

Allocated Use : Mixed Housing and Employment

Allocated Yield : 10

Development Will:

- a) Respond to the local vernacular (e.g. design, scale, and materials) and the site topography and reflect the character of the historic core.
- b) Provide clearly defined street enclosure to the west of the site through the positioning of buildings and/or stone boundary walls.

- c) Be supported by a scheme for an assessment and control of noise emanating from the retained sawmill use to demonstrate acceptable impact on the occupiers of new and existing dwellings based on a clear and defined layout which includes the location of all associated plant and equipment in relation to the position of individual residential plots.
- d) Include a layout which protects the identified Anglian Water 'Water Asset' located within the site, and Anglian Water's access to it.
- e) Protect and enhance the existing historic stone buildings on the site, and their setting.
- f) Be supported by a heritage impact assessment to demonstrate how design of the proposal will seek to protect and/or enhance the setting of the nearby heritage assets (i.e. Listed Buildings, Conservation Area including its associated trees).
- g) Retain mature trees as part of the development.

Site RA/110 – Old Nursery Site, Grafton Road.

The site is located on south east periphery of Geddington adjacent the allotments and the saw mill site (RA/107). The site is located on an abandoned former garden nursery site, which is now significantly overgrown and formed a semi-natural habitat. The site slopes moderately steeply downhill in a south westerly direction towards the River Ise which abuts the site. There is an existing vehicular access point adjoining Grafton Road and an established tree belt along the east and southern boundary which is designated with a Tree Preservation Order.

Policy GED04 - RA/110 Development Principles

Site Size : 0.804ha

Allocated Use : Housing

Allocated Yield : 8 – 10

Development Will:

- a) Ensure that no more than one single vehicular access point connects the site with Grafton Road.
- b) Demonstrate a high quality design which reflects the historic core, and responds to the local character and vernacular (e.g. design, scale, layout and materials), as well as the site topography.
- c) Be supported by a comprehensive landscape scheme which retains and enhances the existing tree belt enclosing the eastern and southern boundary (protected by Tree Preservation Order), as well as other mature trees and hedgerows located elsewhere within the site is provided.

- d) Be supported by a scheme to provide good footpath links to the centre of the village is provided, which may include a pedestrian link bridge to adjacent playing fields/recreation park to the west of the site (over the River Ise).
- e) Be supported by a Flood Risk Assessment (FRA) which addresses surface water and ground water flood risk.
- f) Be supported by a heritage impact assessment to demonstrate how design of the proposal will seek to protect and/or enhance the setting of the nearby heritage assets (i.e. Listed Buildings, Conservation Area including its associated trees and possible archaeological remains).

Employment Allocations

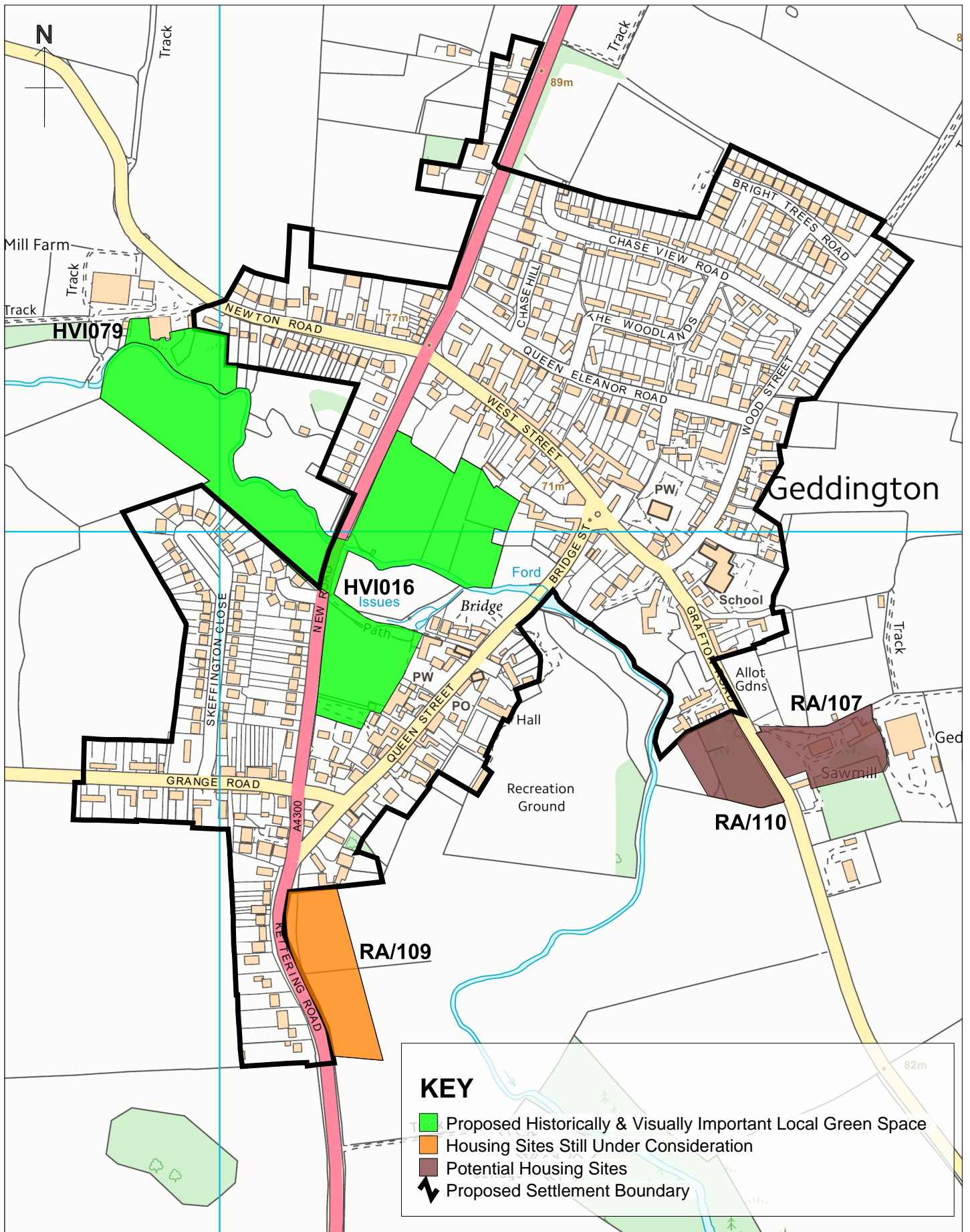
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area).

Allotments

Geddington already benefits from a number of Allotments. The SSPLDD Options Consultation identified that allotments could be provided as part of potential mixed use development identified in the plan, and that further work will be required to ensure these are located in the most appropriate location and are viable to progress. *An update on this matter is being sought from Geddington Parish Council.* Any future proposals for allotments sites should be considered against Policy X (Allotment Policy).

Local Green Space

Two areas of Historically and Visually Important Local Green Space are proposed within Geddington. There are areas HVI016, and HVI079 which are recognised as being demonstrably special and of local significance. However, HVI016 has been reduced to remove an area of garden land and an area of land which has highly restricted views into and out of the site and inaccessible. In accordance with Policy X (LGS Policy) these Local Green Spaces will be preserved to this effect.



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Kettering
Borough Council

Grafton Underwood

Village Category: A

Grafton Underwood is one of a small group of former estate villages associated with the Duke of Buccleugh's Estate at Boughton. Because the village has remained in estate ownership until relatively recent times, it retains a coherent character that is strongly identified with agriculture and the management of the Estate. The morphology of Grafton Underwood is defined by the course of the Allege Brook. The village is organised on a typical linear mediaeval plan (as identified in the Kettering Borough Rural Masterplanning Report February 2012), with long narrow plots associated with individual holdings stretching between the main street and (former) back lanes running parallel to the street. At the northern end of the village, the buildings are set back from the brook effectively creating an elongated green that is visually enclosed by trees and architectural features.



The village possesses a good selection of Estate buildings dating from the 17th century to the present. These include farmhouses, cottages in the post medieval tradition, model 19th century cottages, barns and other farm buildings. Materials throughout the village generally consist of Limestone with straw thatch, Collyweston slate, Welsh slate or clay tiles (pantiles and plain tiles) for roofs. Most buildings are constructed up to the street pavement line, particularly at the northern end of the main street. Higher status buildings are generally set back from the street behind front gardens. A relatively large number of the buildings are orientated so that the principal elevations face south and are therefore at right angles to the street.

The extensive stone walls between and in front of the buildings along the main street and elsewhere help to define much of the spatial character of the village, some dating back to the 18th century. A Conservation Area Appraisal was adopted in March 2007, and provides the most up-to-date assessment for the village's Conservation Area which was originally adopted in 1977. Grafton Underwood is located approximately 6km east of Kettering, and 12km south of Corby.

Key Statistics	
Population (2011 Census)	146
No. of dwellings (RMP – electoral roll)	60
New dwellings (2011-2017)	1

Existing housing commitments	3
Proposed housing allocations (up to 2031)	0

Facilities

Facility	Quantity	Name
Church	1	St James Church
Café / Restaurant	1	Sage and Brooke
Community Centre	1	Grafton Underwood Village Hall

Options For Growth

Two different options for growth in Grafton Underwood were previously identified and consulted upon at the Option Stage of the SSP2. The first was for no growth beyond the settlement boundary – allowing for very little change due to limited opportunities within the village and ensure that the character and environmental quality of the village is protected. The alternative option was to allow some small scale growth to allow the village to grow. Three potential housing sites were considered which included the option for full/partial allocation of a single site. One of the sites sat outside of the settlement boundary. All sites were discounted and a ‘no growth’ option was agreed for Grafton Underwood. Grafton Underwood is identified as a Category A village. Development in Grafton Underwood will be limited to that set out in policy RS01 (Category A Villages).

Settlement Boundary

A settlement boundary has been drawn around Grafton Underwood to define the built up part of the village where development may be permitted. This boundary is shown on the proposals map. Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by policies in the Development Plan.

Development Principles

New development in Grafton Underwood is likely to be extremely limited. There are a number of design principles which the ‘*Rural Masterplanning Report*’ (2012) considered important for any new development which may occur in the future in Grafton Underwood. These are outlined below and developed further, and will apply to any development proposals that may come forward in addition to Policy RS04 ‘General Development Principles – Rural Area’, and any other relevant policies in the Development Plan.

Policy GRA01 – Grafton Underwood Development Principles

Development in Grafton Underwood Will:

- a) Seek to protect and enhance the unique historic character of the village.
- b) Not result in the loss of important open space throughout the village.
- c) Not result in the subdivision of gardens or development of open land within the village boundary.
- d) Retain views of the church.
- e) Reflect the informal and linear layout of existing development.
- f) Abut the Main Street or where set back from the Main Street (and not located behind existing development), stone walls should abut the highway to maintain a sense of enclosure as well as continue the built form.
- g) Not result in the loss, removal, or alteration of existing historic stone walls.
- h) Maintain the 'soft' edges around the village boundary and avoid new development with high close-boarded fencing or brick walls which marks boundaries with the open countryside or at gateways to the village.
- i) Use high quality materials which respond to the local vernacular in order to preserve the historic character of the settlement. Appropriate materials may include natural Limestone, Collyweston slate, grey/blue natural slate, clay tiles (pantiles and plain tiles) or thatch roofs.
- j) Ensure that fenestration is of high quality using natural materials which responds to the historic character of the settlement.

Housing Allocations

There are no housing allocations identified within Grafton Underwood.

Employment Allocations

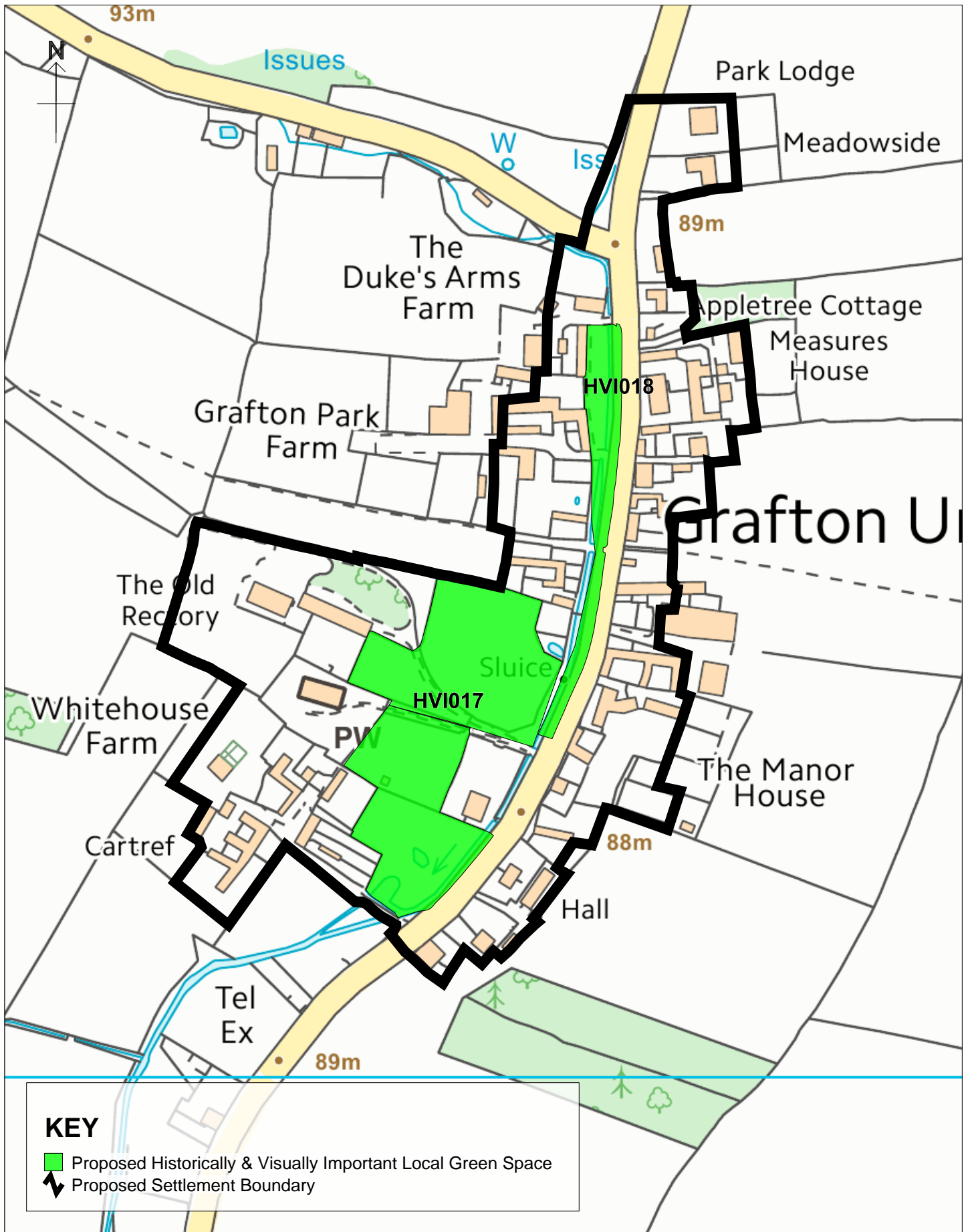
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area).

Allotments

There is no identified need for allotments within Grafton Underwood. Any future proposals for allotments sites should be considered against Policy X (Allotment Policy).

Local Green Space

Two areas of Historically and Visually Important Local Green Space are proposed within Grafton Underwood. There are areas HVI017, and HVI018 which are recognised as being demonstrably special and of local significance. In accordance with Policy X (LGS Policy) these Local Green Spaces will be preserved to this effect.



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Kettering
Borough Council

Great Cransley

Village Category: A

Great Cransley is a small village 1.5m south west of Kettering. Although Great Cransley has a limited range of facilities, it is in close proximity to Broughton which has a wider range of facilities and accessible on foot.



