Kettering
Borough Council

Site Specific Part 2 Local Plan (SSP2)

Rural Settlement Facilities Background Paper (update)

April 2018

1.0 **Background**

1.1 The Kettering Borough Rural Master Planning Report (February 2012) presented findings of the Rural Master Planning Project which was prepared in support of an evidence base to inform the emerging Part 2 Local Plan. The project involved a detailed analysis of the rural area in the Borough including all of the villages, which included a facilities assessment for each settlement. This information now requires updating to ensure that it reflects the current position within each of the rural settlements, as it will be an important consideration in determining the sustainability of each settlement alongside the sustainability assessment criteria used to assess potential housing site and employment site allocations through the Part 2 Local Plan.

2.0 **Introduction**

2.1 Facilities available within each settlement were reviewed in May / June 2015 by officers who visited each settlement. To ensure that any further changes leading up until March 2018 have been captured, a further desk top assessment has been undertaken which has involved reviewing the following sources of information:

- Google maps and Google search
- Parish Council and Village websites

2.2 Facilities recognised as providing a key service to the local community and included within this review are set out below:

- Churches (including chapels and other buildings of religious use);
- Community Buildings (i.e. village halls, community centres, buildings which can be rented for community use, etc);
- Schools (including public children's nurseries, infant, primary and secondary schools);
- Hotels and Bed and Breakfast (including other uses which provide accommodation;
- Public Houses (including working men's clubs and other social clubs which offer bar facilities);
- Retail (includes retail providing day to day retail offer);
- Hot Food Takeaway;
- Restaurants and Cafes;
- Business Units (which offer a service to the local as well as wider community or retail use);
- Doctors / Health Clinics;
- Dentists;
- Opticians;
- Automatic Teller Machine (ATM) / Daily Banking Facilities.

The review excludes the following:

- Businesses which do not provide a service to the local community;
- Allotments, recreation and play areas
- Part-time / limited services [these are noted instead]

2.3 Facilities and Service Mapping

2.4 Table 1 (page 4) provides an overview summary of facilities available in each settlement located within the Borough. These are grouped by village category, which are defined accordingly:

2.5 **Village Category A -** In these locations, there is an emphasis to protect the village's environment and their limited ability to absorb further development. Within these villages development will be on small scale infill sites or sites allocated for rural housing.

2.6 **Village Category B -** These villages are seen as having 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.

2.7 **Village Category C -** These settlements are dispersed in character. Due to their low density and small number of dwellings, these 6 villages (Brampton Ash, Dingley, Orton, Pipewell, Glendon and Thorpe Underwood) are viewed as scattered development in the open countryside. This means that these settlements are not defined by a village boundary; therefore 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, in order to maintain their scattered village designation and status. Typically, these villages have limited accessibility to local facilities and employment; new 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, which has the potential to have a detrimental effect on the setting and character of these settlements.

2.8 Maps of village facilities for each settlement are provided in Appendix 1. These maps are dated to reflect the snapshot in time they relate to.

Table 1: Summary of Settlement Facilities by Settlement

Settlement Name	Facility Type													Total Number of Facilities for each Settlement
	Church	Public House	Community Building	Opticians	Dentist	Doctors	Restaurant/Café	Retail Shop	Hot Food Takeaway	School / Nursery	Business Units	Hotel / Bed and Breakfast	ATM / banking	
Village Category: A														
Ashley	1	1	1	0	0	0	0	1	0	0	0	0	0	4
Braybrooke	1	1	1	0	0	0	0	0	0	0	0	0	0	3
Broughton	2	2	1	0	0	0	0	4	2	1	2	0	0	14
Cranford	2	1	1	0	0	0	1	0	0	1	0	0	0	6
Geddington	2	3	3	0	0	0	1	2	0	1	0	0	0	12
Great Cransley	1	1	1	0	0	0	0	0	0	0	0	1	0	4
Harrington	1	1	1	0	0	0	0	0	0	0	0	1	0	4
Loddington	1	1	1	0	0	0	0	1	0	1	0	0	0	5
Mawsley	0	0	1	1	1	1	2	2	0	2	2	0	1	13
Pytchley	1	1	1	0	0	0	0	0	0	1	0	0	0	4
Rushton	1	1	1	0	0	0	0	0	0	1	2	1	0	7
Stoke Albany	1	1	1	0	0	0	0	0	0	0	0	0	0	3
Sutton Bassett	1	1	0	0	0	0	0	0	0	0	0	0	0	2
Thorpe Malsor	1	1	1	0	0	0	0	0	0	0	0	0	0	3
Weston By Welland	1	1	0	0	0	0	0	0	0	0	0	0	0	2
Wilbarston	1	1	1	0	0	0	0	1	0	1	0	0	0	5
Village Category: B														
Grafton Underwood	1	0	1	0	0	0	1	0	0	0	0	0	0	3
Little Oakley	1	0	1	0	0	0	0	0	0	0	0	0	0	2
Newton	0	0	1	0	0	0	1	1	0	0	0	0	0	3
Warkton	1	0	1	0	0	0	0	1	0	0	0	0	0	3
Weekley	1	1	0	0	0	0	1	0	0	0	0	0	0	3
Village Category: C														
Brampton Ash	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Dingley	1	0	1	0	0	0	0	0	0	0	0	0	0	2
Glendon	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Orton	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pipewell	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Thorpe Underwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0

3.0   Summary of all community facilities at a settlement level.

3.1   Category A Villages

Table 2: Ashley

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

Table 3: Braybrooke

Facility	Name
Church	- All Saints Church
Public House	- The Swan Inn
Community Building	- Braybrooke Village Hall

Table 4: Broughton

Facility	Name
Church	- St. Andrews Church; - Broughton Baptist Church).
Public House	- Red Lion Inn; - Broughton Working Mens Club.
Community Building	- Broughton Village Hall
Retail	- Co-Operative Village Store and Post Office*; - AM2PM; - Premier Corner Shop; - Strands [hair dressers].
Hot Food Takeaway	- Broughton fish and chips; - Far East.
School / Nursery	- Broughton Primary School
Business Unit	- Price Automotive Services Ltd; - George James and Sons [Blacksmiths].

Broughton Post Office has limited services (no banking or foreign currency)

Table 5: Cranford

Facility	Name
Church	- St John's Church; - St Andrews Church.
Public House	- The Red Lion
Community Building	- Cranford Village Hall
Restaurant / Cafe	- The Old Forge Tea Room
School / Nursery	- Cranford C of E Primary School

Table 6: Geddington

Facility	Name
Church	- United Reformed Church; - St Mary Magdalene's Church.
Public House	- The White Lion; - The White Hart; - The Star Inn.
Community Building	- Geddington Village Hall; - Geddington and Newton Bowls Club. - Geddington Youth Centre*

Retail	- Askews [Hair Dressers]; - Geddington Post Office**.
School / Nursery	- Geddington Primary School.
Restaurant / Café	- A Country Garden Restaurant and Tea Room.

Geddington Youth Centre is located outside of the settlement boundary, but provides a community facility/service;

**Geddington Post Office includes current account servicing and foreign currency.*

Table 7:Great Cransley

Facility	Name
Church	- St. Andrews C of E Church
Public House	- The Three Cranes
Community Building	- Great Cransley Village Hall
Hotel / Bed and Breakfast	- The Country House Hotel

Table 8: Harrington

Facility	Name
Church	- St. Peter and St Pauls Church]*
Public House	- Tollemarche Arms
Community Building	- Harrington Village Hall
Hotel / Bed and Breakfast	- Church Farm Lodge

* Church is located outside of settlement boundary, but provides a community facility/service.

Table 9: Loddington

Facility	Name
Church	- St. Leonards Church
Public House	- The Hare
Community Building	- Loddington Village Hall.
Retail	- Village Shop [and part-time Post Office]
School / Nursery	- Loddington C of E Primary School

Table 10: Mawsley

Facility	Name
Community Building	- The Centre (includes Baby / Toddler Group, Touch Rugby Club, Gardening for All, Bumps and Buggies, Short Mat Bowls Club, Karate, Pilates, Dance Factory, Rainbows, Music Makers, Line Dancing, Kick Boxing, WI, Community Choir, Cards and Cake, Mawsley Church).
Retail	- One Stop Shop; - Idolz Hair Beautique.
School / Nursery	- Mawsley Community School; - Day Nursery.
Restaurant / Cafe	- Café No.9; - India 2 Mawsley.
Doctors / Health Clinic	- Mawsley Medical Centre
Opticians	- Mawsley Opticians
Dentist	- Mawsley Dental Clinic
Business Unit	- Beauty Parlour [Blush Beauty]; - Mawpix Photographers.
ATM	- Royal Bank of Scotland.

Table 11: Pytchley

Facility	Name
Church	- All Saints Church
Public House	- Overstone Arms
School / Nursery	- Pytchley Endowed C of E Primary School
Community Building	- Pytchley Village Hall

Table 12: Rushton

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

Rushton Post Office has limited services and (no banking or foreign currency).

Table 13: Stoke Albany

Facility	Name
Church	- St. Botolphs Church
Public House	- White Horse Inn
Community Building	- Stoke Albany Village Hall

Table 14: Sutton Bassett

Facility	Name
Church	- All Saints Church
Public House	- The Queens Head Inn

Table 15: Thorpe Malsor

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

Table 16: Weston by Welland

Facility	Name
Church	- St. Marys Church
Public House	- The Wheel and Compass

Table 17: Wilbarston

Facility	Name
Church	- All Saints Church
Public House	- The Fox Inn
Retail	- Village Shop and Post Office*
School / Nursery	- Wilbarston C of E Primary School
Community Building	- Wilbarston Village Hall

Wilbarston Post Office includes current account servicing and foreign currency.

3.2   Category B Villages

Table 18: Grafton Underwood

Facility	Name
Church	- St. James Church
Community Building	- Grafton Underwood Village Hall
Restaurant / Cafe	- Sage and Brooke

Table 19: Little Oakley

Facility	Name
Church	- St. Peters Church
Community Building	- Little Oakley Village Hall

Table 20: Newton

Facility	Name
Community Building	- Newton Field Centre
Retail	- Dovecote Farm Shop
Restaurant / Cafe	- Dovecote Farm

Table 21: Warkton

Facility	Name
Church	- St. Edmunds Church
Community Building	- Warkton Village Hall and part-time Post Office*
Retail	- Unit 1 Moorfield Farm (Incredible Bakery Company)

Table 22: Weekley

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

Warkton Post Office includes current account servicing and foreign currency.

3.3   Category C Villages

Table 23: Brampton Ash

Facility	Name
Church	- St. Marys Church

Table 24: Dingley

Facility	Name
Church	- All Saints Church
Community Building	- Dingley Village Hall

Table 25: Pipewell

Facility	Name
Church	- Abbey Church of St. Mary

Table 26: Orton

Although the settlement is occupied by the Orton Trust Stonemasons (occupying former church and separate building), this does not provide a community service. As a result, the settlement has no facilities available to serve it.

Table 27: Glendon

No facilities serve this settlement.

Table 28: Thorpe Underwood

No facilities serve this settlement.

Appendix 1

N

KEY
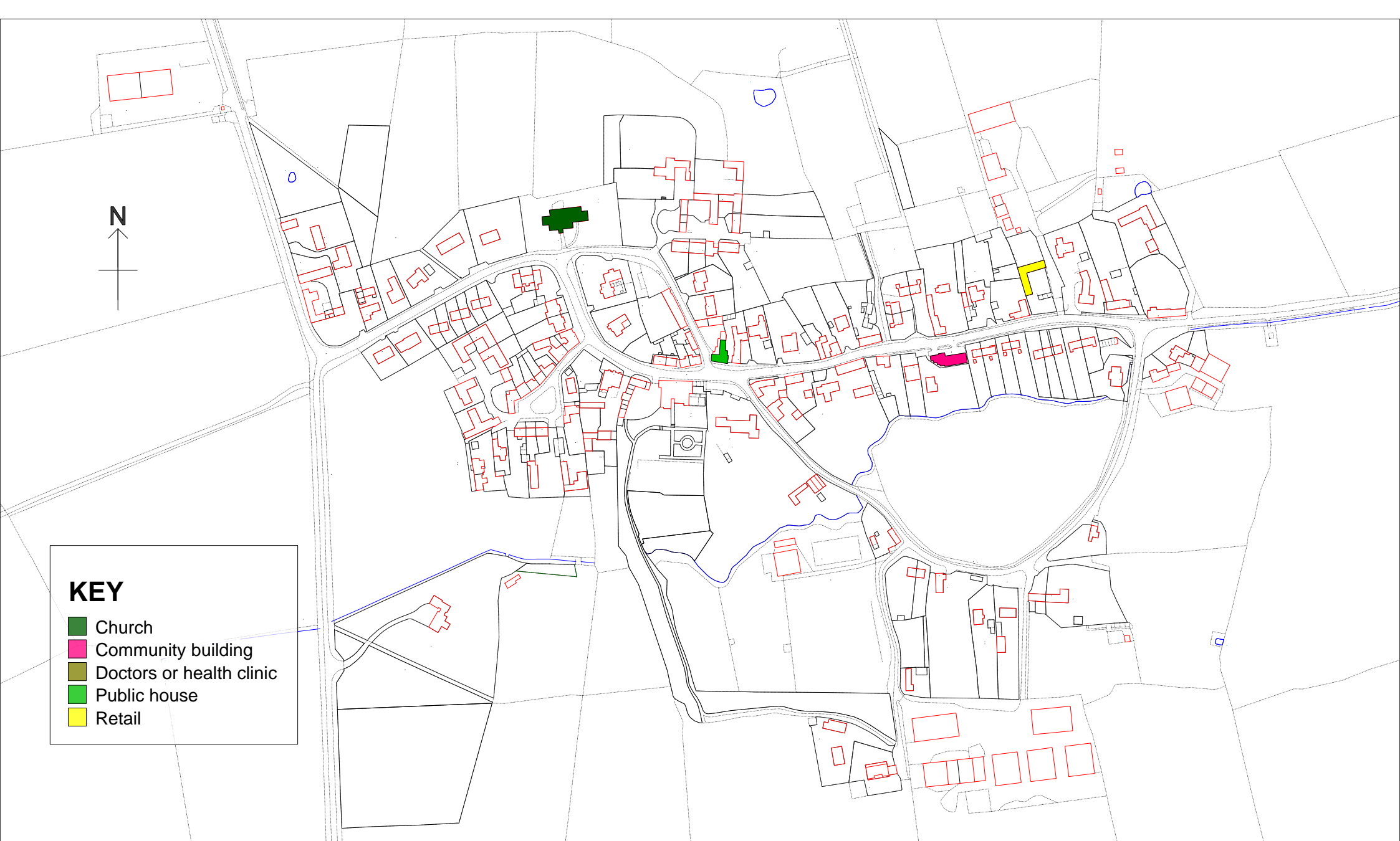
- 🟩 Church
- 🟥 Community building
- 🟫 Doctors or health clinic
- 🟩 Public house
- 🟨 Retail

Title: Ashley - Existing Facilities
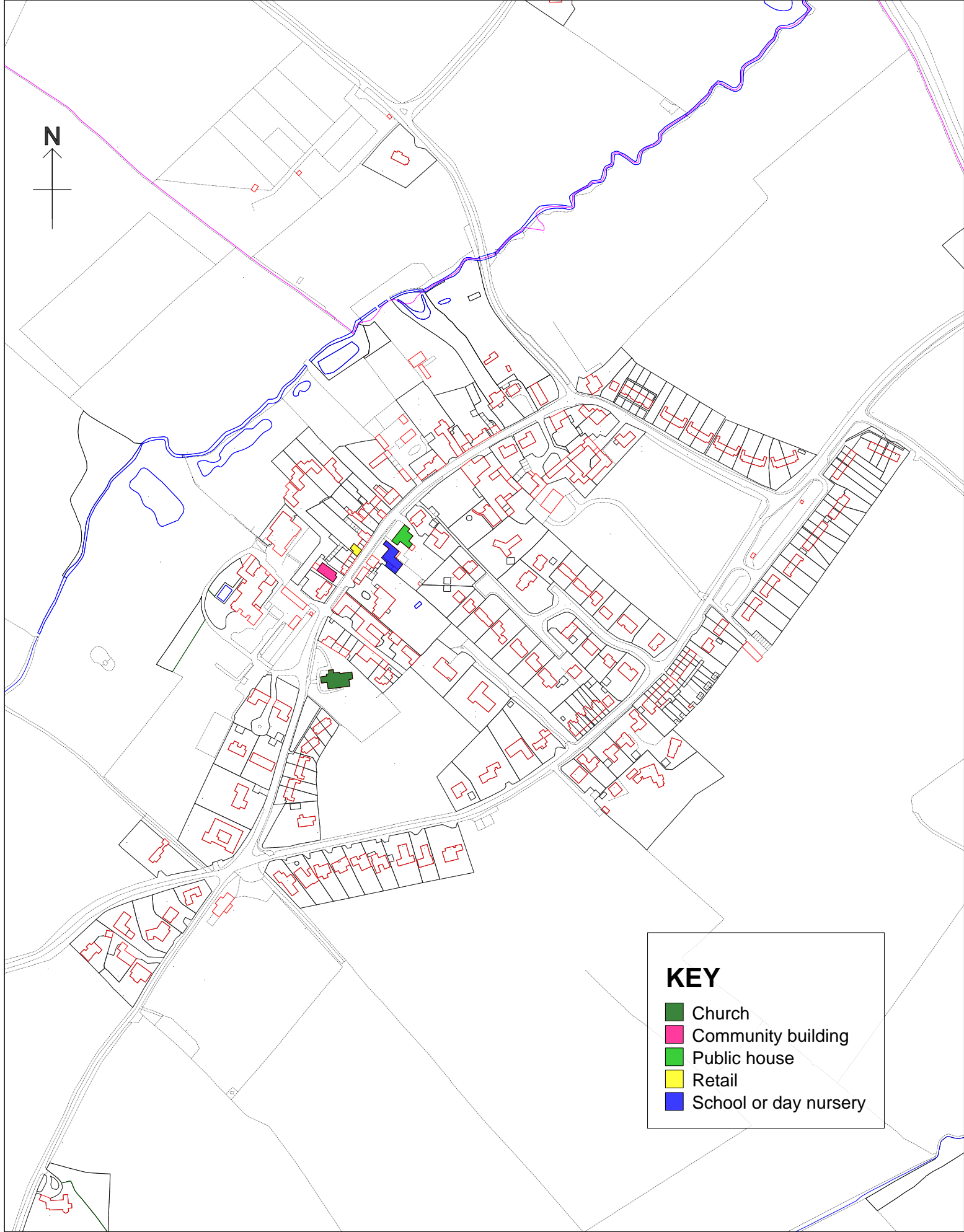
Date: 26:02:18