The village is centred on the intersection between Broughton Hill, Loddington Road, Church Lane and Bridle Way. Most of the older buildings in the village are located at this central crossroads and the western end of Church Lane. The predominant characteristic of these buildings is their material, stone, as well as a variety in roofing materials. The Great Cransley Conservation Area Appraisal was adopted in May 1984.

Consultation identified a need for affordable housing within Great Cransley; to date a Housing Needs Survey has not been undertaken for the village. However, through consultation at the Options stage a need for affordable housing in the village was raised.

Key Statistics	
Population (2011 Census)	305
No. of dwellings (RMP – electoral roll)	124
New dwellings built 2011 - present	3
Existing Housing Commitments	6
Proposed Housing Allocations	10-15

Facilities

Service/Facility	No. of Units	Identifier
Public House	1	The Three Cranes
Church	1	St. Andrew's C of E Church

Community Building	1	Great Cransley Village Hall
Hotel/ Bed and Breakfast	1	The Country House Hotel

Options for Growth

Two different options for growth in Great Cransley were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option for Great Cransley is to allow some small scale growth outside the settlement boundary and site RA/146 was identified. It was also identified that there was a need for affordable housing within the village, although to date a Housing Needs Survey is yet to be undertaken.

Through further consultation in the Housing Allocations - Assessment of Additional Sites and Update, site RA/146 remained as a potential allocation. It was subsequently agreed that site RA/146 be designated as a draft housing allocation.

Great Cransley is identified as a Category A village. Development in Great Cransley will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

A settlement boundary has been drawn around Great Cransley to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by those relevant policies in the Development Plan.

Development Principles

There are a number of design principles which the *'Rural Masterplanning Report' (2012)* considered important for any new development which may occur in the future in Great Cransley. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles in the Rural Area' and any other relevant policies in the Development Plan.

Policy GRC01: Great Cransley Development Principles

Development in Great Cransley will:

- a) Great Cransley has very distinct character areas and new development should be designed in the context of the character area to which it relates and should seek to enhance or improve the character of the area.
- b) Where possible proposed development should reflect the positive character of the historic core; and contribute towards the following identified improvements to the village:
 - i) Traffic calming along Loddington Road to create a more pedestrian friendly environment
- c) Development proposals within or closely related to the historic core should.
- d) Front directly onto the street or where buildings are set back stone walls should be used to continue the built form creating a good sense of enclosure.
- e) Not result in the loss of mature trees or hedgerows which are an important part of the character of this area.
- f) Maintain the informal nature of streets.
- g) Development proposals along Loddington Road should:
 - i) Front on to Loddington Road but be set back in a similar style to adjacent properties.
 - ii) Allow for the retention of views out to the open countryside to be retained.

Housing Allocations

RA/146 – Land to the north of Loddington Road

Located adjacent to and opposite existing residential development on Loddington Road, this linear site is located outside the settlement boundary. At present the current use of the site is farm land, however given the pattern of the existing built form, development of the site would see the logical infilling of land currently adjacent to the Great Cransley village boundary.

Policy GRC02: Land to the north of Loddington Road

Site size: 0.43ha

Allocated use: Housing

Allocated yield: 10-15

Development will:

- a) Provide a scheme of between 10-15 dwellings.
- b) Provide for on-site turning for any dwellings which would have a direct frontage access onto Loddington Road.
- c) Respect the character of the existing character of the village, especially that on Loddington Road, adjacent to the site, which is linear in nature.
- d) Provide a linear scheme along Loddington Road, alternatively if a higher yield

is established the density would not detract from the existing density of the built environment in Great Cransley.

- e) Provide affordable housing in accordance with Policy of the Joint Core Strategy.
- f) Be spaced to allow for views out to the open countryside to be retained.
- g) Include boundary treatments to the rear of the properties which should allow good visual links to the open countryside and planting should be used to create a soft edge to the village. Use of high close-boarded fences or walls to provide a boundary to the open countryside should be avoided.
- h) Reflect the density of development should reflect that of adjacent development on Loddington Road.
- i) Comply with other policies in the Development Plan.

Employment Allocations

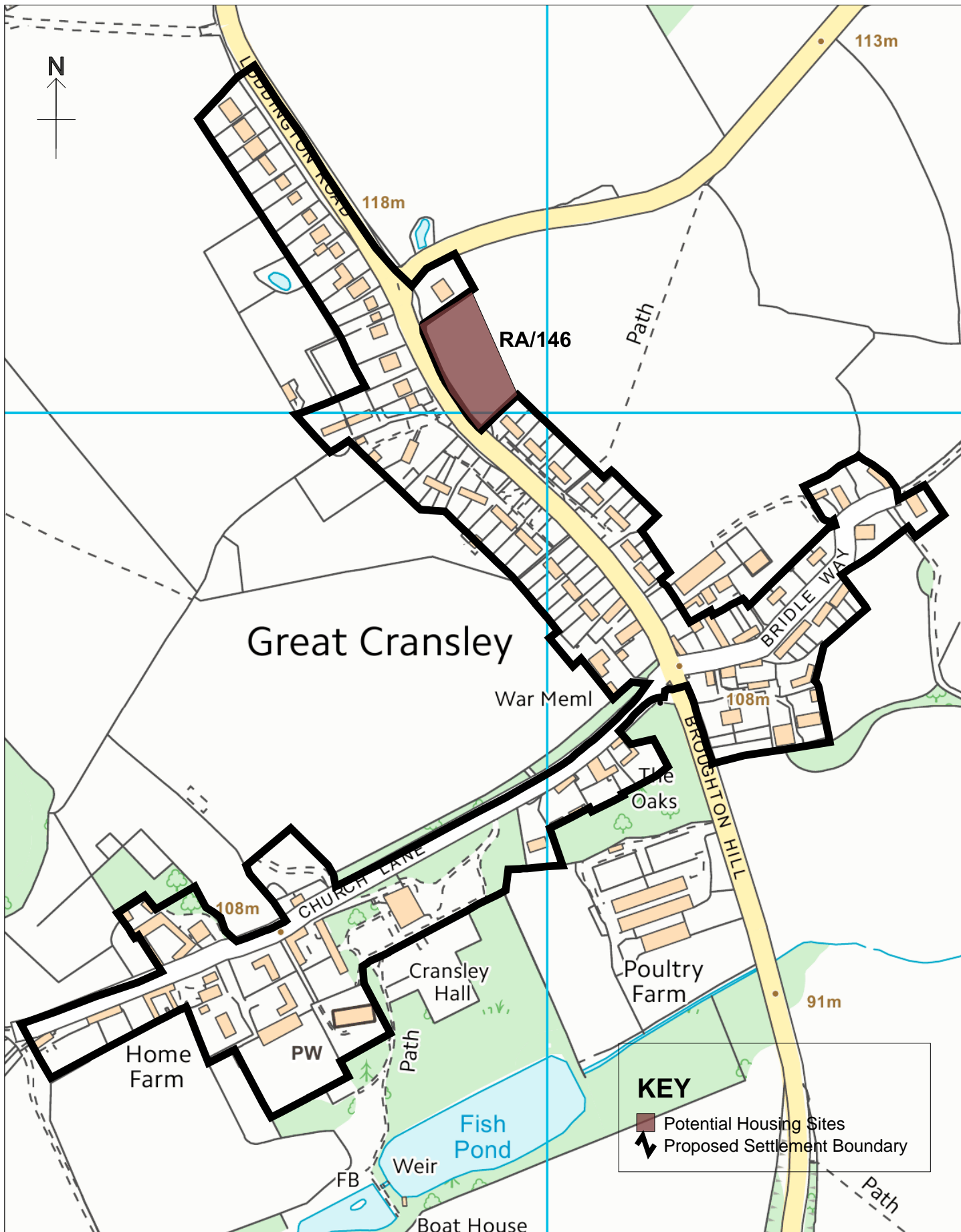
(Work is being undertaken through an employment land study to establish if any employment locations will need to be made in the rural area such as at Great Cransley).

Allotments

There has been no need identified for allotment provision in Great Cransley. Any future proposals for allotment sites should be considered against Policy X (Allotment Policy).

Local Green Space

There are no HVI designations in Great Cransley.



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Kettering
Borough Council

Harrington

Village Category: A

The village of Harrington is located approximately 3 kilometres west of Rothwell. Harrington is an attractive, linear settlement comprising mostly of limestone buildings set behind historic stone boundary walls or stone and brick buildings which abut the public highway. The only exceptions to this are the historic farmsteads which have a more clustered form. The architecture of the older buildings is domestic in style. Such buildings fall into two groups, one centred around the junction of High Street, Church Lane and Rothwell Road including the public house, the Old Rectory and outbuildings and Church Farm, and the other forming the remainder of the village, including The Row and other individual cottages and houses.



The village is linked by several large and small green ‘gaps’ in between properties which allow views over stone walls out to the attractive countryside beyond the village boundaries. These green open spaces combined with a number of attractive trees form part of the character of the village and contribute to its rural setting.

Harrington has a Conservation Area Appraisal which was adopted on the 2nd April 1984. The Harrington and Thorpe Underwood Village Design Statement (August, 2008) was adopted as informal Council policy on the 16th September 2008.

Key Statistics	
Population (2011 Census)	146
No. of dwellings (RMP – electoral roll)	66
New dwellings (2011-2017)	0
Existing housing commitments	0
Proposed housing allocations (up to 2031)	0

Facilities

Facility	Quantity	Name
Public House	1	Tollemarche Arms
B & B	1	Church Farm Lodge
Church	1	St. Peter and St Pauls
Community Building	1	Village Hall

Options for Growth

Two different options for growth in Harrington were previously identified and consulted upon at the Options Stage of the plan. The first was for no growth beyond the village boundary. The alternative option was to allow some small scale growth in Harrington, two potential sites were identified RA/133 and RA/134 but both sites were rejected. It was subsequently agreed that the no growth option should be progressed for Harrington. Therefore development in Harrington is likely to be limited.

Harrington is identified as a Category A village. Development in Harrington will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

A settlement boundary has been drawn around Harrington to define the built up part of the village where development may be permitted. This boundary is shown on the proposals map.

Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by policies in the Development Plan.

Development Principles

There are a number of development principles which the *'Rural Masterplanning Report' (2012)* considered important for any new development which may occur in the future in Harrington. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy HAR01

Development in Harrington will:

- a) Reflect the linear character of the settlement.
- b) Be positioned behind stone boundary walls or abut the public highway.
- c) Use limestone with welsh slate, clay pantiles or thatched roofs.
- d) Retained historic boundary walls and new development should be avoided where this may involve making new openings in the walls.
- e) Retain views and open spaces between dwellings and new development should not result in the subdivision of gardens, as these contribute to the rural character of the village.
- f) Maintain 'soft' edges to the village boundary and new development should avoid high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village.
- g) Protect and enhance the Conservation Area and the setting of the Conservation Area, scheduled ancient monument and registered park and garden.

Housing

Development in Harrington will take place through small scale 'infill' opportunities within the settlement boundary. There are no housing allocations identified within Harrington.

Employment Allocations

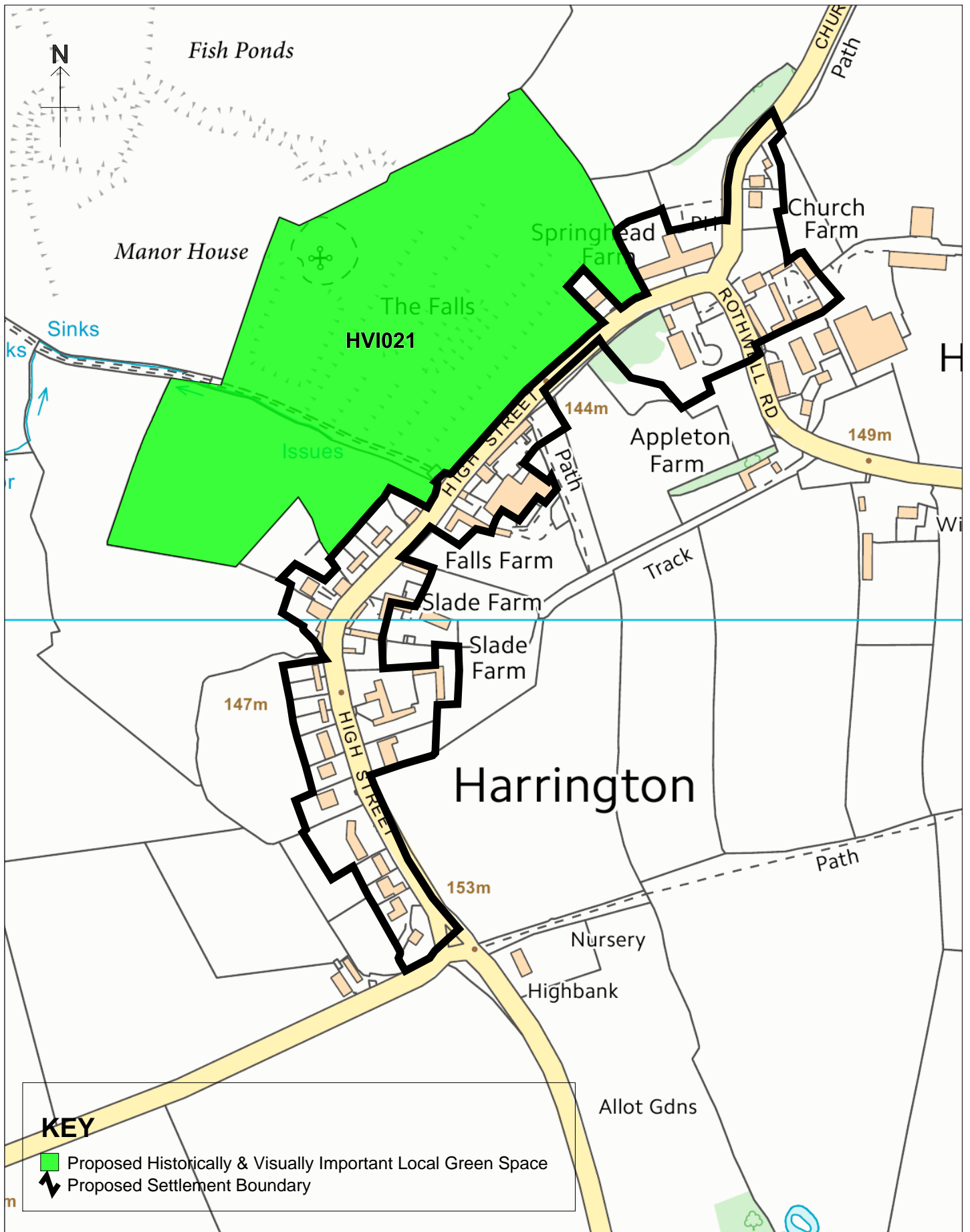
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area.)

Allotments

There has been no need identified for allotment provision in Harrington. Should a need for allotments be identified then provision should be in accordance with Policy X (Allotment Policy).

Local Green Space

There is one site which has been identified as Historically and Visually Important Local Green Space in Harrington. This site is shown on the proposals map. This area, HVI021, is recognised as being demonstrably special and of local significance. In accordance with Policy X (Local Green Space) these local green spaces will be preserved to this effect.



Little Oakley

Village Category: B

The village of Little Oakley is located approximately five miles north-west of Kettering, off the A45 Kettering to Stamford Road, approximately half a mile south east of Corby. The village is a small historic village made up of a simple street pattern following a linear form, located either side of the main street. Although the settlement is linear there is a mixture of properties some of which front directly onto the street and others



which are set in large plots, set back from the public highway. The principle pattern is properties on the southern side of the street abutting the pavement and properties on the northern side of the street are set back at a raised ground level. Traffic through the village has been identified as an issue.