Scale: 1:4000

Drawn by: AMH

Kettering
Borough Council

N

KEY
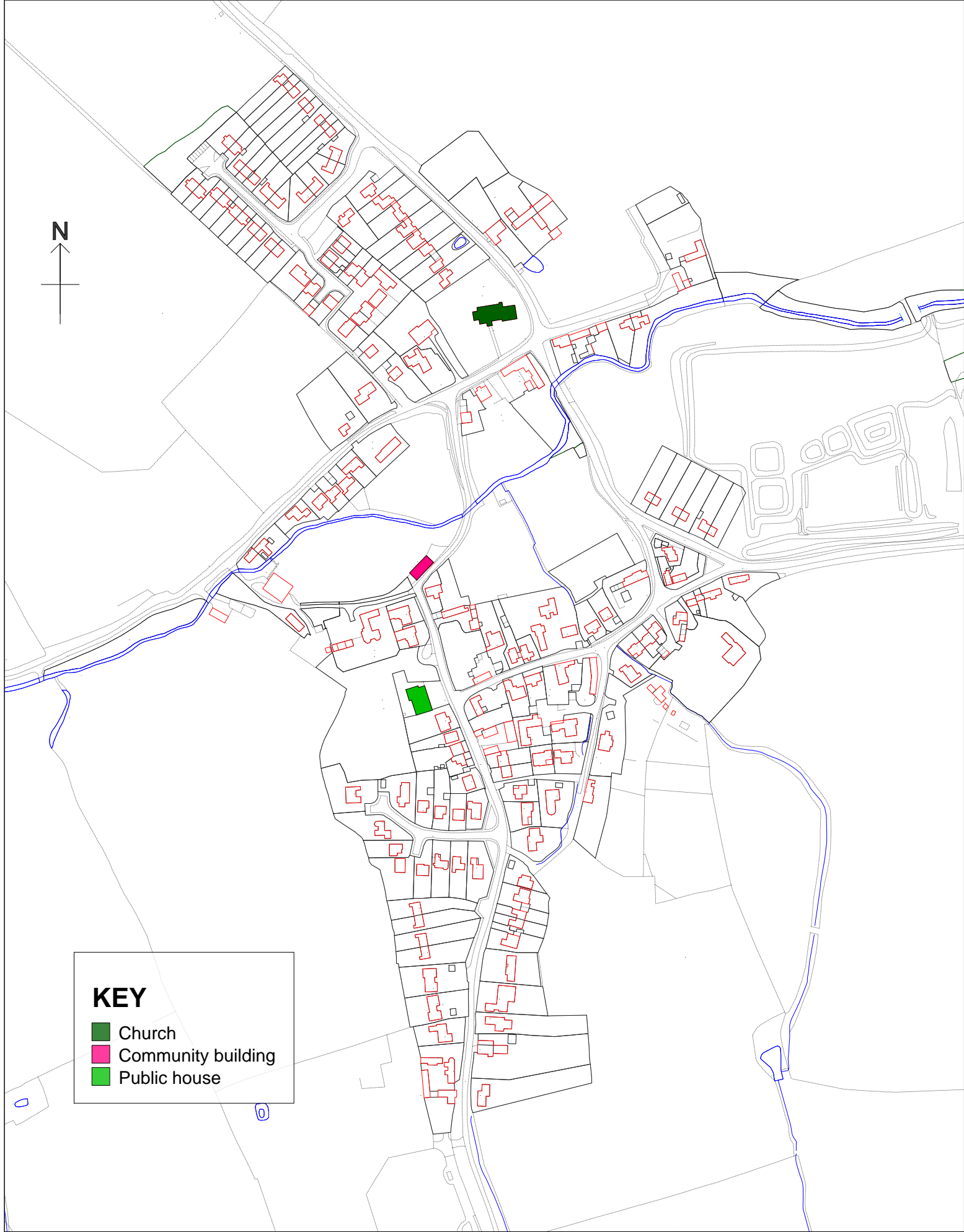
- Church
- Community building
- Public house

Title: Braybrooke - Existing Facilities

Date: 26:02:18

Scale: 1:4000

Drawn by: AMH

Kettering
Borough Council

KEY
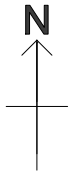
- Business unit
- Church
- Community building
- Hot food takeaway
- Public house
- Retail
- School or day nursery
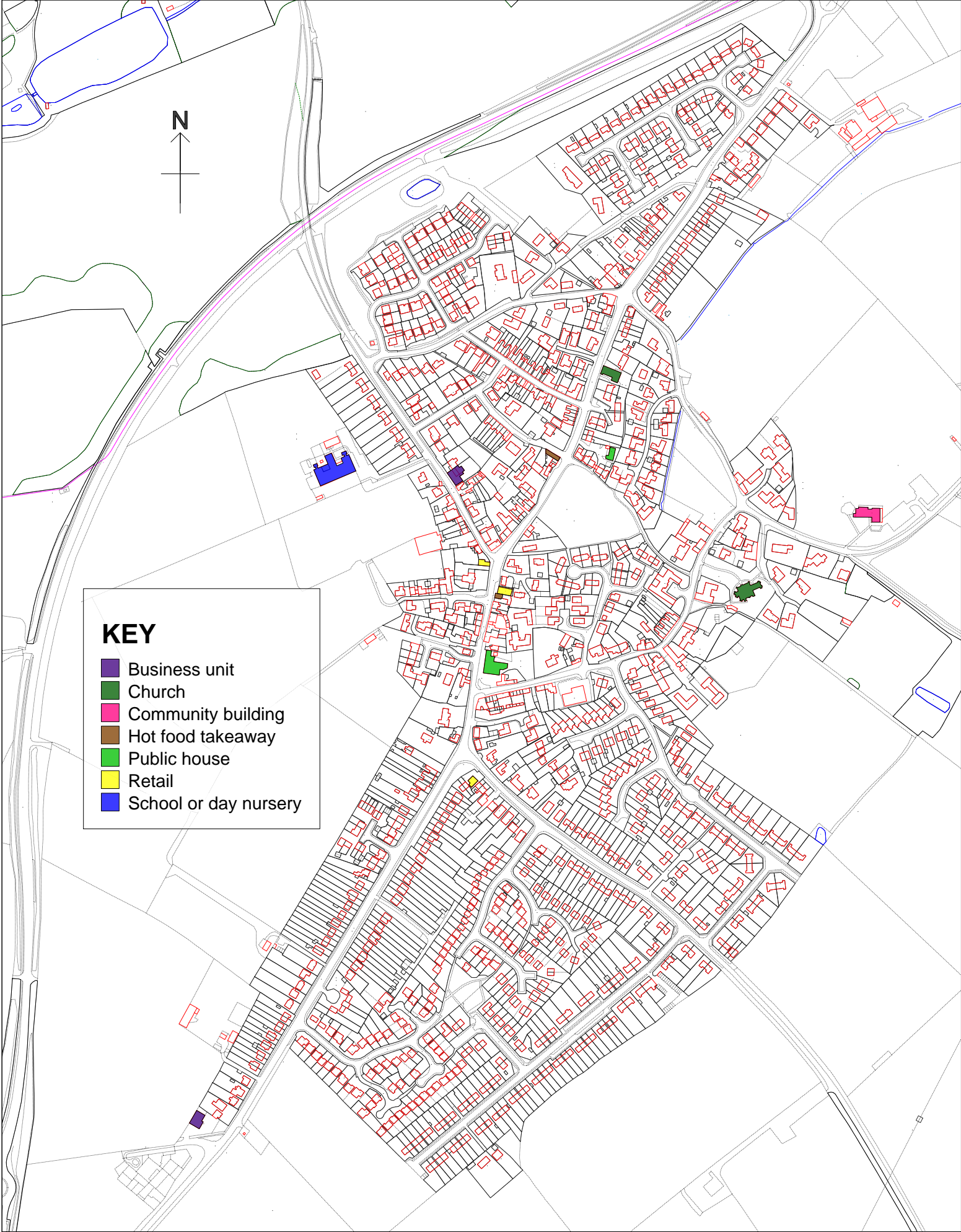
Title: Broughton - Existing Facilities

Kettering *Borough Council*

| Date: 26:02:18 | Scale: 1:6000 | Drawn by: AMH |

KEY
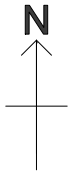
- ■ Church
- ■ Community building
- ■ Public house
- ■ Restaurant or cafe
- ■ School or day nursery

Title: Cranford - Existing Facilities

Kettering
Borough Council

Date: 26:02:18   Scale: 1:6000   Drawn by: AMH

N

KEY
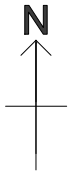
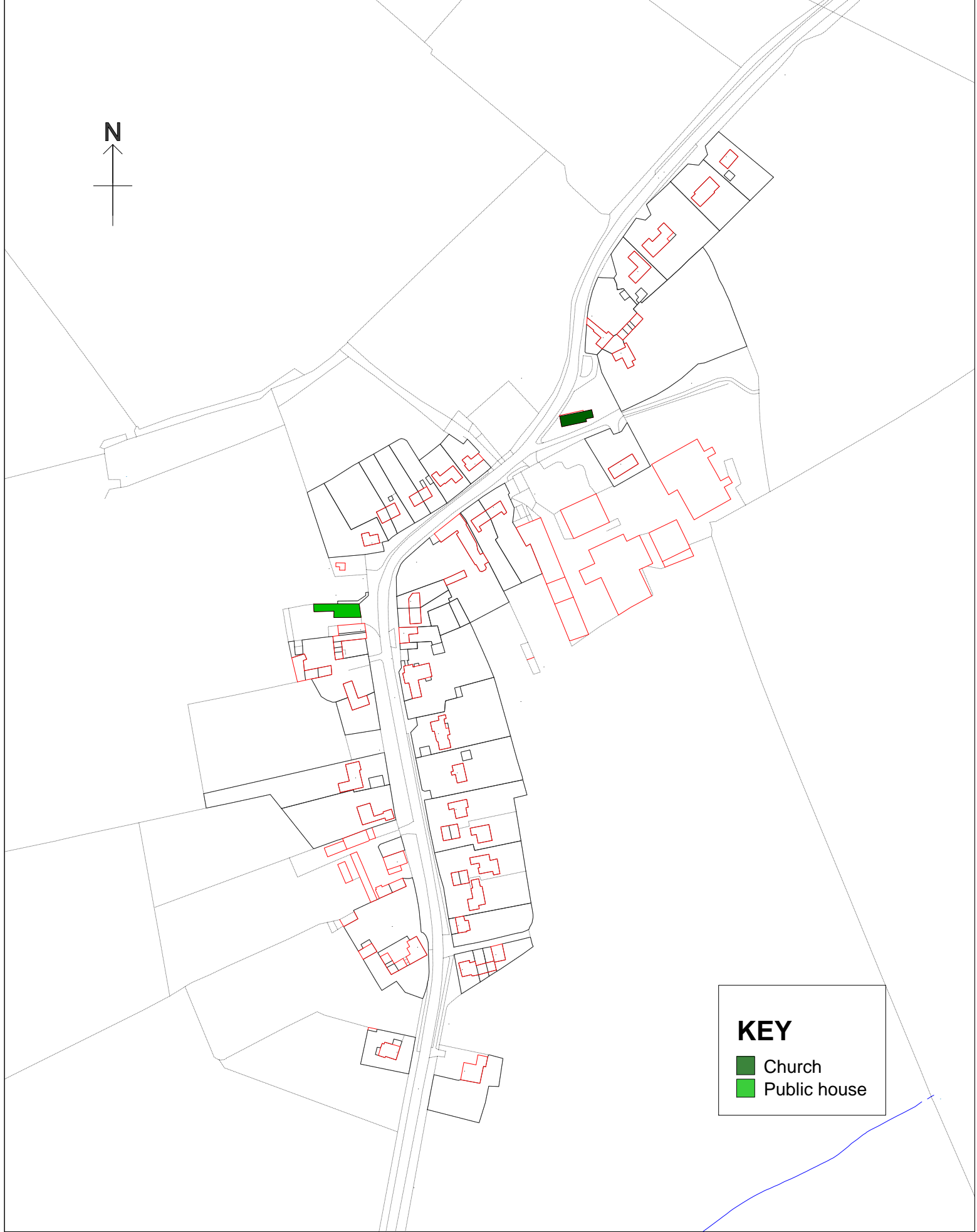■ Church
■ Community building
■ Public house
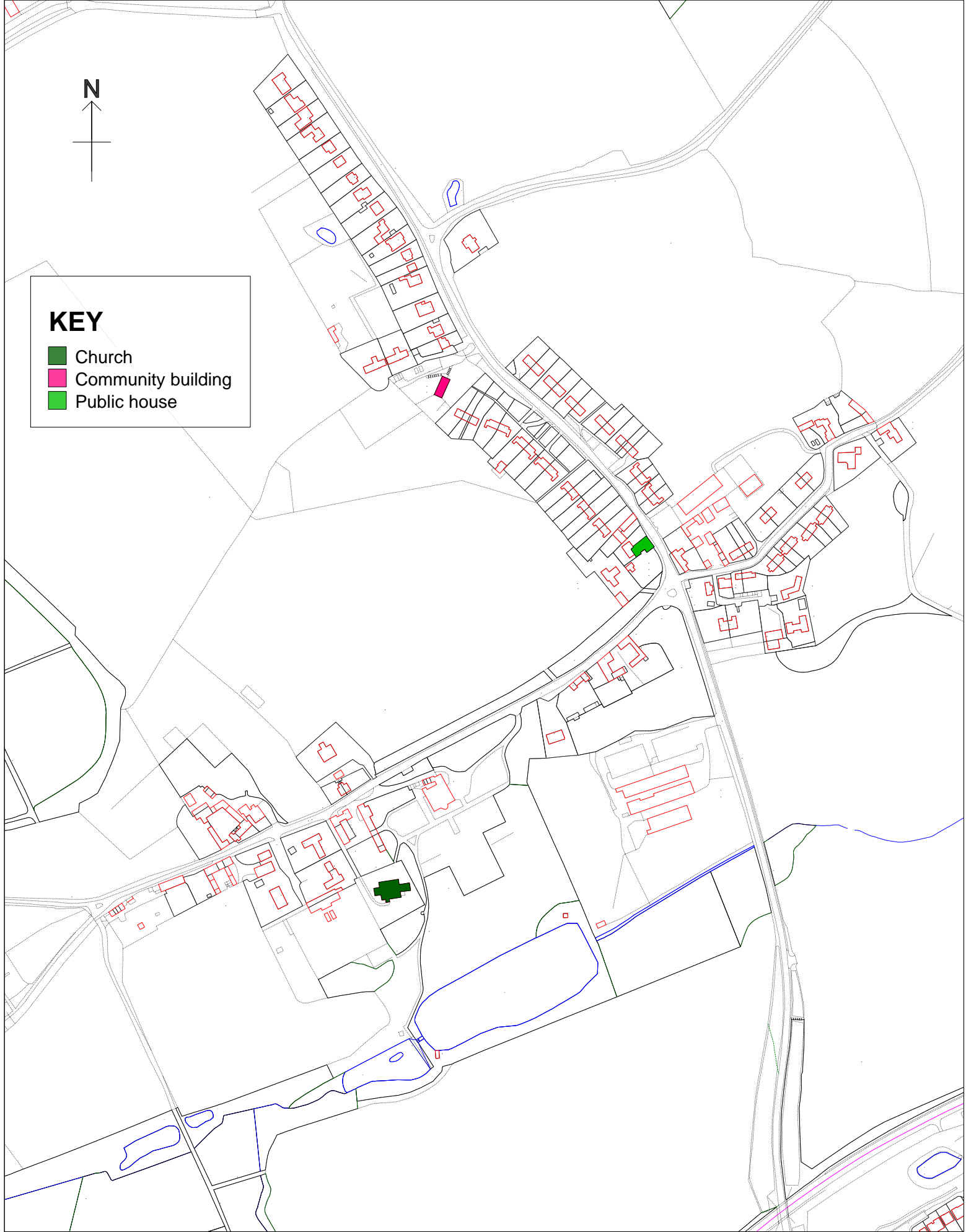
Title: Cransley - Existing Facilities

Kettering
Borough Council

Date: 26:02:18

Scale: 1:4500

Drawn by: AMH

N

KEY
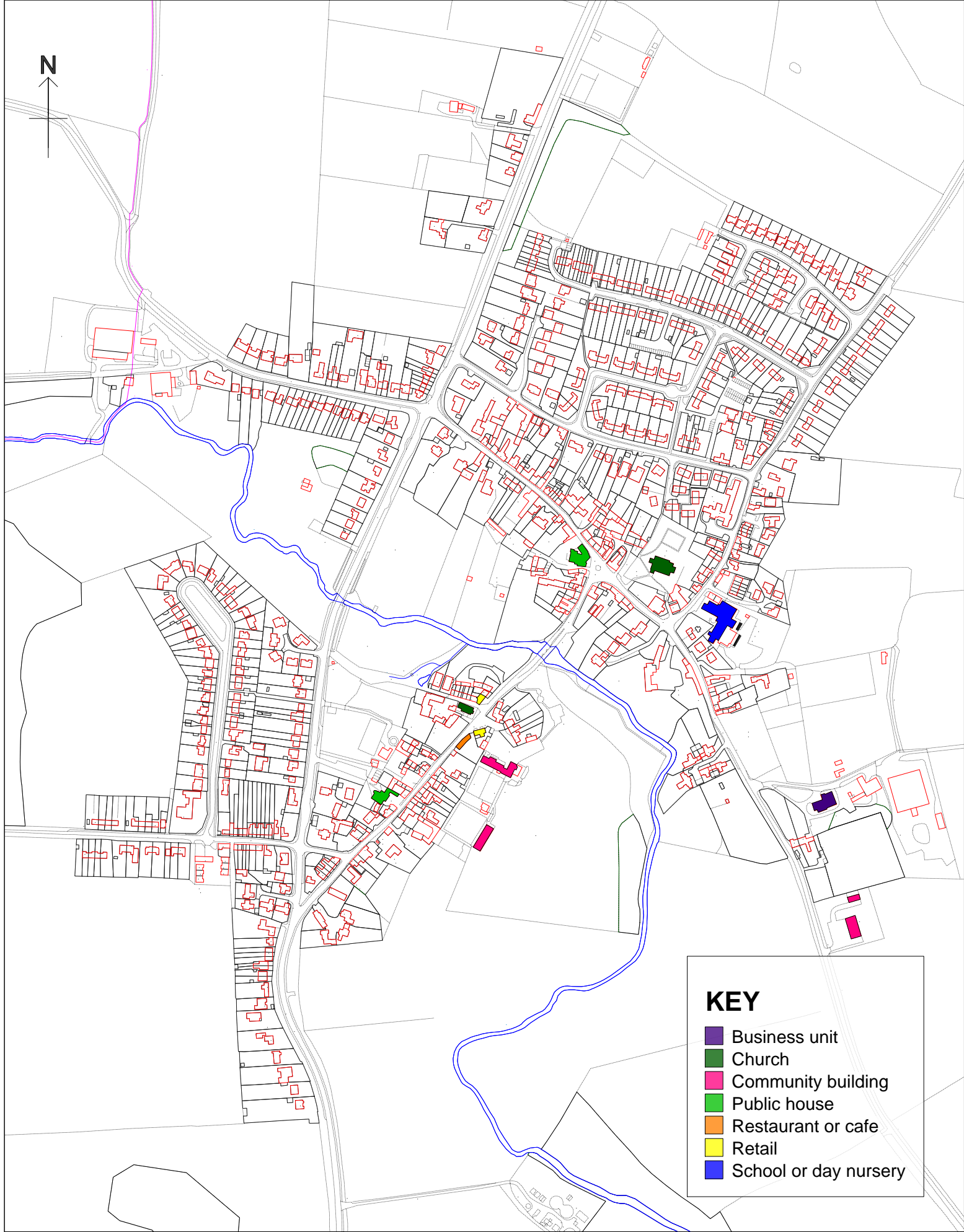
- Business unit
- Church
- Community building
- Public house
- Restaurant or cafe
- Retail
- School or day nursery