The village is characterised by groups of stone cottages and farms interspersed by fields, fronted by attractive stone walls. The majority of the buildings within the village are constructed of limestone, with roof coverings of thatch, blue slate and orange pantiles, particularly on outbuildings. Most of the architecture is domestic in scale, although Manor Farm and its outbuildings (Grade II listed buildings) and the former St Peter's Church (Grade II* listed building) provided an imposing entrance to the village which it is approached from the west. There has been modern infilling mainly garages, extensions and a limited number of residential properties, which has blended in with the character of the area. Properties within the village are fairly well spaced out, giving the village a very rural feel and providing views to the open countryside.

Little Oakley has a Conservation Area Appraisal which was adopted on the 28th September 1983. A Parish Plan, the Geddington, Newton and Little Oakley Parish Plan (2003), has been prepared but has not yet been adopted by the Council.

Key Statistics	
Population (2011 Census)	145 (Census 2011 data shared with Newton)
No. of dwellings (RMP – electoral roll)	36
New dwellings (2011-2017)	0
Existing housing commitments	0
Proposed housing allocations (up to 2031)	0

Facilities

Facility	Quantity	Name
Church	1	St. Peters Church
Community Building	1	Village Hall

Options for Growth

Two different options for growth in Little Oakley were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the village boundary. The alternative option was to allow some small scale growth in Little Oakley, no sites were submitted for development in this location.

It was subsequently agreed that the no growth option should be progressed for Little Oakley. Therefore development in Little Oakley is likely to be extremely limited. Little Oakley is identified as a Category B village. Development in Little Oakley will be limited to that set out in Policy RS02 (Category B Villages).

Settlement Boundary

A settlement boundary has been drawn around Little Oakley to define the built up part of the village. This boundary is shown on the proposals map.

Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by policies in the Development Plan.

Development Principles

There are a number of design principles which the *'Rural Masterplanning Report' (2012)* considered important for any new development which may occur in the future in Little Oakley. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy LOA01

Development in Little Oakley will:

- a) Maintain the linear nature of the settlement.
- b) Abut the pavement on the southern side of the street.
- c) On the northern side of the street be set back at a distance which reflects that of neighbouring properties.
- d) Use limestone with roof coverings of thatch, blue slate and orange pantiles, particularly on outbuildings.
- e) Retain historic boundary walls and new development should be avoided where this may involve making new openings in the walls.
- f) Contribute to traffic calming measures along the main street to improve public realm.
- g) Protect and enhance the Conservation Area and its setting.

Housing

Development in Little Oakley will be limited to that set out in Policy RS02. There are no housing allocations identified within Little Oakley.

Employment Allocations

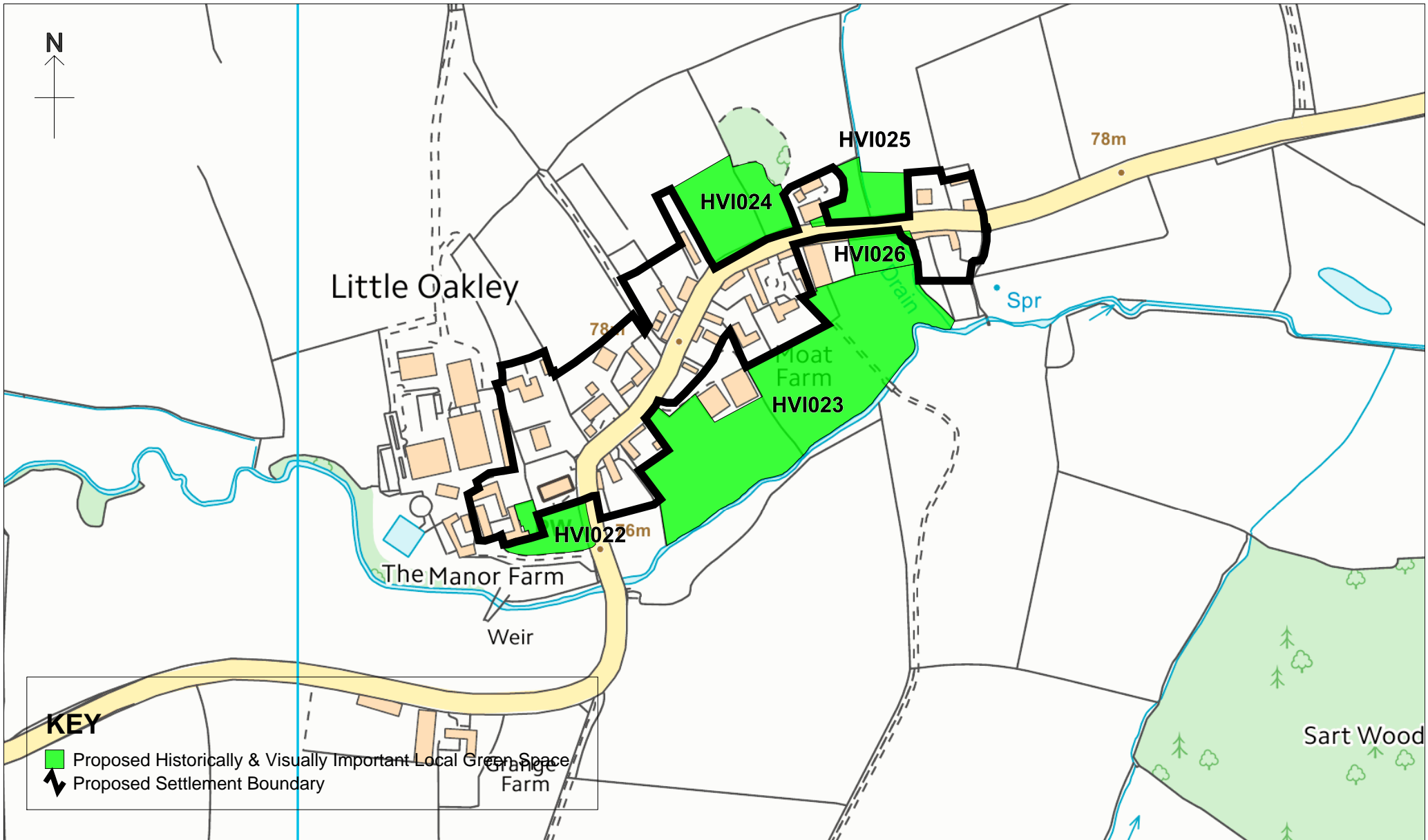
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area.)

Allotments

There has been no need identified for allotment provision in Little Oakley. Should a need for allotments be identified then provision should be in accordance with Policy X (Allotment Policy).

Local Green Space

There are five sites which have been identified as Historically and Visually Important Local Green Space in Little Oakley. These sites are shown on the proposals map. These are areas HVI022, HVI023, HVI024, HVI025 and HVI026 *which are recognised as being demonstrably special and of local significance. In accordance with Policy X (Local Green Spaces) these local green spaces will be preserved to this effect.*



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Kettering
Borough Council

Loddington

Village Category: A

Loddington is arranged around two main streets with important central open spaces and trees breaking up the built form, providing a focal point around the church. Several phases of development and building styles are evident in the village creating a rich, and varied built fabric. The overriding character area remains the Historic Core (as identified in the Kettering Borough Rural Masterplanning Report February 2012) where the late 18th and early 19th century buildings of sandstone, ironstone and slate, remain an integral part of the village's historic and rural character. Part of the historic core is covered by the Loddington Conservation Area which was adopted in December 1983. Part of this area is Loddington is located approximately 4km west of Kettering, and 2.8km south of Rothwell.



Key Statistics	
Population (2011 Census)	230
No. of dwellings (RMP – electoral roll)	205
New dwellings (2011-2017)	2
Existing housing commitments	5
Proposed housing allocations (up to 2031)	0

Facilities

Facility	Quantity	Name
Public House	1	The Hare
Church	1	St Leonard's Church
Schools	1	Loddington C of E Primary School
Retail	1	Loddington Village Shop
Community Centre	1	Loddington Village Hall

Options For Growth

Two different options for growth in Loddington were previously identified and consulted upon at the Option Stage of the SSP2. The first was for no growth beyond the settlement boundary – allowing for very little change due to limited opportunities within the village and ensure that the character and environmental quality of the village is protected. The alternative option was to allow some small scale development outside of the existing village boundary to allow the village to grow. Two potential housing sites were considered, both of which sat outside of the settlement boundary. All sites were discounted and a ‘no growth’ option was agreed for Loddington. Loddington is identified as a Category A village. Development in Loddington will be limited to that set out in policy RS01 (Category A Villages).

Settlement Boundary

A settlement boundary has been drawn around Loddington to define the built up part of the village where development may be permitted. This boundary is shown on the proposals map. Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by policies in the Development Plan.

Development Principles

New development in Loddington is likely to be extremely limited. There are a number of design principles which the *‘Rural Masterplanning Report’ (2012)* considered important for any new development which may occur in the future in Loddington. These are outlined below and developed further, and will apply to any development proposals that may come forward in addition to Policy RS04 ‘General Development Principles – Rural Area’, and any other relevant policies in the Development Plan.

Policy LOD01 – Loddington Development Principles

- a) Use high quality natural materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick, sandstone, ironstone, limestone detailing and grey/blue slate (where most appropriate), etc.
- b) Ensure that fenestration is of high quality using natural materials which responds to the historic character of the settlement.
- c) Reflect the positive character of the historic core.
- d) Protect or enhance the important open spaces at either end of Harrington Road, and views into them.
- e) Maintain the characteristic of linear development along main streets and good

pedestrian connectivity.

- f) Be well spaced so as views and glimpses to the open countryside, the church and village open spaces are preserved.
- g) Include 'soft' edges around the village boundary and avoid high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village.
- h) Provide gateway enhancements at either end of Harrington Road to create a distinct point of arrival.
- i) Contribute towards footpath improvements links to the east towards Thorpe Malsor and a direct off- road link to Kettering.

Development located north of the open space on Harrington Road or west of Main Street, will:

- j) Use a limited palette of building materials comprising natural sandstone, ironstone, limestone detailing and grey/blue slate.
- k) Be traditional in design and take architectural cues from the surrounding historic buildings.
- l) Use natural stone walls as boundary treatments onto streets; and

Either

- i. Be linear to the street with frontages which face and abut the highway; or
- ii. Be arranged less formally, in development which extends back at right angles to the street or in sporadic mews.

Development located south or immediately north of Harrington Road, or east of Richardsons Lane, will:

- m) Face and positively address streets with set backs of no more than 12m and boundary treatments limited to 1-1.5m in height - gated developments detached from the streetscene will not be acceptable; and
- n) Select from a more expansive palette of building materials - high quality contemporary materials may be as appropriate as the traditional palette of ironstone, red brick and slate.

Housing Allocations

There are no housing allocations identified within Loddington.

Employment Allocations

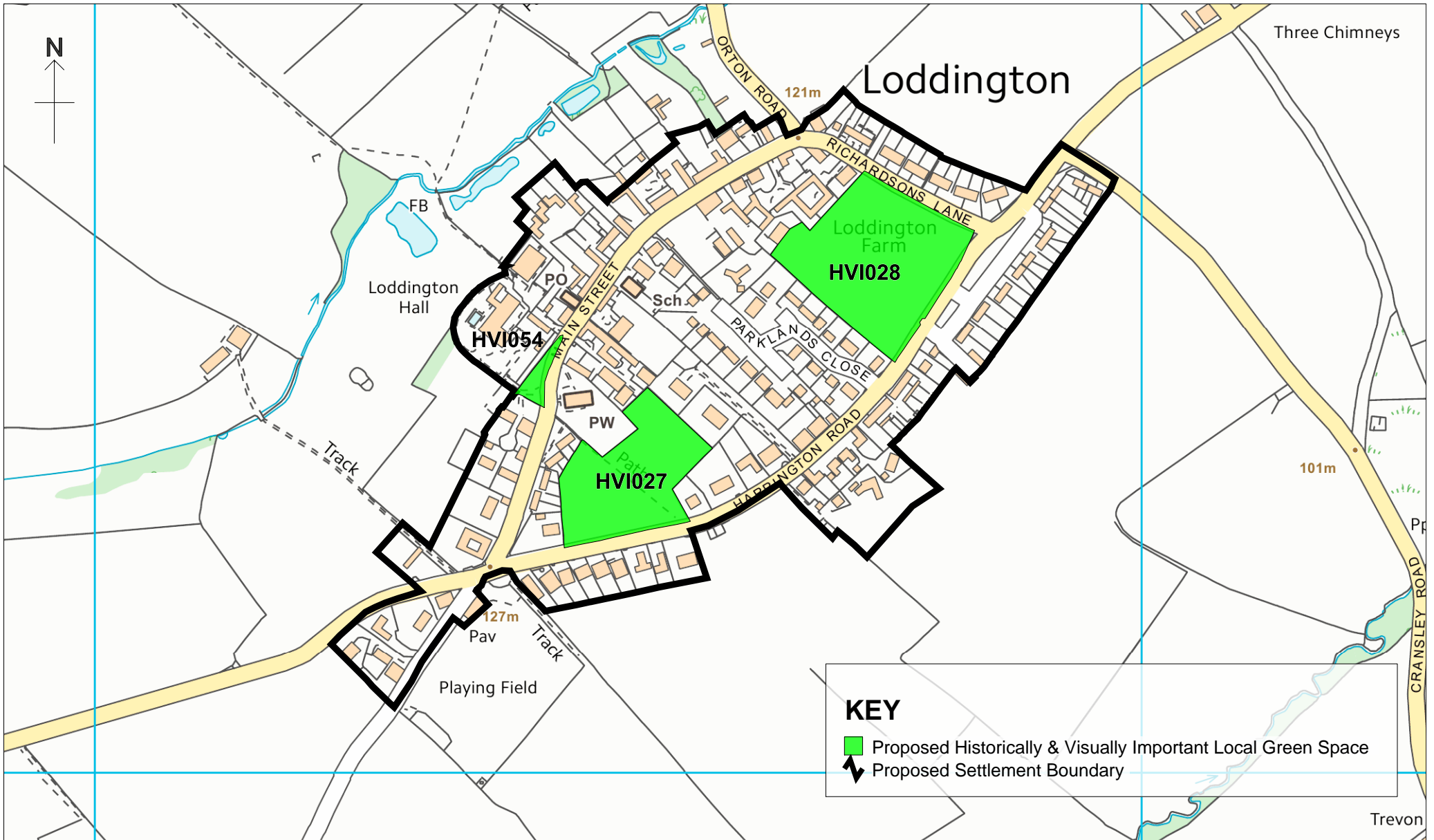
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area).

Allotments

There is only a very limited need for allotments within Loddington. No sites will be progressed on this occasion. Any future proposals for allotments sites should be considered against Policy X (Allotment Policy).

Local Green Space

Three areas of Historically and Visually Important Local Green Space are proposed within Loddington. There are areas HVI027, HVI028 and HVI054 which are recognised as being demonstrably special and of local significance. In accordance with Policy X (LGS Policy) these Local Green Spaces will be preserved to this effect.



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Kettering
Borough Council

Mawsley

Village Category: A

Mawsley is a new village which was allocated for development in the 1995 Local Plan for Kettering Borough. The village is now complete and has approximately 930 dwellings. Mawsley is located south west of Kettering off the A43.



The village has its own unique character derived from the use of traditional design and materials combined with modern dwellings and house types. The village has winding streets and good pedestrian routes throughout the settlement. There is limited connectivity from the village to the surrounding open countryside. There is a significant amount of open space within the village; this includes green space which is used along roads and footpaths to create a rural character, a recreation ground and a large area of natural and semi-natural open space along the south western edge of the village.

The village has a good range of facilities including a local shopping centre, medical centre, school and community centre.

A Neighbourhood Plan Area was designated for Mawsley on the 15th April 2015, this covers Mawsley Parish.

Key Statistics	
Population (2011 Census)	2320
No. of dwellings (RMP – electoral roll)	930
New dwellings (2011-2017)	23
Existing housing commitments	0
Proposed housing allocations (up to 2031)	50

Facilities

Facility	Quantity	Name
A1 Retail	2	One Stop Shop Idolz Hair Beautique
A3 Restaurant/ Cafe	2	Café No 9 India 2 Mawsley
D1 Health clinic	1	Mawsley Medical Centre
D1 Optician	1	Mawsley Opticians
D1 Primary School	1	Mawsley Community School

D1 Community Building	1	The Centre
D1 Day Nursery	1	Day Nursery
Dentist	1	Mawsley Dental Clinic
Business units	2	Beauty Parlour (Blush Beauty) Mawpix Photographers
ATM	1	Royal Bank of Scotland

Options for Growth

Two different options for growth in Mawsley were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option was for some small scale growth and a potential site was identified, this was part of RA/115. Through the consultation another site was promoted and assessed against the criteria in a Housing Background Paper; this was site RA/174. RA/174 was identified in the Housing Allocations - Assessment of Additional Sites and Update consultation as a potential housing option and RA/115 was discounted as a discounted site. It was subsequently agreed that site RA/174 be designated as a draft housing allocation and RA/115 be rejected for housing allocation purposes.

Mawsley is identified as a Category A village. Development in Mawsley will be limited to that set out in policy RS01 (Category A Villages).

Settlement Boundary

A settlement boundary has been drawn around Mawsley to define the built up part of the village where development may be permitted. This boundary is shown on the proposals map.

Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by policies in the Development Plan.

Development Principles

There are a number of design principles which the *'Rural Masterplanning Report'* (2012) considered important for any new development which may occur in the future in Mawsley. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy MAW01 – Mawsley Development Principles

Development in Mawsley will:

- a) Be designed to reflect the distinct character of the village.
- b) Seek to improve connections to the open countryside.

- c) Front onto the street or open space providing natural surveillance.
- d) Create soft edges between the village and the open countryside through the use of planting. Use of high close-boarded fences and walls at the boundary between the village and the open countryside or at gateway locations should be avoided.
- e) Contribute towards the provision of allotments.

Housing

Development in Mawsley will be small scale. This will include development on 'infill' sites within the village. In addition, a new housing allocation is identified on the western edge of Mawsley.

RA/174 – Land to the West of Mawsley

The site is located west of Mawsley and is bound by existing residential development to the north, south and east. This site is considered to be the most suitable location for housing development in Mawsley. It will be important that build development does not extend beyond the north western extent of existing built form on Cransley Rise and Birch Spinney.

This site provides the opportunity to join the two stubs of cycle way to the north and south of the site and it will be important that proposals include provision for a cycle way connecting these two stubs.

Access to the site is required from Cransley Rise, to enable the development to proceed without the need to widen Cransley Rise the development needs to be limited to 50 dwellings and serviced by a loop road which is in accordance with Local Highway Standards.

There are a number of development principles for this site. These are outlined below and will apply to any development proposals that may come forward in addition to Policy MAW01 'Mawsley Development Principles', Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy MAW02 - Land to the West of Mawsley

Site size: 2.83ha Allocated use: Housing Allocated yield: Up to 50

Development proposals will be expected to:

- a) Demonstrate that there is adequate capacity in the sewage treatment works and the foul sewage network.
- b) Demonstrate that there is adequate capacity in the water supply network.
- c) Provide safe vehicular, cycle and pedestrian access from Cransley Rise and

be served by a loop road which is in accordance with Local Highway Standards.

- d) Provide a cycle way which connects the two adjacent stubs of cycle way to the north and south of the site.
- e) Be of a high standard of design and reflect the character, layout and density of the surrounding residential area. Built development should not extend significantly beyond the existing properties on the western end of Cransley Rise and Birch Spinney to minimise landscape impact of development.
- f) Provide appropriate evidence of the archaeological potential and significance of the site.
- g) Include a site specific Flood Risk Assessment which addresses groundwater flooding which includes a detailed assessment of the level of risk and sets out how the risk will be mitigated.
- h) Have particular regard to the layout and scale, height, design and massing of buildings and landscaping, in order to minimise amenity impact on neighbouring residential properties.
- i) Provide appropriate evidence of the ecological potential of the site.
- j) Provide appropriate evidence of the archaeological potential and significance of the site.
- k) Comply with other policies in the Development Plan.

Employment Allocations

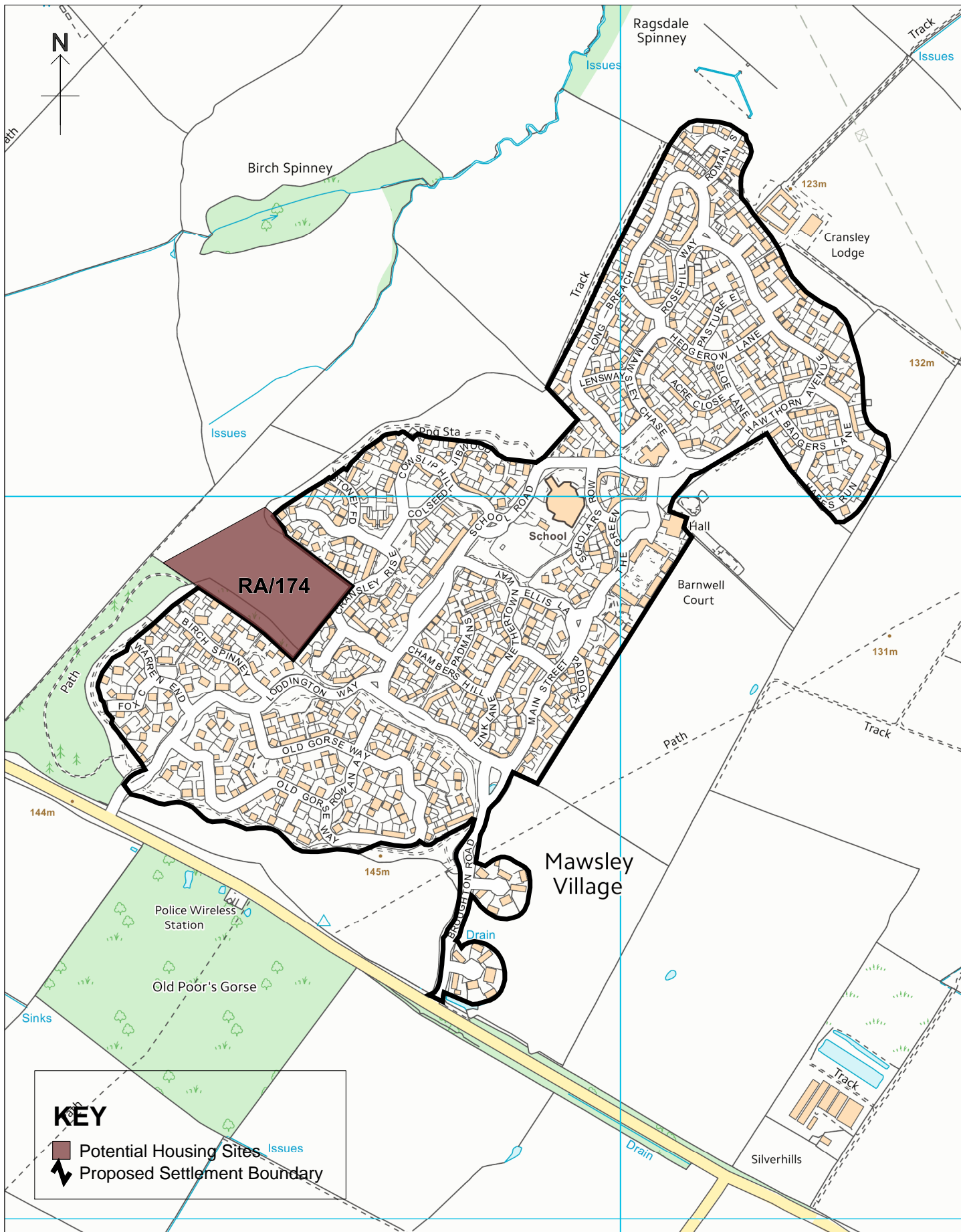
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area.)

Allotments

There is an identified need for allotment provision in Mawsley. The Parish Council has been investigating opportunities for provision of allotments; this work is on-going. Sites will need to be identified in accordance with Policy X (Allotment Policy).

Local Green Space

There are no Historically and Visually Important Local Green Spaces identified in Mawsley.



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Kettering
Borough Council

Newton

Village Category: B

A small but characterful village three miles to the north of Kettering, Newton is located on a south facing slope which looks over the valley of the River Ise. A compact village which is predominantly characterised by its stone-built houses and cottages.



Manor House and the Stone Barn, both of which are listed, are of particularly significance in terms of contributing the character of the village. As does the Dovecote Farm House and a number of individual cottages. The Dovecote Buttery, which includes a farm shop and café, is the only facility of note in the village, other facilities can be found at the nearest village, Geddington

The scale of development in the village is proportionate to its size. Only a limited amount of infill has taken place in recent years, primarily due to the lack of a through-route and limited facilities.

Newton has a designated Conservation Area, the appraisal of which was adopted in November 1990. A Village Plan for Geddington, Newton and Little Oakley has been produced but it has not yet been adopted by the Council. The Plan was produced in 2003.

Key Statistics	
Population (2011 Census)	126
No. of dwellings (RMP – electoral roll)	19
New dwellings 2011-present	0
Existing Housing Commitments	0
Proposed Housing Allocations	4

Facilities

Service/Facility	No. of Units	Identifier
Community Building	1	Newton Field Centre
Retail	1	Dovecote Farm Shop

Restaurant/Cafe	1	Dovecote Farm
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Options for Growth

Two different options for growth in Broughton were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option was for some small scale growth and a potential site was identified, RA/130. This site remained as a potential housing allocation after further consultation in the Housing Allocations - Assessment of Additional Sites and Update.

However at Planning Policy Committee on 19th April it was agreed by Members that the site RA/130 remains under consideration, despite the recommendation to discount this site based on the issues of the capacity of the highway and the sustainability of the village as a whole. Further information has been received regarding the highway issue, although NCC Highways are yet to provide a response to this further information. When this has been done, it is then when an update on this site can be provided at a subsequent Planning Policy Committee.

Newton is identified as a Category B village. Development in Rushton will be limited to that set out in policy RS02 (Category B Villages).

Settlement Boundary

A settlement boundary has been drawn around Newton to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by those relevant policies in the Development Plan.

Development Principles

There are a number of design principles which the ‘Rural Masterplanning Report’ (2012) considered important for any new development which may occur in the future in Newton. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 ‘General Development Principles - Rural Area’ and any other relevant in the Development Plan.

Policy NEW01: Newton Development Principles

Development in Newton will:

- a) Improve walkability through the village through the inclusion of paving where possible. Paving should be designed to reflect the historic character of the village.
- b) New development in the south eastern section of the village will front onto and abut the street.
- c) New development to the west and north will be set back from the road by large front plots.
- d) Protect the historic fabric within the Conservation Area.
- e) Ensure better connectivity throughout the village, especially access to the farm shop, the only facility in the village.

Housing Allocations

(There are outstanding issues which require addressing before any draft housing allocations can be proposed. Therefore at this stage no sites are designated as draft housing allocations).

Employment Allocations

(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area such as at Newton).

Allotments

There is no identified need for allotment provision in Newton. Any future proposals for allotments sites should be considered against Policy X (Allotment Policy).

Local Green Space

There are no areas of Historically and Visually Important Local Green Space identified in Newton.



KEY

- Housing Sites Still Under Consideration
- Proposed Settlement Boundary

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Pytchley

Village Category: A

Located to the south west of Kettering, Pytchley is a moderate size village Kettering, characterised by its attractive historic core which abut narrow informal streets.

On the High Street, Victorian and Georgian development provides significant character to the village, most notably the red brick and stone buildings with detailing around the windows and doors.

Towards the south of the village, more modern development is less reflective of the character of the village, given that it is more urban in design. The built form of the village is now of a higher density due to the significant amount of infilling. Cranford has a designated Conservation Area, the appraisal of which was adopted in May 1984.



a designated Conservation Area, the

Key Statistics	
Population (2011 Census)	489
No. of dwellings (RMP – electoral roll)	222
New dwellings built 2011 – present	0
Existing Housing Commitments	12
Proposed Housing Allocations	8

Facilities

Service/Facility	No. of Units	Identifier
Public House	1	Overstone Arms
School/Nursery	1	Pytchley Endowed C of E Primary School
Church	1	All Saints Church
Community Building	1	Pytchley Village Hall

Options for Growth

Two different options for growth in Broughton were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond

the settlement boundary. The second option was for some small scale growth and a potential site was identified, RA/117. Through further consultation in the Housing Allocations - Assessment of Additional Sites and Update, site RA/117 remained as a potential allocation. It was subsequently agreed that site RA/117 be designated as a draft housing allocation.

Pytchley is identified as a Category A village. Development in Pytchley will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

A settlement boundary has been drawn around Pytchley to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by those relevant policies in the Development Plan.

Development Principles

There are a number of design principles which the *'Rural Masterplanning Report' (2012)* considered important for any new development which may occur in the future in Pytchley. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy PYT01: Development Principles for Pytchley

Development in Pytchley will:

- a) Development should reflect the character of the historic core.
- b) The gap between Pytchley and Kettering should be maintained.
- c) Development should front onto and abut the street or where set back stone walls should be used to continue the sense of enclosure.
- d) Development should reflect the hierarchy of streets in the historic core, with narrow informal streets which create a pedestrian friendly environment.
- e) Development should contribute towards the following identified improvements to the village:
 - i) Improvements to the recreation ground,
 - ii) The creation of a safe pedestrian/ cycle route to Kettering,
 - iii) Traffic calming throughout the villages

Housing Allocations

RA/117 – Two fields on the outskirts of Pytchley

The site is located adjacent to the eastern extent of the village boundary, sitting next to the most easterly part of built form on Isham Road. Development of the site will maintain the existing linear pattern of the village. To the east of the site is an industrial use, which forms a natural barrier to further development along Isham Road.

Policy PYT02: Two fields on the outskirts of Pytchley

Site size: 0.5ha

Allocated use: Housing

Allocated yield: 8

Development will:

- a) Include up to 8 dwellings.
- b) Provide on-site turning is essential to make direct access frontages of Isham Road possible.
- c) Respect the pattern of built form along Isham Road, and therefore would be linear in nature and set back from Isham Road.
- d) Include an assessment to determine the extent and scale of potential archaeological features.
- e) Ensure plots sizes are of similar size, including gardens of adjoining properties on Isham Road.