Title: Geddington - Existing Facilities

Date: 26:02:18

Scale: 1:6000

Drawn by: AMH

Kettering
Borough Council

N

KEY
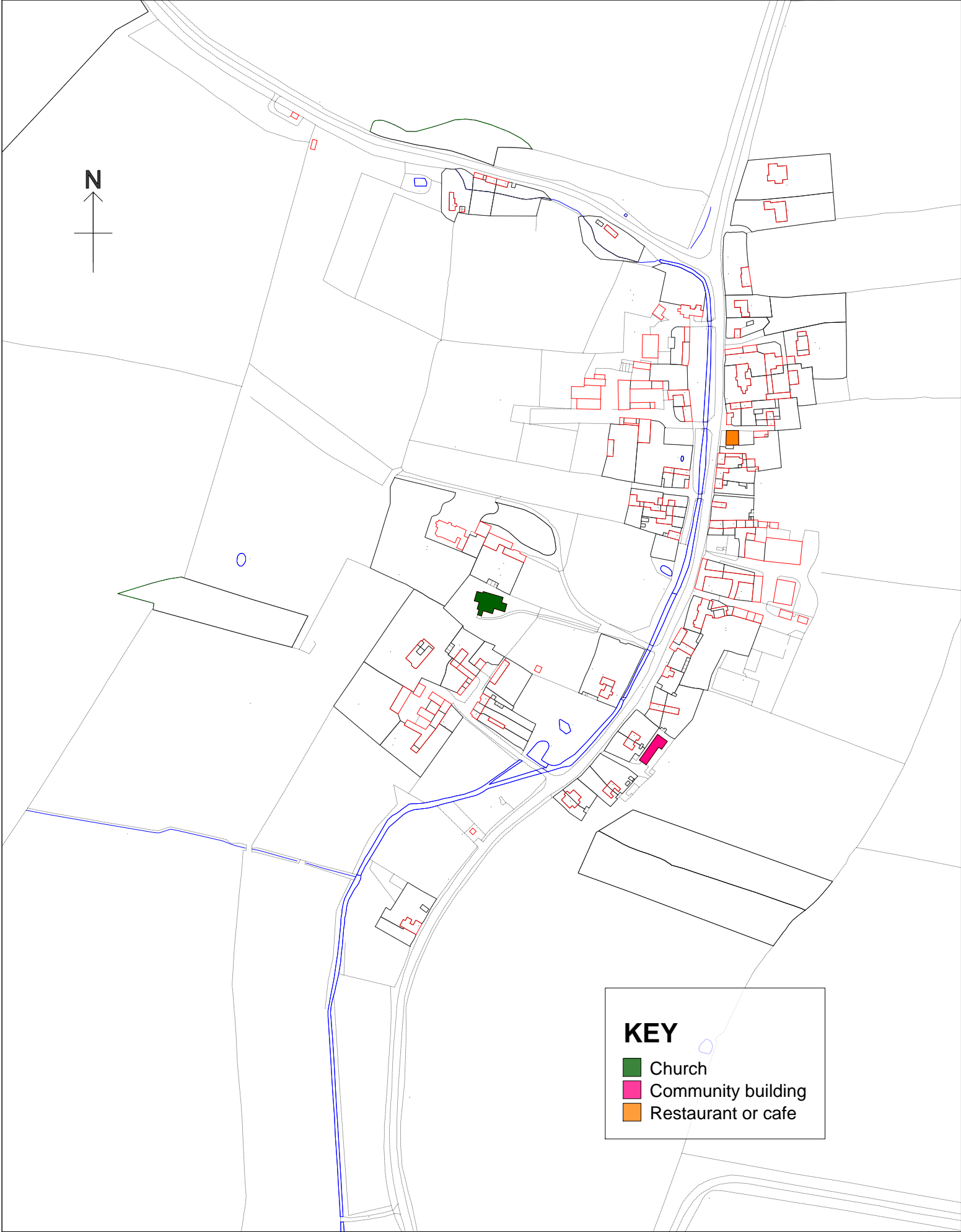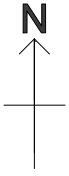
- Church
- Community building
- Restaurant or cafe

Title: Grafton Underwood - Existing Facilities

Date: 26:02:18

Scale: 1:4000

Drawn by: AMH

N

KEY
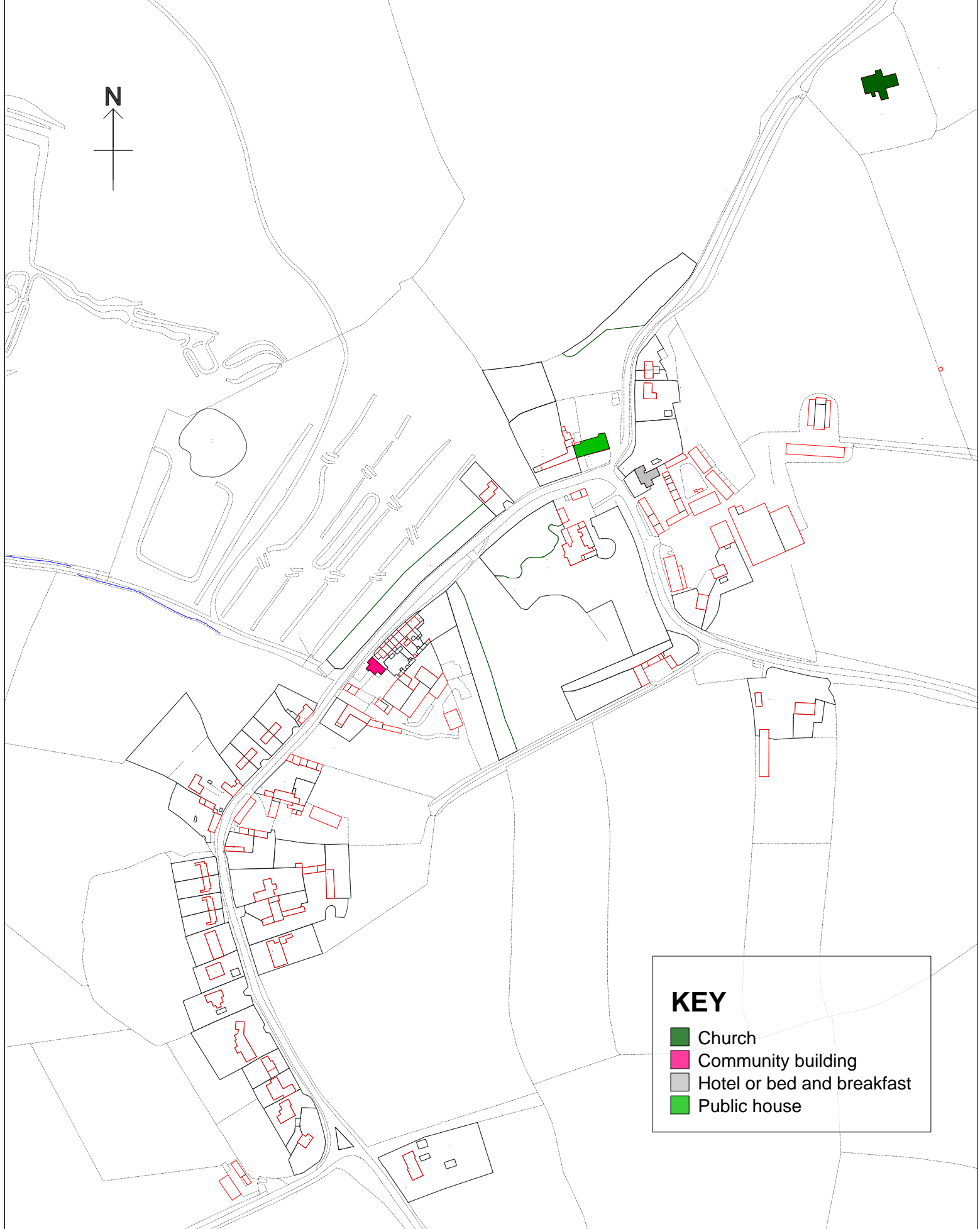
■ Church
■ Community building
■ Hotel or bed and breakfast
■ Public house