Employment Allocations

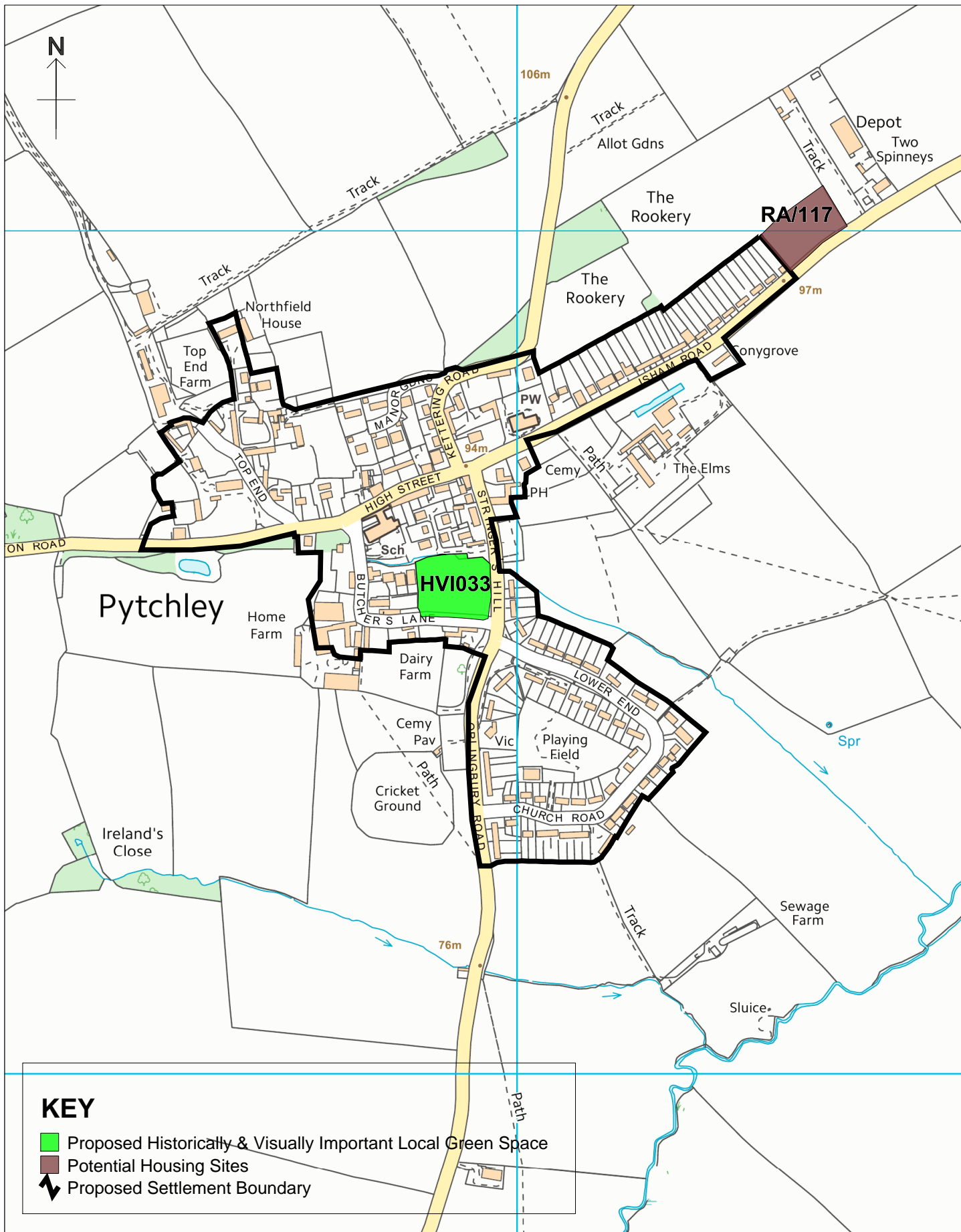
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area such as at Pytchley).

Allotments

There is no identified need for allotment provision in Pytchley. Any future proposals for allotments sites should be considered against Policy X (Allotment Policy).

Local Green Space

There is one area which have been proposed as Historically and Visually Important Local Green Space in Pytchley. This site is shown on the proposals map. This is area HVI033 which is recognised as being demonstrably special and of local significance. In accordance with Policy X (LGS policy) this local green space will be preserved to this effect.



Rushton

Village Category: A

Rushton is situated approximately three miles to the north-west of Kettering on a south facing slope overlooking the valley of the River Ise.



Rushton is an attractive village and an important feature of the village is its setting which is provided by the contours of the land and the adjoining areas of open fields. The village historically formed along Station Road and the loop formed by the High Street. Subsequent infill development has taken place creating a more dense built form. The Rushton Conservation Area was designated on 10th June 1986.

A housing needs survey for Rushton was undertaken in March 2012, which concluded overall there was no need to identify any opportunities specifically for affordable housing development.

Key Statistics	
Population (2011 Census)	461
No. of dwellings (RMP – electoral roll)	200
New dwellings (2011-2017)	1
Existing housing commitments	1
Proposed housing allocations (up to 2031)	0

Services and Facilities

Facility	Quantity	Name
Church	1	- All Saints Church
Public House	1	- The Thornhill Arms
School / Nursery	1	- Rushton Primary School
Community Building	1	- Rushton Village Hall and part-time Post Office*
Business Unit	2	- Stable Yard [Health Spa]; - Homefield Grange Retreat [Health Spa Hotel].
Hotel / Bed and Breakfast	1	- Rushton Hall Hotel

Options for Growth

Two different options for growth in Rushton were previously identified and consulted upon at the Option Stage of the SSP2. The first was for no growth beyond the settlement boundary – allowing for very little change due to limited opportunities within the village. The alternative option was to allow some small scale growth in Rushton outside the settlement boundary and a potential housing site was

considered. This site was subsequently dismissed and a 'no growth' option was agreed for Rushton.

Rushton is identified as a Category A village. Development in Rushton will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

A settlement boundary has been drawn around Rushton to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by those relevant policies in the Development Plan.

Development Principles

There are a number of design principles which the '*Rural Masterplanning Report*' (2012) considered important for any new development which may occur in the future in Rushton. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant policies in the Development Plan.

Policy RUS01 – Rushton Development Principles

Development in Rushton will:

- a) Not take place beyond the railway bridge.
- b) Take design, character and materials cues from the historic core and High street character areas – ironstone, limestone and slate should predominate.
- c) Follow the built line of surrounding development and either but the highway or be set back consistent with adjacent neighbouring properties.
- d) Bring definition and enclosure to the street through the built line or stone wall from the High Street and Station Road.
- e) Have a positive impact on views into the village from the wider area reflecting the prominence of the settlement form the landscape.
- f) Contribute towards provision of a footpath along the Ise Valley to Triangular Lodge and through to Desborough.

Housing Allocations

Development in Rushton will take place through small scale 'infill' opportunities within the settlement boundary. There are no housing allocations identified within Rushton.

Employment Allocations

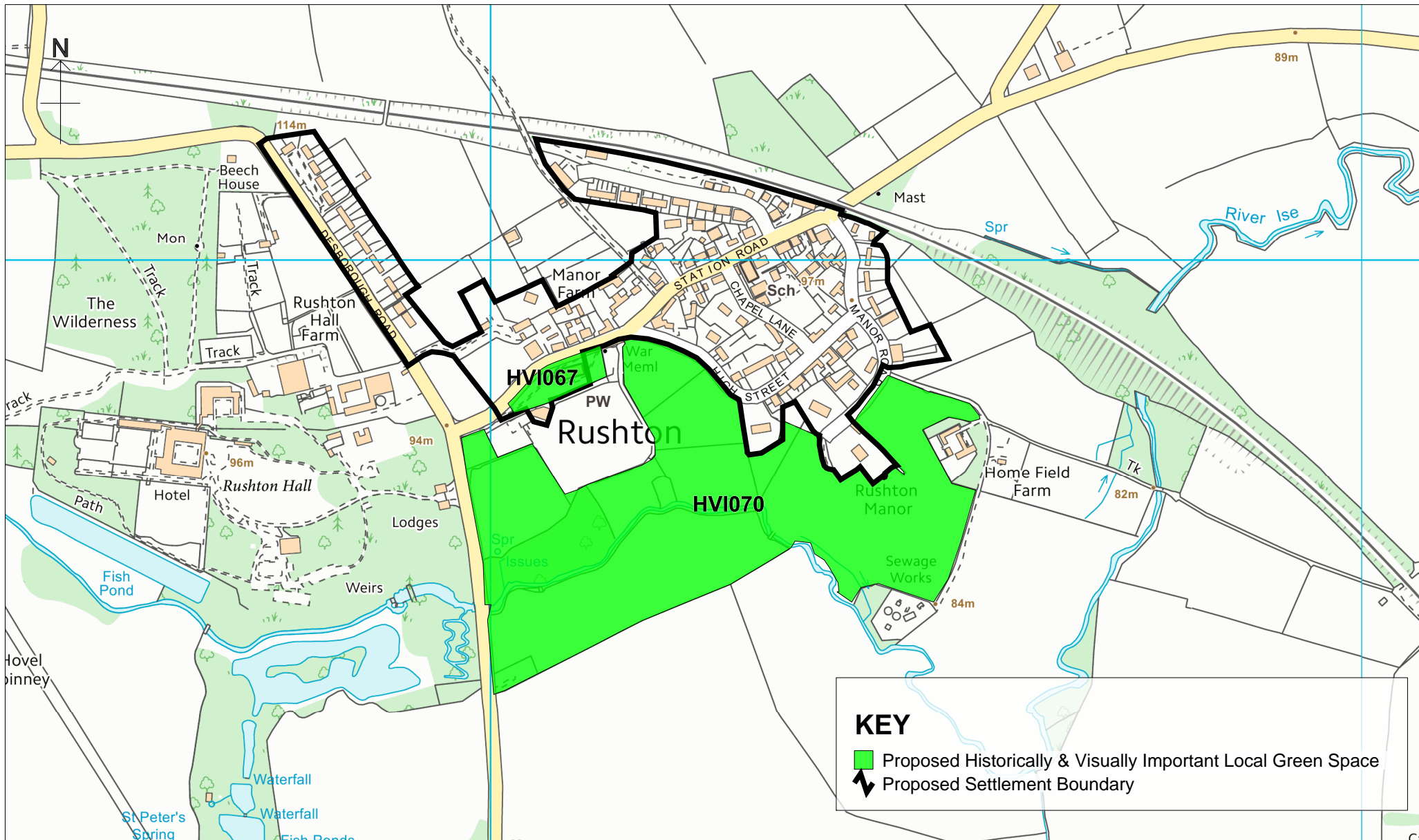
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area.)

Allotments

There is no identified need for allotment provision in Rushton. Any future proposals for allotments sites should be considered against Policy X (Allotment Policy).

Local Green Space

Two areas of 'Historically and Visually Important Local Green Space' are proposed within Rushton. These are areas *HVI067 and HVI070a which are recognised as being demonstrably special and of local significance. In accordance with Policy X (LGS Policy) these local green spaces will be preserved to this effect.*



KEY

- Proposed Historically & Visually Important Local Green Space
- Proposed Settlement Boundary

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Stoke Albany

Village Category: A

Stoke Albany is an open and green settlement located to the north of Desborough towards the northern boundary of Kettering Borough. Its character is defined by its agricultural setting. Pleasant and verdant, Stoke Albany is characterised by its rural location, traditional in nature; Stoke Albany's built environment includes a limited range of materials. This includes ironstone, soft red brick, thatch, slate, clay pantiles. The street layout is fairly tight, made up of rural lanes and rear pedestrian alleys, all of which are interspersed by open spaces as well as views to the countryside, which contribute to high quality environment.



Stoke Albany has a designated Conservation Area, the appraisal of which was adopted in November 1982.

Key Statistics	
Population (2011 Census)	390
No. of dwellings (RMP – electoral roll)	187
New dwellings built 2011 – present	0
Existing Housing Commitments	1
Proposed Housing Allocations	8-24

Facilities

Service/Facility	No. of Units	Identifier
Public House	1	White Horse Inn
Church	1	St. Botolph's Church
Community Building	1	Stoke Albany Village Hall

Options for Growth

Two different options for growth in Cranford were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option for Stoke Albany is to allow some small scale growth outside the settlement boundary for affordable housing, as identified by the *Stoke Albany Housing Needs Survey 2011* and one site, RA/120, was identified to meet this need.

Through further consultation in the Housing Allocations - Assessment of Additional Sites and Update, site RA/120 was discounted as a potential housing allocation. Although, subsequent to this, this site has been assessed and an additional site, RA/221 was also identified and assessed simultaneously.

At Planning Policy Committee on 19th April it was agreed by Members that the sites remain under consideration, with no decision being made on these sites until Members could see the layout and location of the two sites within the village, in order to enable a decision to be made on which site should be allocated. At this committee, site RA/221 was as the favourable option over site RA/120.

Stoke Albany is identified as a Category A village. Development in Rushton will be limited to that set out in policy RS01 (Category A Villages).

Settlement Boundary

A settlement boundary has been drawn around Stoke Albany to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by those relevant policies in the Development Plan.

Development Principles

There are a number of design principles which the *'Rural Masterplanning Report' (2012)* considered important for any new development which may occur in the future in Broughton. The following development principles in Policy STO1 will apply to any development proposals that may come forward. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy STA01: Stoke Albany Development Principles

Development in Stoke Albany will:

- a) Highway and public realm improvements to the intersection of Harborough Road, Ashley Road and Wilbarston Road, to soften and landscape, remove the dominance of the highway, improve the pedestrian environment, increase the sense of gateway and reduce traffic speeds.**
- b) Traffic calming measures.**
- c) Use a limited palette of materials reflecting the historic buildings within the village, comprising ironstone, soft red brick, small areas of cream render, thatch, slate, clay pantiles.**
- d) If north of the built line of Bottom Lane, development will:**
 - i) Be reflective of the character of the Historic Radial character area, as identified in the Rural Masterplanning report.**
 - ii) Be well set back and slightly elevated from the street.**
 - iii) Comprise large footprint buildings in large plots arranged around the focal point crossroads and green.**

Continue street enclosure with stone boundary treatments, trees or hedges.

Housing Allocations

(There are outstanding issues which require addressing before any draft housing allocations can be proposed. Therefore at this stage no sites are designated as draft housing allocations).

Employment Allocations

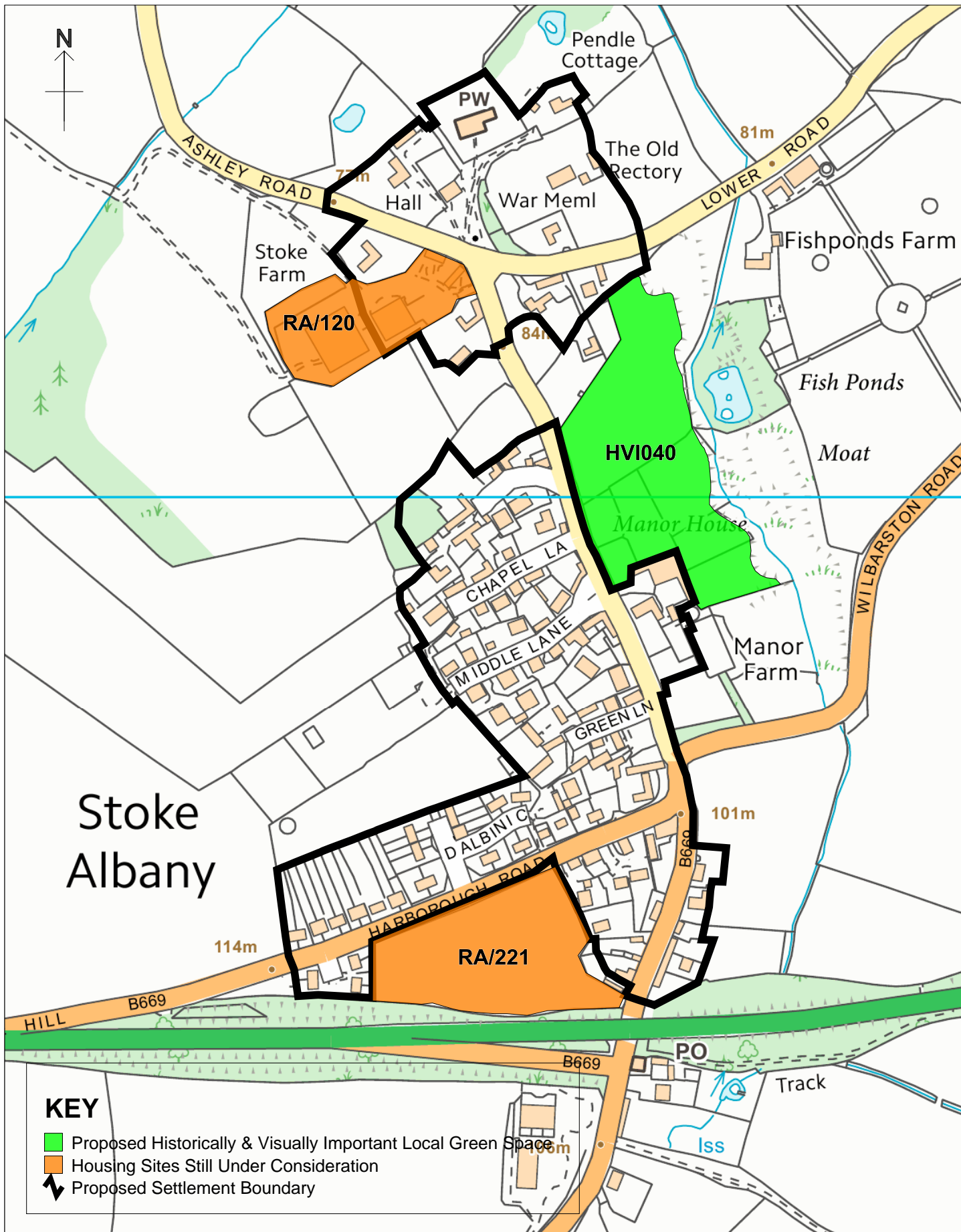
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area such as at Stoke Albany).

Allotments

There is no identified need for allotment provision in Stoke Albany. Any future proposals for allotments sites should be considered against Policy X (Allotment Policy).

Local Green Space

There is one area which has been proposed as Historically and Visually Important Local Green Space in Stoke Albany. This site is shown on the proposals map. This area is HVI040 which is recognised as being demonstrably special and of local significance. In accordance with Policy X (LGS policy) this local green space will be preserved to this effect.



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Sutton Bassett

Village Category: A

Sutton Bassett is a relatively small, linear village with development running both sides of one street. The village largely comprises of a mix of modern and historic buildings. Historic development is largely ironstone or Northamptonshire red brick with either thatched or slate roofs. A historic core is identified within the Kettering Borough Rural Masterplanning Report (February 2012), although there is no designated Conservation Area within Sutton Bassett. A mix of modern development constructed in varying styles using a variety of brick colours, is dispersed throughout the village. Development is generally set behind red brick boundary walls. However, the more modern properties by All Saints Church and the neighbouring farmstead sit behind stone boundary walls.



Development is generally set behind red brick boundary walls. However, the more modern properties by All Saints Church and the neighbouring farmstead sit behind stone boundary walls.

Development within the village is fairly compact with only a few sporadic views in between properties until you reach the entrances to the village. To the north, development is only on one side of the street. To the south, small open spaces interrupt the building line. Sutton Bassett is located approximately 19 km north-west of Kettering, 8.5 km north-east of Desborough, and roughly 4.5km northeast of Market Harborough.

Key Statistics	
Population (2011 Census)	43
No. of dwellings (RMP – electoral roll)	43
New dwellings (2011-2017)	0
Existing housing commitments	0
Proposed housing allocations (up to 2031)	0

Facilities

Facility	Quantity	Name
Public House	1	The Queens Head Inn
Church	1	All Saints Church

Options For Growth

Two different options for growth in Sutton Bassett were previously identified and consulted upon at the Option Stage of the SSP2. The first was for no growth beyond the settlement boundary to restrict growth, allowing for very little change due to limited opportunities within the village and ensure that the character and environmental quality of the village is protected.

The alternative option was to allow some small scale growth to allow the village to grow. No sites were submitted for development in this location, although it was recognised that the village could be extended northwards. A 'no growth' option was agreed for Sutton Bassett.

Sutton Bassett is identified as a Category A village. Development in Sutton Bassett will be limited to that set out in policy RS01 (Category A Villages).

Settlement Boundary

A settlement boundary has been drawn around Sutton Bassett to define the built up part of the village where development may be permitted. This boundary is shown on the proposals map. Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by policies in the Development Plan.

Development Principles

New development in Sutton Bassett is likely to be extremely limited. There are a number of design principles which the '*Rural Masterplanning Report*' (2012) considered important for any new development which may occur in the future in Sutton Bassett. These are outlined below and developed further, and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles – Rural Area', and any other relevant policies in the Development Plan.

Policy SUT01 – Sutton Bassett Development Principles

Development in Sutton Bassett will:

- a) Follow the linear, ribbon development form of the village with buildings almost exclusively fronting onto or facing Main Street. Any infill development will continue this character with buildings orientated towards Main Street and new dwellings in rear gardens will not be permitted...
- b) Be set behind stone or red brick boundary walls where present and not involve the removal of parts of walls or the creation of new openings within existing boundary walls.

- c) Be constructed of traditional red brick or stone with slate roofs.
- d) Respect the historic character of the village and the setting of the Church and other listed buildings.
- e) Contribute towards the identified new footpath link to Dingley Lane.
- f) Maintain open spaces and the wide tree lined grass verges in the village.

Housing Allocations

There are no housing allocations identified within Sutton Bassett.

Employment Allocations

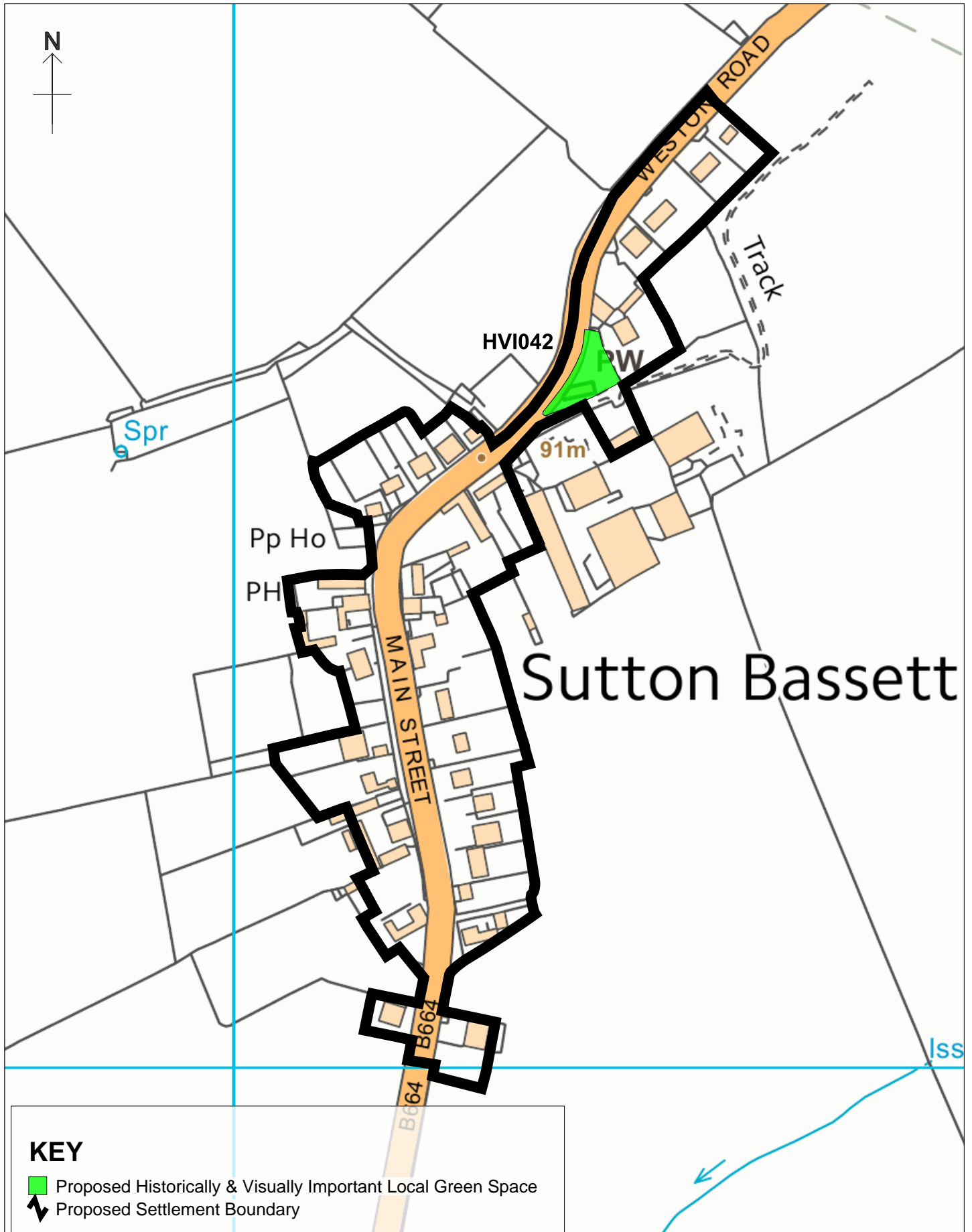
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area).

Allotments

There is no identified need for allotments within Sutton Bassett. Any future proposals for allotments sites should be considered against Policy X (Allotment Policy).

Local Green Space

One area of Historically and Visually Important Local Green Space is proposed within Sutton Bassett. The area HVI042 recognised is recognised as being demonstrably special and of local significance. In accordance with Policy X (LGS Policy) these Local Green Spaces will be preserved to this effect.



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Thorpe Malsor

Village Category: A

Thorpe Malsor is a village located to the west of Kettering. It has a strong historic character and is in linear in form with development either side of Church Way, the main route through the settlement.



The majority of existing development is located to the north of Church Way with Thorpe Malsor Hall and its related parkland to the south. More recent development has taken place to the rear of the existing properties on Church Street at The Square and along Short Lane. This newer development is generally considered to be out of keeping with the historic core of the village due to the use of materials, position and style of properties.

The All Saints Church, a Grade II Listed Building, is a key landmark in the village and views of the church are visible throughout the village. Little new development has taken place around this area which has helped to protect the setting of this building.

The village was designated a Conservation Area on 24th March 1982.

Key Statistics	
Population (2011 Census)	145
No. of dwellings (RMP – electoral roll)	57
New dwellings (2011-2017)	0
Existing housing commitments	0
Proposed housing allocations (up to 2031)	0

Services and Facilities

Facility	Quantity	Name
Church	1	- All Saints Church
Public House	1	- Thorpe Malsor Social Club
Community Building	1	- Thorpe Malsor Village Hall

Development Proposals

Two different options for growth in Thorpe Malsor were previously identified and consulted upon at the Option Stage of the plan. The first was no growth beyond the village boundary – allowing for very little change due to limited opportunities within the village. The alternative option was to allow some small scale growth outside the existing village boundary to allow some growth. No potential housing sites in the village were put forward. Given the size of the village with a lack of facilities and a

strong historic character any extensions to the boundary would be required to be very small scale and considered carefully. Subsequently, the latter option was discounted and a no growth option was agreed for Thorpe Malsor.

Thorpe Malsor is identified as a Category A Village. Development in Thorpe Malsor will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

A settlement boundary has been drawn around Thorpe Malsor to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by those relevant policies in the Development Plan.

Development Principles

There are a number of design principles which the *'Rural Masterplanning Report' (2012)* considered important for any new development which may occur in the future in Thorpe Malsor. These are outlined below and will apply to any development proposals that may come forward in addition to policy RS04 'General Development Principles – Rural Area' and any other relevant policies in the Development Plan.

Policy THM1: Thorpe Malsor Development Principles

Development in Thorpe Malsor will:

- a) Contribute to the provision of a small extension to the public footpath to include the north-east edge of the village, along Short Lane, which would allow easy walking access.
- b) Retain historic buildings and features.
- c) Gateways into the village should be improved to create an enhanced entrance into Thorpe Malsor.

No new development should take place to the south of Church Way (other than conversions of existing buildings) to protect the open space and setting of All Saints Church and Thorpe Malsor Hall.

Housing Allocations

Development in Thorpe Malsor will take place through small scale 'infill' opportunities within the settlement boundary. There are no housing allocations identified within Thorpe Malsor.

Employment Allocations

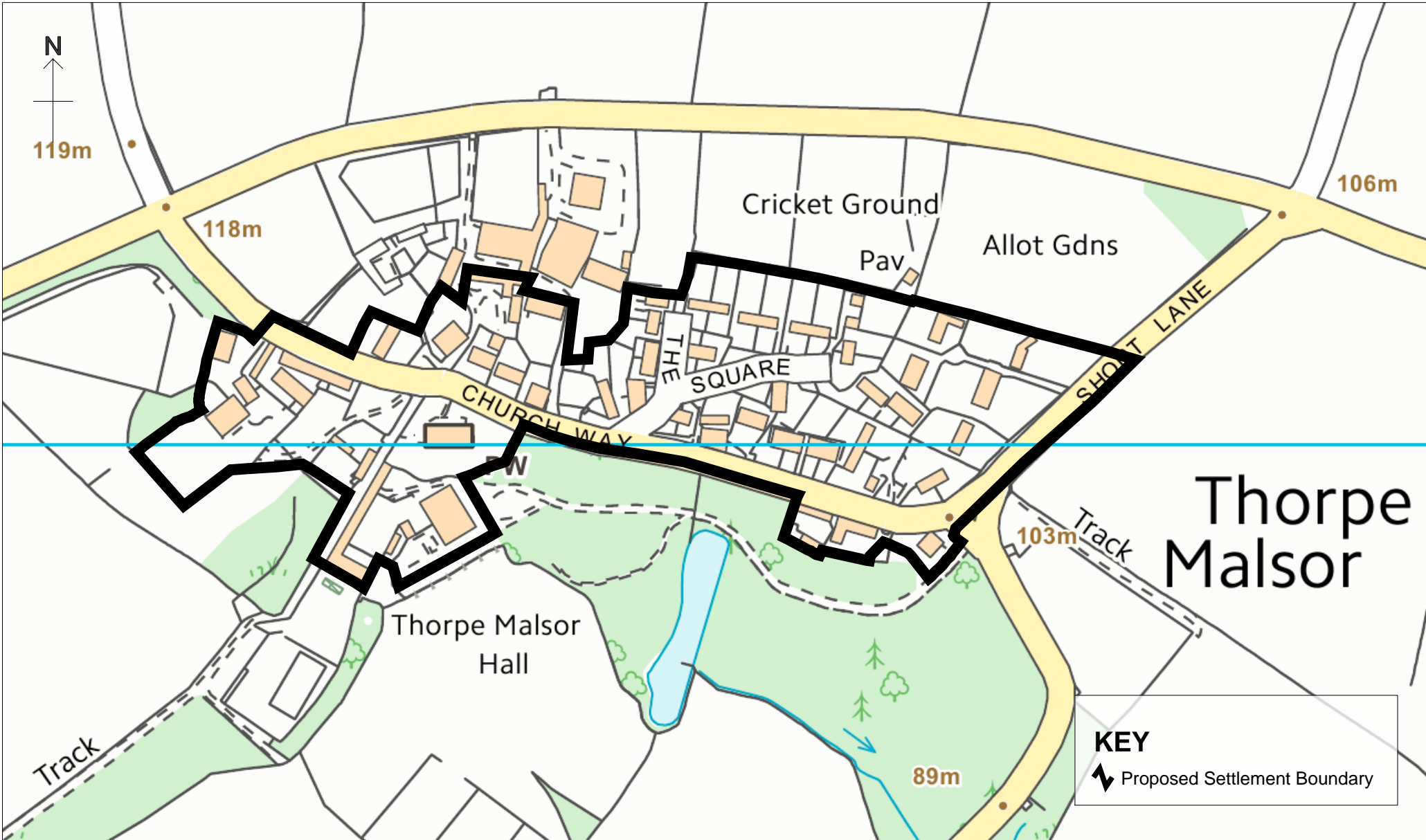
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area.)

Allotments

There is no identified need for allotment provision in Thorpe Malsor. Any future proposals for allotments sites should be considered against Policy X (Allotment Policy).