Title: Harrington - Existing Facilities

Date: 26:02:18

Scale: 1:4000

Drawn by: AMH

Kettering
Borough Council

N

KEY
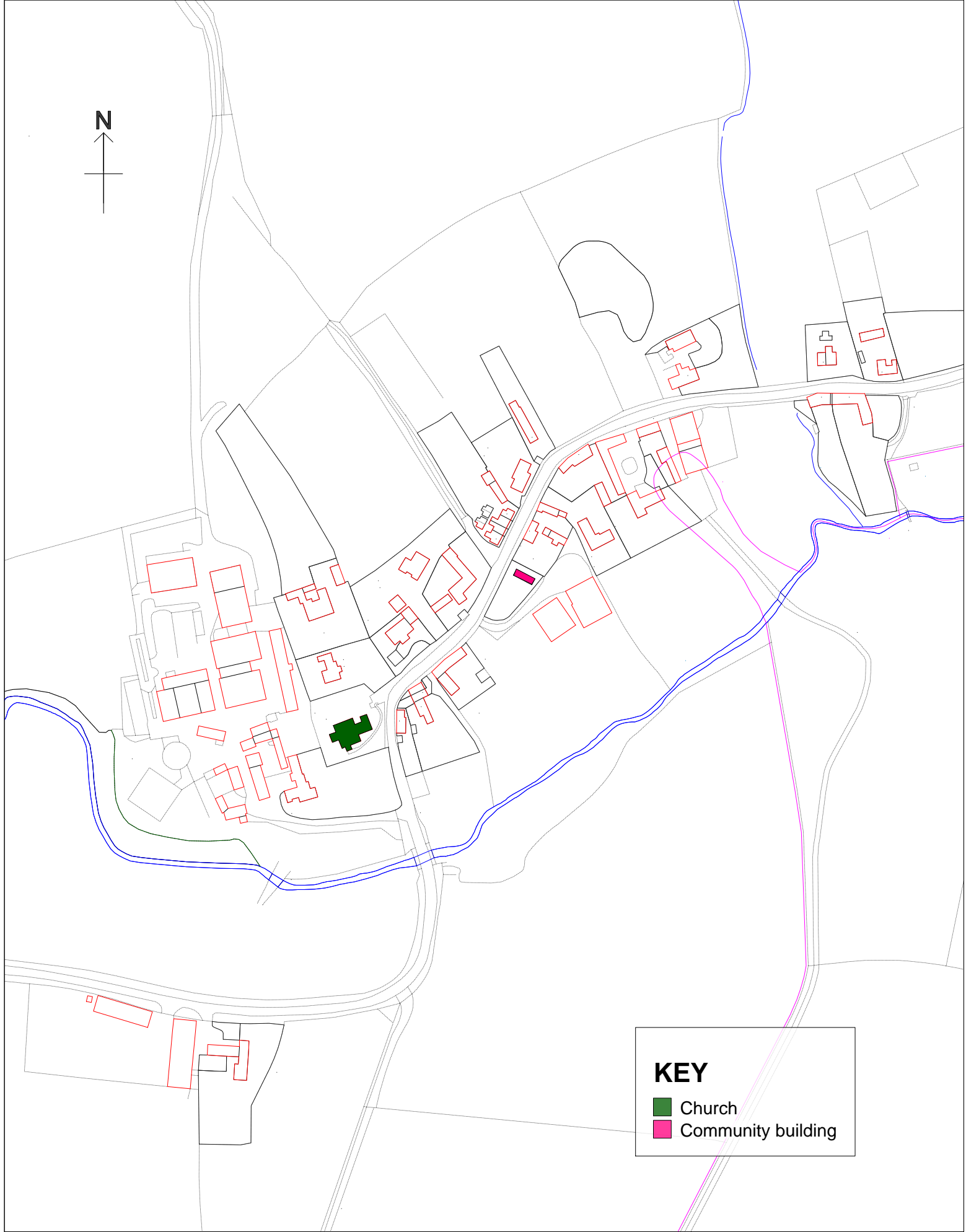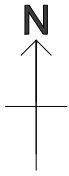
■ Church
■ Community building

Title: Little Oakley - Existing Facilities

Kettering
Borough Council

| Date: 26:02:18 | Scale: 1:3000 | Drawn by: AMH |

N

KEY

■ Church
■ Community building
■ Public house
■ Retail
■ School or day nursery

Title: Loddington - Existing Facilities

Kettering
Borough Council

Date: 26:02:18   Scale: 1:4500   Drawn by: AMH

N
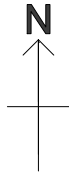
KEY

Community building
Restaurant or cafe
Retail
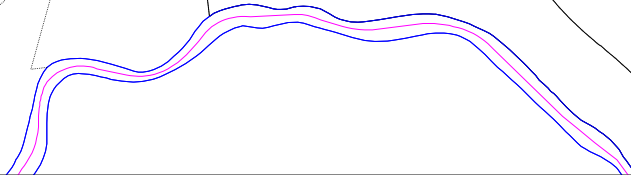
Title: Newton - Existing Facilities

Date: 26:02:18

Scale: 1:2500

Drawn by: AMH

Kettering
Borough Council

N

KEY
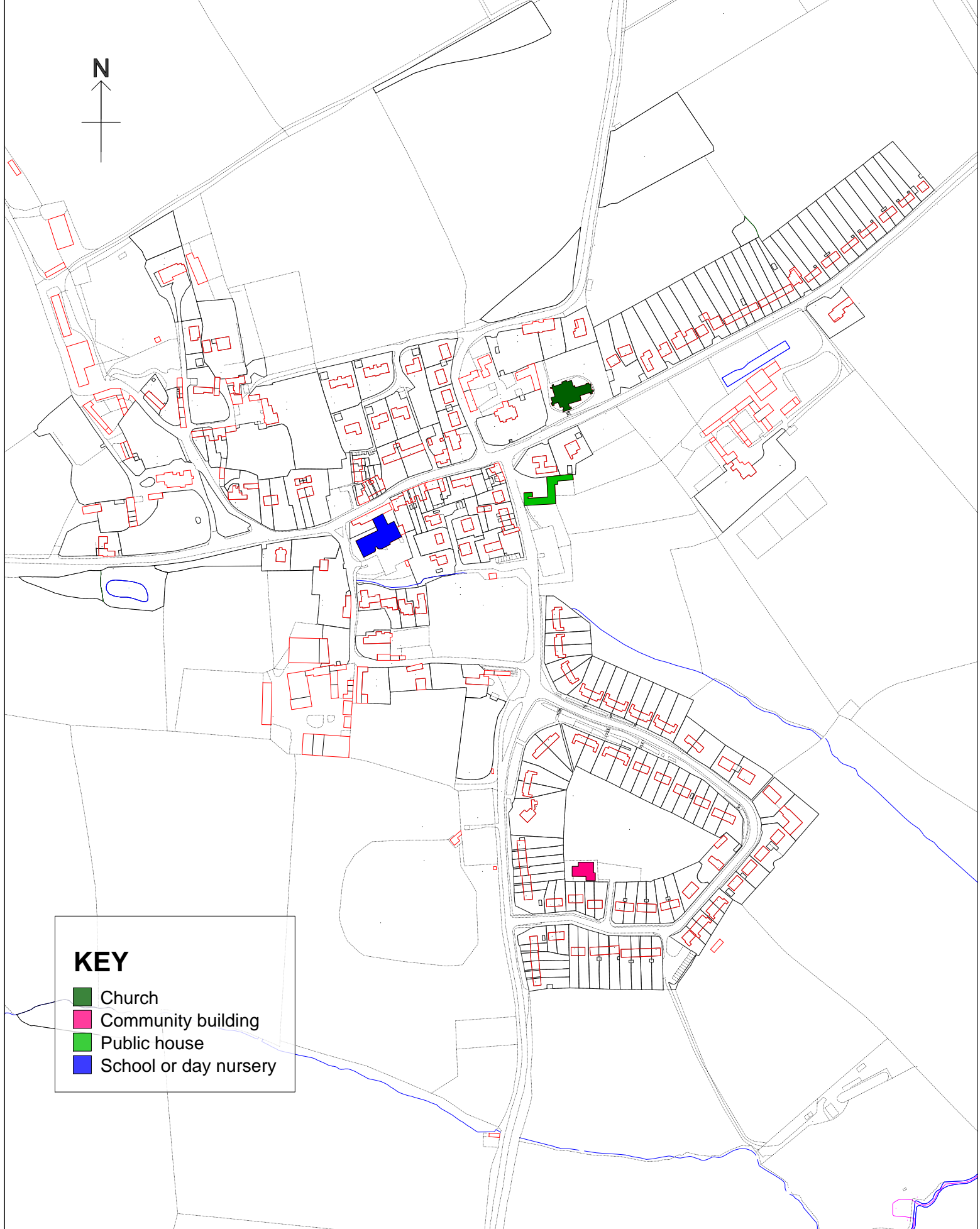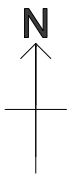
■ Church
■ Community building
■ Public house
■ School or day nursery