Local Green Space

No sites have been identified to be designated as 'Historically and Visually Important Open Green Space' Local Green Space.



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Warkton

Village Category: B

Warkton is located on elevated land just east of Kettering. The village can be viewed from the surrounding area within its landscape setting. The built form is arranged simply around the streets at low density, generally on large plots with lots of space between buildings. Buildings front directly onto streets or are set back with large gardens to the front and sides adding to the overall green and rural feel. 1-1.5m stone walls as boundary



treatments give a consistent and strong sense of enclosure. The church forms a strong focus with open paddocks on its northern and southern sides.

Traditional local building materials are more or less consistent throughout with limestone and thatch the mainstay of the attractive cottages, pepper potted occasionally with red brick and roofs of slate or red tiles, particularly on outbuildings. Three working farms extend out of the village to the north and south-west underlining the rural character and bringing an agricultural vibrancy to the village.

Warkton is an estate village associated with Boughton Estate. Warkton is a sensitive location with an important Conservation Area and visibility in the surrounding landscape.

Warkton has a Conservation Area Appraisal which was adopted on the 30th March 2007.

Key Statistics	
Population (2011 Census)	136
No. of dwellings (RMP – electoral roll)	61
New dwellings (2011-2017)	0
Existing housing commitments	1
Proposed housing allocations (up to 2031)	0

Facilities

Facility	Quantity	Name
Business Unit	1	Incredible Bakery Company
Church	1	St. Edmunds Church
Community Building	1	Warkton Village Hall and

Options for Growth

Two different options for growth in Warkton were previously identified and consulted upon at the Options Stage of the plan. The first was no growth beyond the village boundary. The alternative was to allow some small scale growth in Warkton, no sites were submitted for development in this location.

It was subsequently agreed that the no growth option should be progressed for Warkton. Therefore development in Warkton is likely to be extremely limited. Warkton is identified as a Category B village. Development in Warkton will be limited to that set out in Policy RS02 (Category 2 Villages).

Settlement Boundary

A settlement boundary has been drawn around Warkton to define the built up part of the village where development may be permitted. This boundary is shown on the proposals map.

Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by policies in the Development Plan.

Development Principles

There are a number of design principles which the *'Rural Masterplanning Report (2012)'* considered important for any new development which may occur in the future in Warkton. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy WAR01 – Warkton Development Principles

Development in Warkton will:

- a) Take their design and material cues from the Historic Rural character area, as identified in the Rural Masterplanning report.
- b) Be constructed predominantly of local limestone and thatch. Within this there is scope for very limited red brick, slate or red tiles, for example on outbuildings or barn conversions.
- c) Ensure a good sense of street enclosure with buildings fronting on to streets with wither minimal set backs, or with large set backs, with front and side gardens combined with a strong boundary treatment adjacent to the street to give a good sense of enclosure.
- d) Include 1-1.5m high stone walls or hedgerows as boundary treatments.
- e) Not result in the infill or loss of the frequent open fields, paddocks and gardens which make a positive contribution to the village's green and rural character, with either development or hardstanding for cars.
- f) Not block important views and vistas of the countryside.

- g) New paving and street furniture should enhance the character of the Conservation Area, for example setts for kerbs and bonded pea shingle for path and road surfaces.
- h) Protect and enhance the Conservation Area and its setting and the setting of the registered park and garden of Boughton House.

Housing

Development in Warkton will be limited to that set out in Policy RS02. There are no housing allocations identified within Warkton.

Employment Allocations

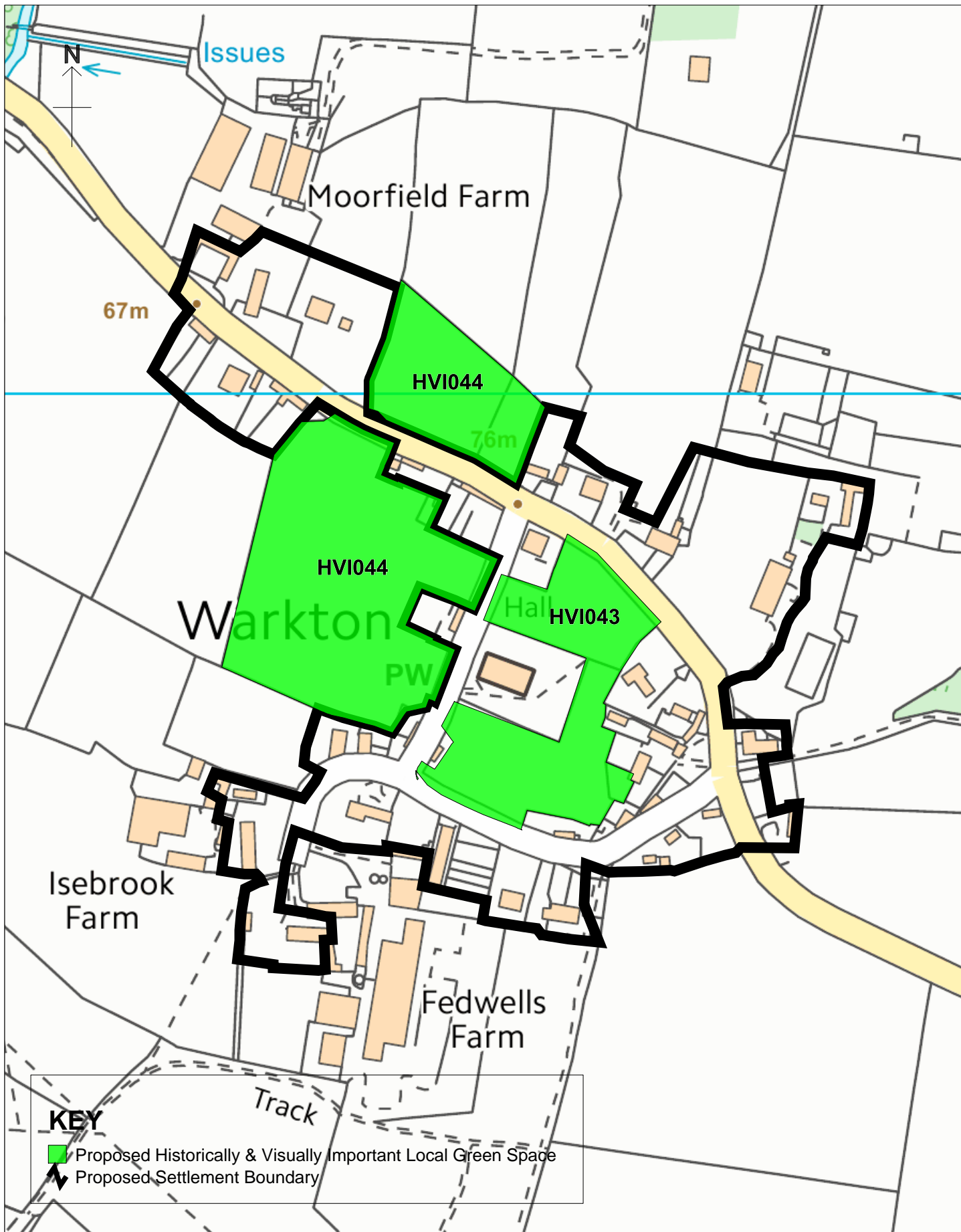
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area.)

Allotments

There has been no need identified for allotment provision in Warkton. Should a need for allotments be identified then provision should be in accordance with Policy X (Allotment Policy).

Local Green Space

There are two sites identified as Local Green Space in Warkton. These sites are shown on the proposals map. These are areas, HVI043 and HVI044, which are recognised as being demonstrably special and of local significance. In accordance with Policy X (Local Green Spaces) these local green spaces will be preserved to this effect.



KEY

- Proposed Historically & Visually Important Local Green Space
- Proposed Settlement Boundary

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Weekley

Village Category: B

Weekley is located just to the north of Kettering. The settlement has a historic and rural character and sits well within the landscape and which is linked to the surrounding rolling countryside. Limestone thatched cottages predominate with occasional examples of red brick buildings and roofs of slate or red tiles. There is a mix of cottages and a number of large often grand detached buildings which all add to the character of Weekley.



Buildings face the streets and either front directly onto them or maintain a good sense of enclosure with consistent stone walls or hedge treatments, despite large set-backs with large front and side gardens. There are frequent open views to the countryside, significant trees and hedgerows, numerous open spaces and several large domestic gardens which combine to give the village a green feel.

Some of the later additions to the village do not reflect its historic character with principles such as soft edges, relationship with the street, and consistency of boundary treatment eroded. However, the overriding historic character of the village remains.

Weekley Conservation Area was first designated in 1981 and a Conservation Area Appraisal was later adopted on 30th March 2007.

Key Statistics	
Population (2011 Census)	297
No. of dwellings (RMP – electoral roll)	82
New dwellings (2011-2017)	2
Existing housing commitments	1
Proposed housing allocations (up to 2031)	0

Services and Facilities

Facility	Quantity	Name
Church	1	- St. Marys Church
Public House	1	- Montagu Club
Restaurant / Cafe	1	- Jessica's Teashop

Options for Growth

Two different options for growth in Weekley were previously identified and consulted upon at the Options Stage of the plan. The first was for no growth beyond the village boundary. The alternative option was to allow some small scale growth in Weekley outside the proposed village boundary and a potential housing site was considered. This site was subsequently disregarded and a 'no growth' option was agreed for Weekley and, therefore, development is likely to be extremely limited. The following principles will apply to any development proposals that may come forward.

Weekley is identified as a Category B village. Development in Weekley will be limited to that set out in Policy RS02 (Category B Villages).

Settlement Boundary

A settlement boundary has been drawn around Weekley to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map. Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by those relevant policies in the Development Plan.

Development Principles

There are a number of design principles which the *'Rural Masterplanning Report' (2012)* considered important for any new development which may occur in the future in Weekley. The following principles will apply to any development proposals in Weekley.

These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant policies in the Development Plan.

Policy WEK01 – Weekley Development Principles

Development in Weekley will:

- a) Take their design and materials cues from the Historic Core character area.
- b) Be constructed predominantly of local limestone and thatch. Within this there is scope for some red brick, slate or red tiles, for example on outbuildings or barn conversion.
- c) Ensure a good sense of street enclosure with buildings fronting on to streets with either minimal setbacks, or in large setbacks with front and side gardens

combined with a strong boundary treatment to the street to give a good sense of enclosure.

- d) Use no more than 1.5m high stone walls or hedgerows as boundary treatments.
- e) Where historic stone walls are present, new development should be avoided where this may involve making new openings in the wall.
- f) Not result in the sub-division or infill of gardens which make a positive contribution to the street-scene with either development or hardstanding for cars.
- g) Not result in the development of important field / paddock sites to the south or block important views and vistas of the countryside.
- h) New paving and street furniture should enhance the character of the Conservation Area, for example setts for kerbs and bonded pea shingle for path and road surfaces.

Housing Allocations

Development in Weekley will take place through small scale 'infill' opportunities within the settlement boundary, this is further set out in Policy RS02 (Category B Villages). There are no housing allocations identified within Weekley.

Employment Allocations

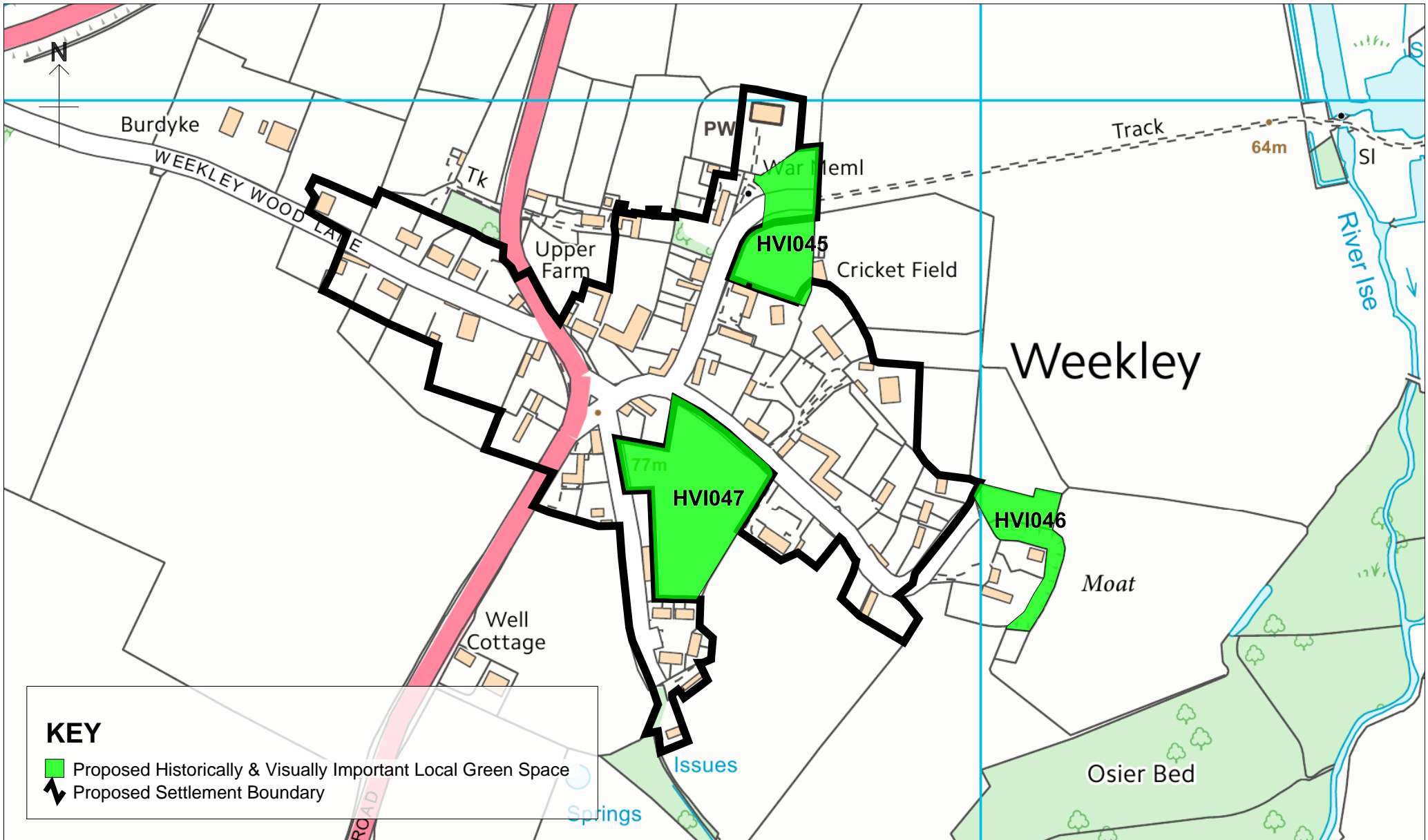
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area.)

Allotments

There is an identified need for allotment provision in Weekely. No sites have been identified to accommodate this need. Any future proposals for allotments sites should be considered against Policy X (Allotment Policy).

Local Green Space

Three areas of 'Historically and Visually Important Open Green Space' are proposed within Weekley. These are areas HV045, HVI046 and HVI047 *which are recognised as being demonstrably special and of local significance. In accordance with Policy X (LGS Policy) these local green spaces will be preserved to this effect.*



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Weston by Welland

Village Category: A

Weston-by-Welland is located around four miles north-east of Market Harborough on the B664, between Market Harborough and Uppingham, with pleasant views over the River Welland valley.

The most distinctive part of the village is also the oldest part, located around the junction of Main Street and Welham Road.

The most notable features within this area are the stone and slate houses, farm buildings and cottages, the mature trees at the frontage of Welland House to Main Street as well as to the rear of Weston House, attractive stone walls to a number of garden areas, the village green and St. Mary's Church.