Title: Pytchley - Existing Facilities

Date: 26:02:18

Scale: 1:4500

Drawn by: AMH

Kettering
Borough Council

N

KEY
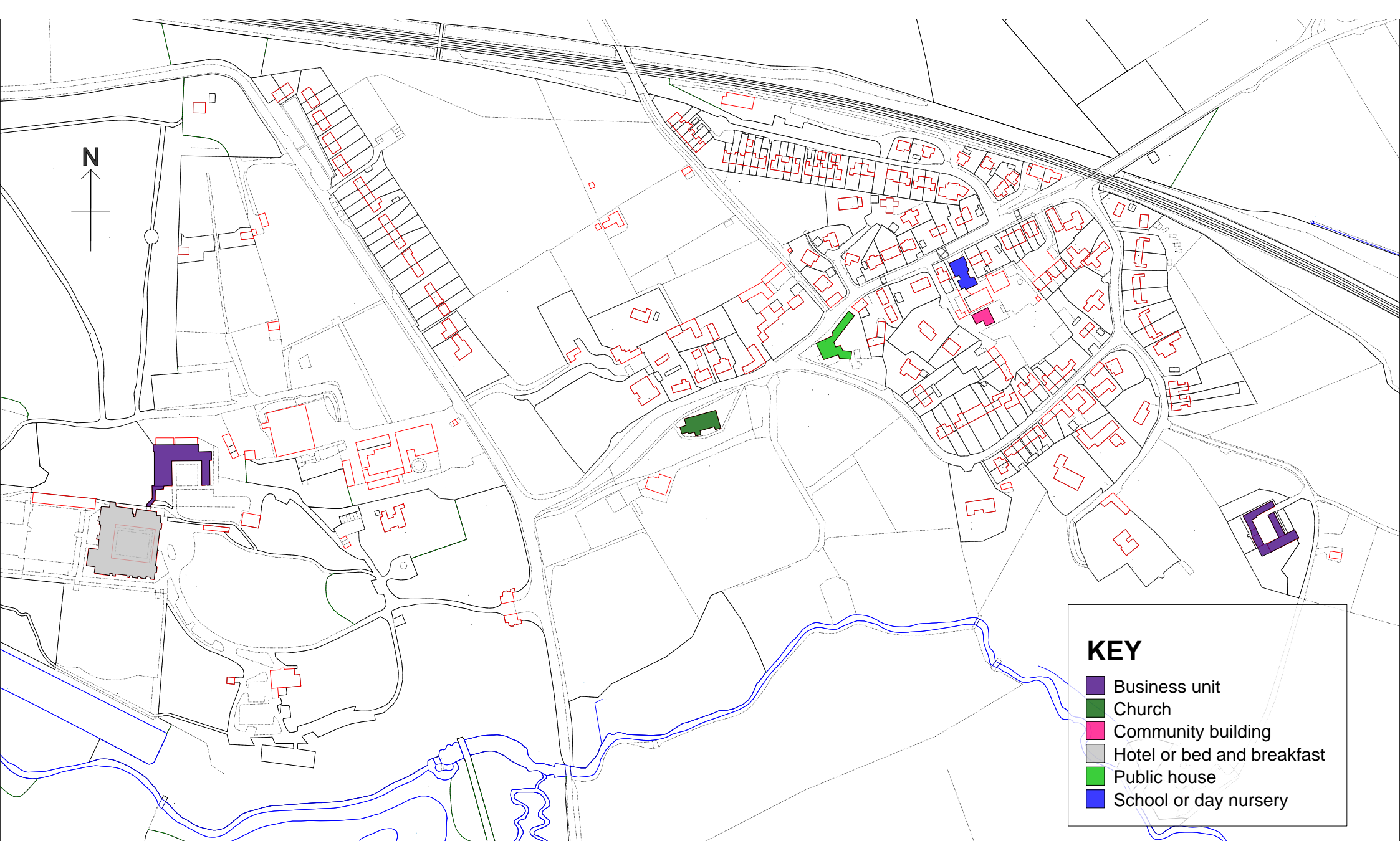
■ Business unit
■ Church
■ Community building
■ Hotel or bed and breakfast
■ Public house
■ School or day nursery

Title: Rushton - Existing Facilities

Kettering
Borough Council

Date: 26:02:18	Scale: 1:4000	Drawn by: AMH

N

KEY

■ Church
■ Community building
■ Public house
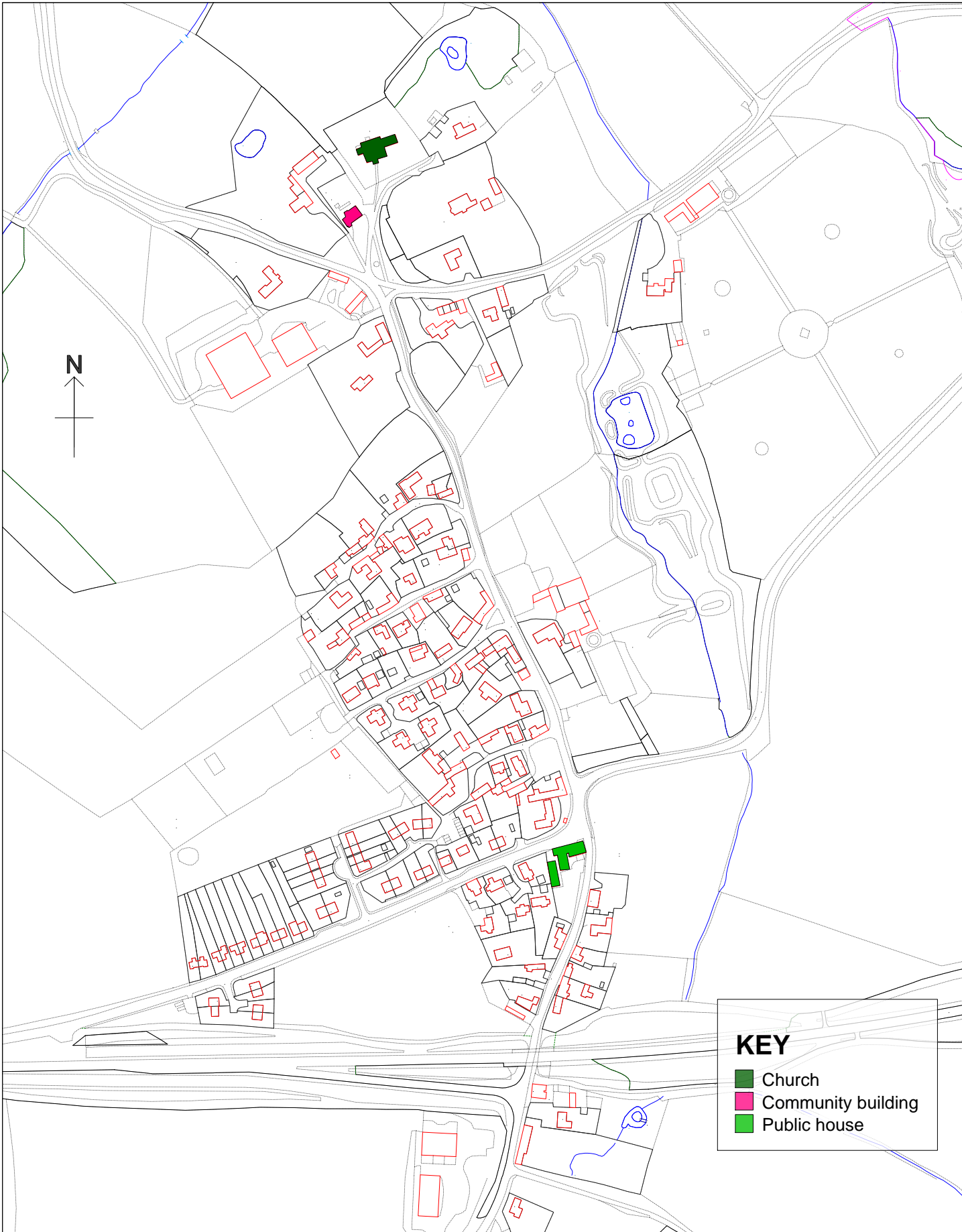
Title: Stoke Albany - Existing Facilities

Kettering
Borough Council

Date: 26:02:18   Scale: 1:4000   Drawn by: AMH

N

KEY
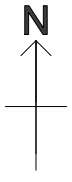
Church
Public house

Title: Sutton Bassett - Existing Facilities

Date: 26:02:18

Scale: 1:3000

Drawn by: AMH

Kettering
Borough Council

N

KEY
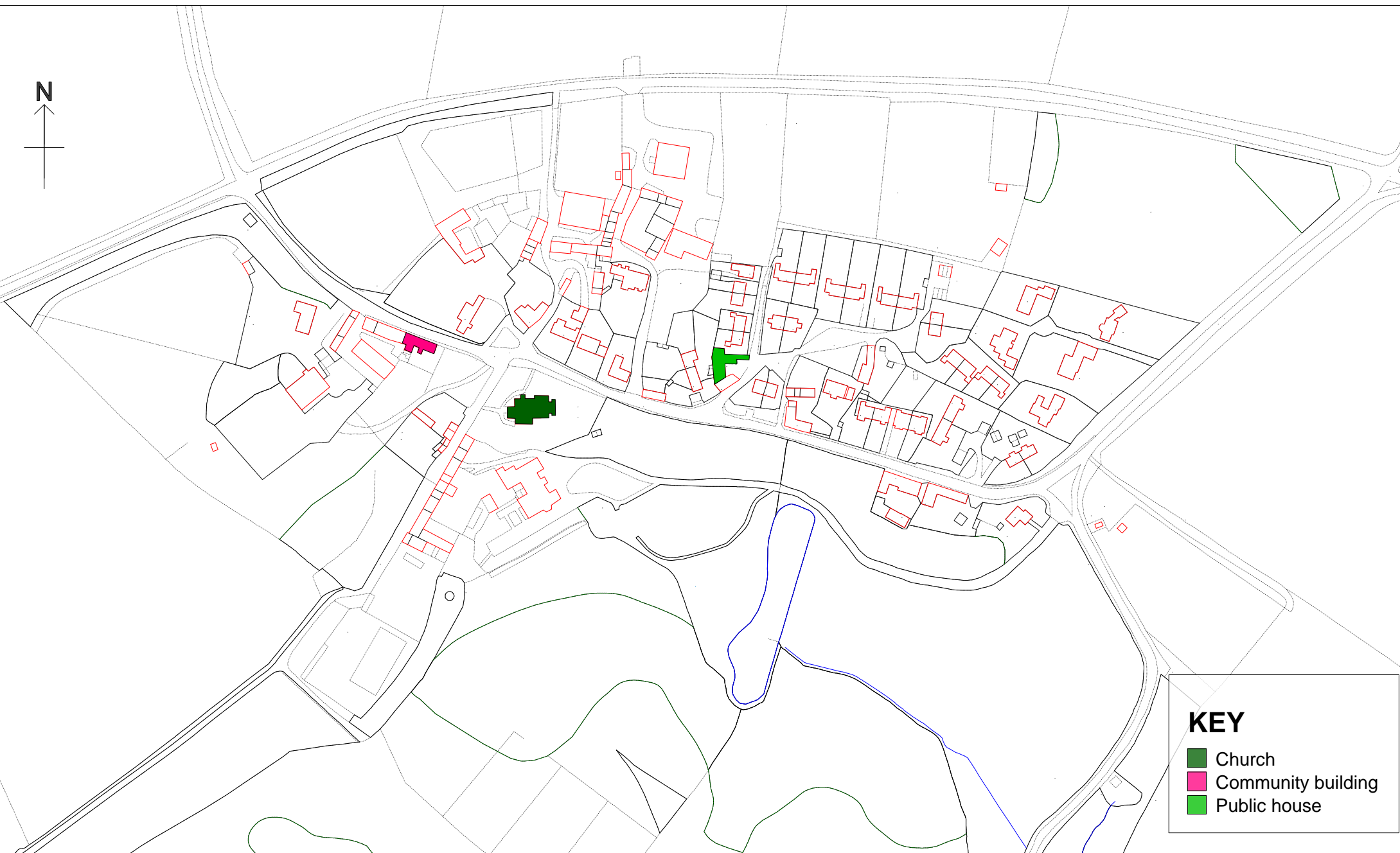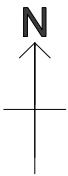
■ Church
■ Community building
■ Public house