Development in Weston by Welland is centred on three streets; Sutton Road, Ashley Road and Welham Road. There are two visible differences between the north and the south of the village. The north has a rural character, with low density development and views out to the open countryside; in contrast, the south is of a higher density

Weston by Welland has a Village Design Statement (VDS) which has been adopted by the Council as informal policy in 2009. The VDS has been used to inform the preparation of this document. Weston by Welland also has a designated Conservation, the appraisal of which was adopted in February 1984.

Key Statistics	
Population (Census 2011)	246
No. of dwellings (RMP – electoral roll)	69
New dwellings 2011 - present	2
Existing Housing Commitments	0
Proposed Housing Allocations	10

Facilities

Service/ Facility	No. of Units	Identifier
Public House	1	The Wheel and Compass
Church	1	St. Mary's Church

Options for Growth

Two different options for growth in Cranford were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option for Weston by Welland is to allow some small scale growth outside the settlement boundary and site RA/136 was identified. Through further consultation in the Housing Allocations - Assessment of Additional Sites and Update, site RA/146 remained as a potential housing allocation. It was subsequently agreed that site RA/146 be designated as a draft housing allocation.

Weston by Welland is identified as a Category A village. Development in Weston by Welland will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

A settlement boundary has been drawn around Weston by Welland to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by those relevant policies in the Development Plan.

Development Principles

There are a number of design principles which the *'Rural Masterplanning Report' (2012)* considered important for any new development which may occur in the future in Broughton. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy WES01: Weston by Welland Development Principles

Development in Weston by Welland will:

- a) Protect and enhance the conservation area and its setting.
- b) Reflect the character and materials of the Historic Core or Farmstead character areas as outlined in the Rural Masterplanning report.
- c) Use a materials palette limited to Northamptonshire ironstone and Collyweston or Welsh slate, with very limited red brick.
- d) Front directly onto streets or be slightly set-back behind green spaces,
- e) Be consistent with existing building lines and rooflines.
- f) Preserve the rural aspects, setting and environment of the village, including views out into the countryside.
- g) Not involve the subdivision of gardens for development where it results in a material alteration in the appearance of the site or where views or vistas would be affected detrimentally.

- h) If involving the conversion or, in exceptional circumstances, the replacement of traditional farm buildings, seek to retain the historic form and character of the building, including openings.
- i) Seek to provide smaller, more affordable, dwellings, of 2-3 bedrooms.
- j) Include, where appropriate, tree planting with native species.
- k) Facilitate the following improvements:
 - i) Introduction of an effective form of traffic calming appropriate to the rural setting (not speed humps).
 - ii) Gateways to the village should be improved to create a better sense of arrival and a softening of The Wheel and Compass Public House car park would suit the rural character of this part of the village.
 - iii) Footpath connections to the wider footpath network and open countryside should be improved as well as public footpaths within the village to aid walkability throughout.

Housing Allocations

RA/136 – Home Farm

This site is located towards the edge of Weston by Welland on the existing site of Home Farm on Valley Road. The site lies outside the settlement boundary and the Weston by Welland Conservation Area, as well as adjacent to the Grade II listed Home Farmhouse and opposite the village's only public house, The Wheel and the Compass.

Policy WES02: Home Farm

Site size: 0.72ha

Allocated use: Housing

Allocated yield: 10

Development will:

- a) Provide a maximum of 10 dwellings.
- b) Utilise high quality design is required to enhance the character and appearance of the Conservation Area, including acknowledgement of the adjacent Grade II listed No.3 (Home Farmhouse).
- c) Include a layout which reflects the existing pattern of built form the village and provides a gateway to the village.
- d) Incorporate a courtyard design which would be most appropriate with an open parking area.
- e) Comply with other policies in the Development Plan.

Employment Allocations

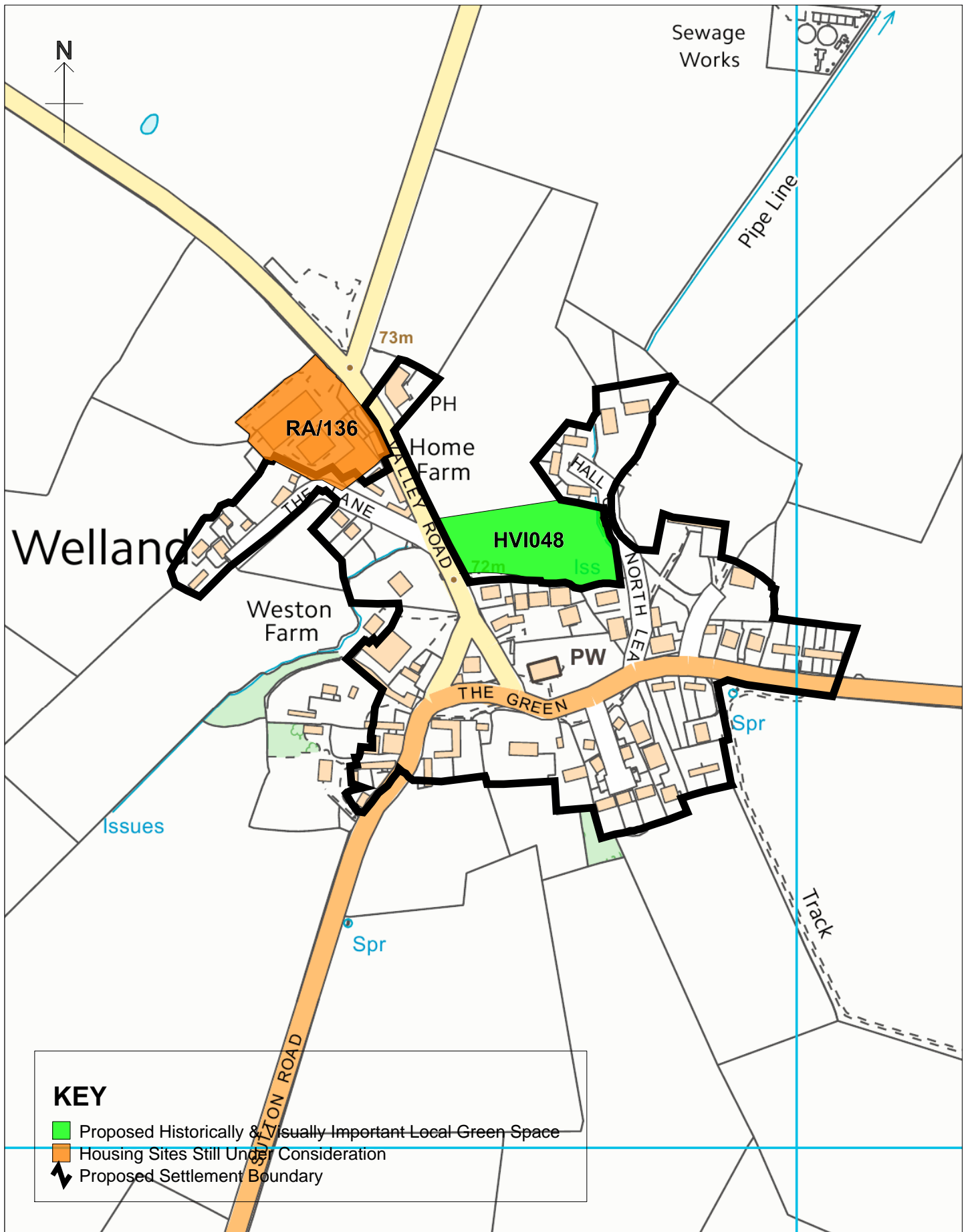
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area such as at Weston by Welland).

Allotments

There is no identified need for allotment provision in Weston by Welland. Any future proposals for allotments sites should be considered against Policy X (Allotment Policy).

Local Green Space

There is one area which have been proposed as Historically and Visually Important Local Green Space in Weston by Welland. This site is shown on the proposals map. This is area HVI048 which is recognised as being demonstrably special and of local significance. In accordance with policy X (LGS policy) this local green space will be preserved to this effect.



KEY

- Proposed Historically & Visually Important Local Green Space
- Housing Sites Still Under Consideration
- Proposed Settlement Boundary

Title: Weston By Welland

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Kettering
Borough Council

Wilbarston

Village category: A

Located at the north of the borough, Wilbarston is a pleasant village which enjoys panoramic views of the surrounding Welland Valley countryside. It contains a mix of development styles and phases but retains a distinct historical core of traditional buildings which characterise the majority of the village. The village's facilities include a school, shop / Post Office, village hall, open space and pub. Streets are generally closely lined with continuous built form (buildings or boundary walls) giving a strong sense of enclosure. Most buildings are parallel to the street, but some are gable end on. Frontages are densely packed, with long ranges and gardens behind. Typically the built form tightly encloses the street on one side, and is set back on the other in a staggered arrangement. The agricultural heritage is clear and rural mews and historic farmsteads form distinct character traits, with buildings frequently clustered together or set in linear ranges running parallel or at 90 degrees to the street, forming small linear yards.



Wilbarston Conservation Area Appraisal was adopted in June 1983. In addition to this, the Wilbarston Village Design Statement was adopted in 2010.

The '*Wilbarston Housing Needs Survey*' (December 2010) and consultation with the Parish Council identified a need for affordable housing in the village. Six new dwellings were required to meet this identified local need for affordable homes.

Key Statistics	
Population (2011 Census)	753
No. of dwellings (RMP – electoral roll)	310
New dwellings 2011- present	0
Existing Housing Commitments	0
Proposed Housing Allocations	0

Facilities

Service/Facility	No. of Units	Identifier
Retail	1	Village Shop and Post Office
Public House	1	The Fox Inn

School/Nursery	1	Wilbarston C of E Primary School
Church	1	All Saints Church
Community Building	1	Wilbarston Village Hall

Options for Growth

Two different options for growth in Cranford were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option for Stoke Albany is to allow some small scale growth outside the settlement boundary for affordable housing, as identified by the *Wilbarston Housing Needs Survey 2010* and one site, RA/172, was identified to meet this need. Through further consultation in the Housing Allocations - Assessment of Additional Sites and Update, site RA/172 remained as a potential housing allocation. However subsequent to this, through consultation with owners of the site, this site can no longer be considered available; therefore it has been discounted as a draft housing allocation.

Wilbarston is identified as a Category A village. Development in Wilbarston will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

A settlement boundary has been drawn around Wilbarston to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by those relevant policies in the Development Plan.

Development Principles

There are a number of design principles which the *'Rural Masterplanning Report' (2012)* considered important for any new development which may occur in the future in Broughton. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy WIL01: Wilbarston Development Principles

Development in Wilbarston will:

- a) Facilitate improvements to the village, potentially those identified in the Rural Masterplanning report, including:
 - i) Public realm, gateway and traffic calming improvements along Carlton Road - School Lane, for example tree planting along Carlton Road.

- ii) Highway and public realm improvements to the crossroads of Main Street and Carlton Road, to remove the dominance of the highway, improve the pedestrian environment; expand the current landscaped green into a small public square.
- iii) Creation of a safe, paved footpath connection with Stoke Albany.
- b) Represent the local street variety and geometry.
- c) Follow the characteristics of continuous enclosure of buildings, stone boundary walls, stepped frontage, and local variety of street forms.
- d) Feature buildings which front directly, or have short set-backs, onto the streets, lanes, or alleys.
- e) Use a limited palette of materials reflecting the historic buildings within the village - ironstone and limestone, often in coursed bands with limited areas of render, less common soft red bricks, and roofs of slate or stone slate, and thatch.
- f) Not erode important views of the countryside.

Housing Allocations

There are no housing allocations identified in Wilbarston.

Employment Allocations

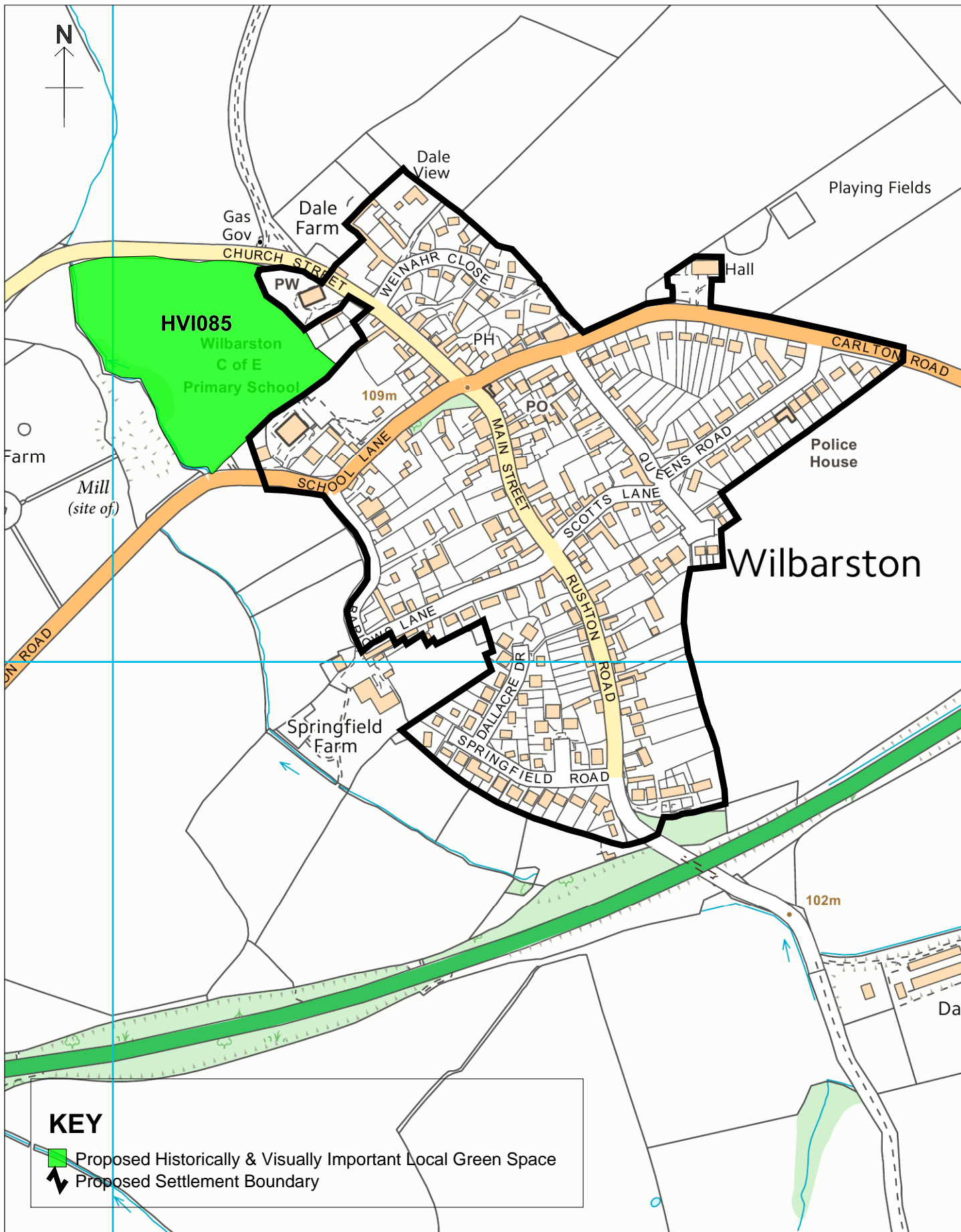
(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area such as at Wilbarston).

Allotments

There is no identified need for allotment provision in Rushton. Although, no sites have yet been identified to accommodate this need. Any future proposals for allotments sites should be considered against Policy X (Allotment Policy).

Local Green Space

There is one area which have been proposed as Historically and Visually Important Local Green Space in Wilbarston. This site is shown on the proposals map. This is area HVI085 which is recognised as being demonstrably special and of local significance. In accordance with Policy X (LGS policy) this local green space will be preserved to this effect.



Title: Wilbarston

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