Title: Thorpe Malsor - Existing Facilities

Date: 26:02:18

Scale: 1:3000

Drawn by: AMH

Kettering
Borough Council

N

KEY
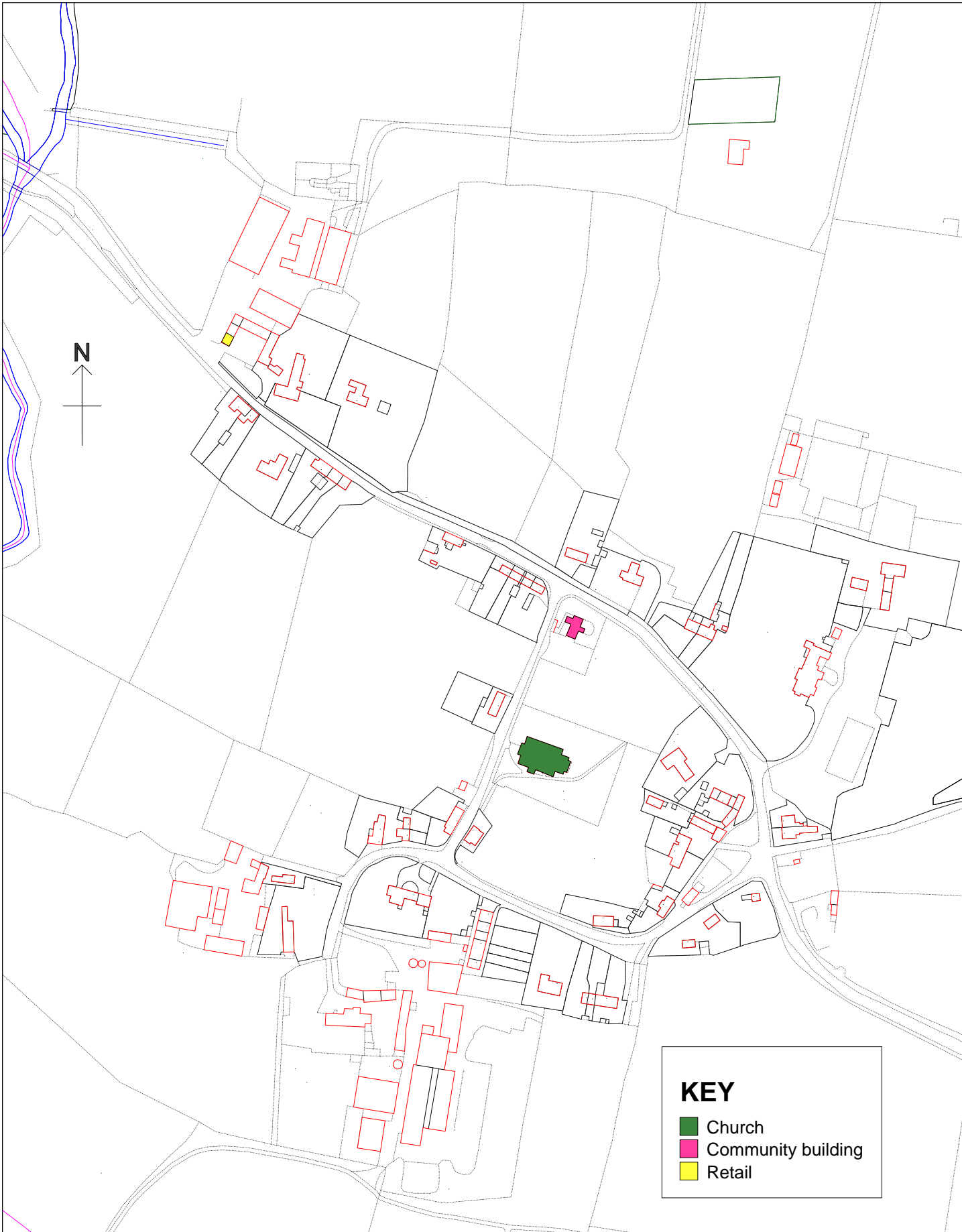
🟩 Church
🟪 Community building
🟨 Retail

Title: Warkton - Existing Facilities

Date: 05:04:18

Scale: 1:3000

Drawn by: AMH

Kettering
Borough Council

N

KEY
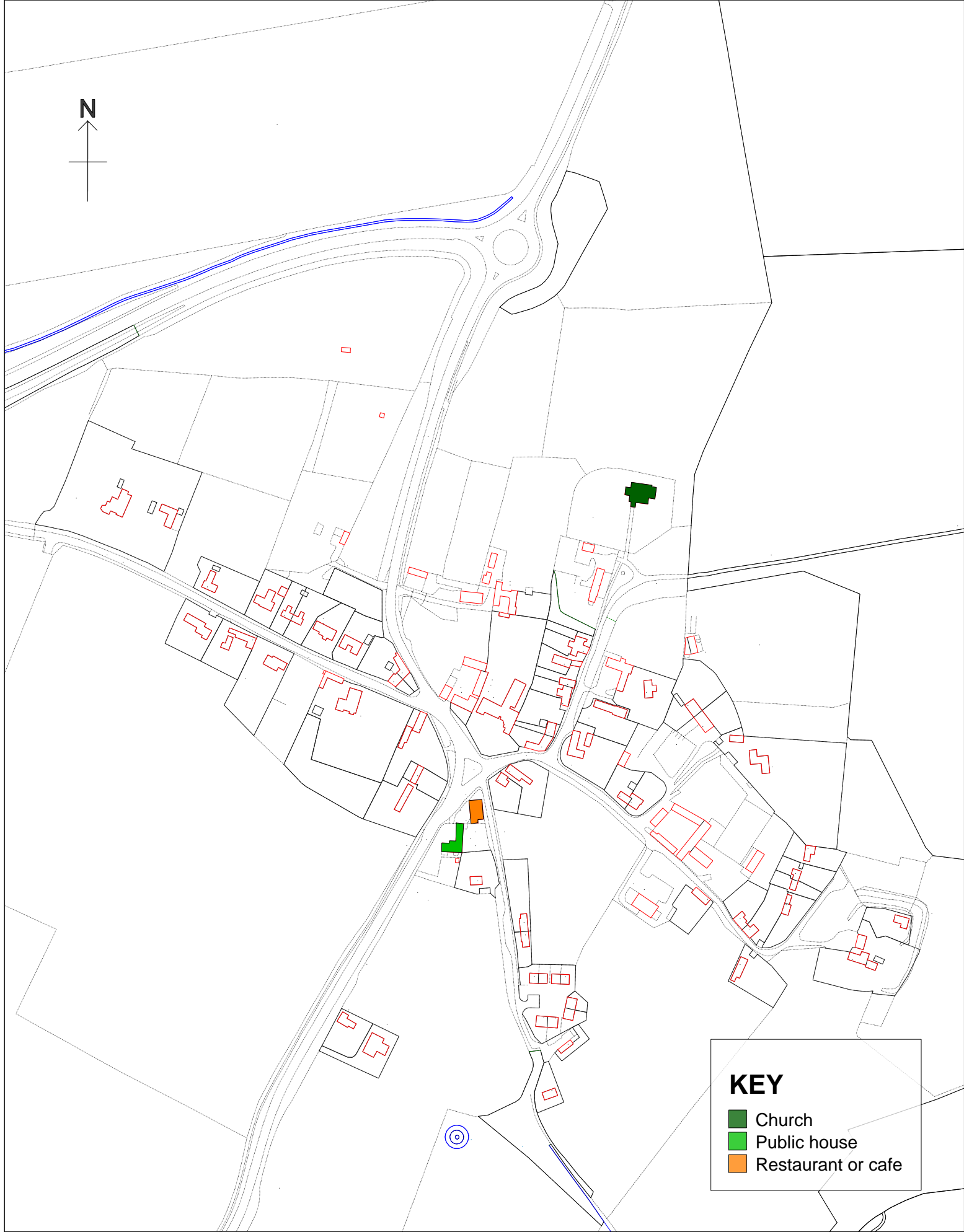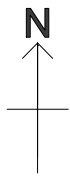
- ■ Church
- ■ Public house
- ■ Restaurant or cafe

Title: Weekley - Existing Facilities

Kettering
Borough Council

Date: 27:02:18 | Scale: 1:4000 | Drawn by: AMH

N

KEY

■ Church
■ Public house
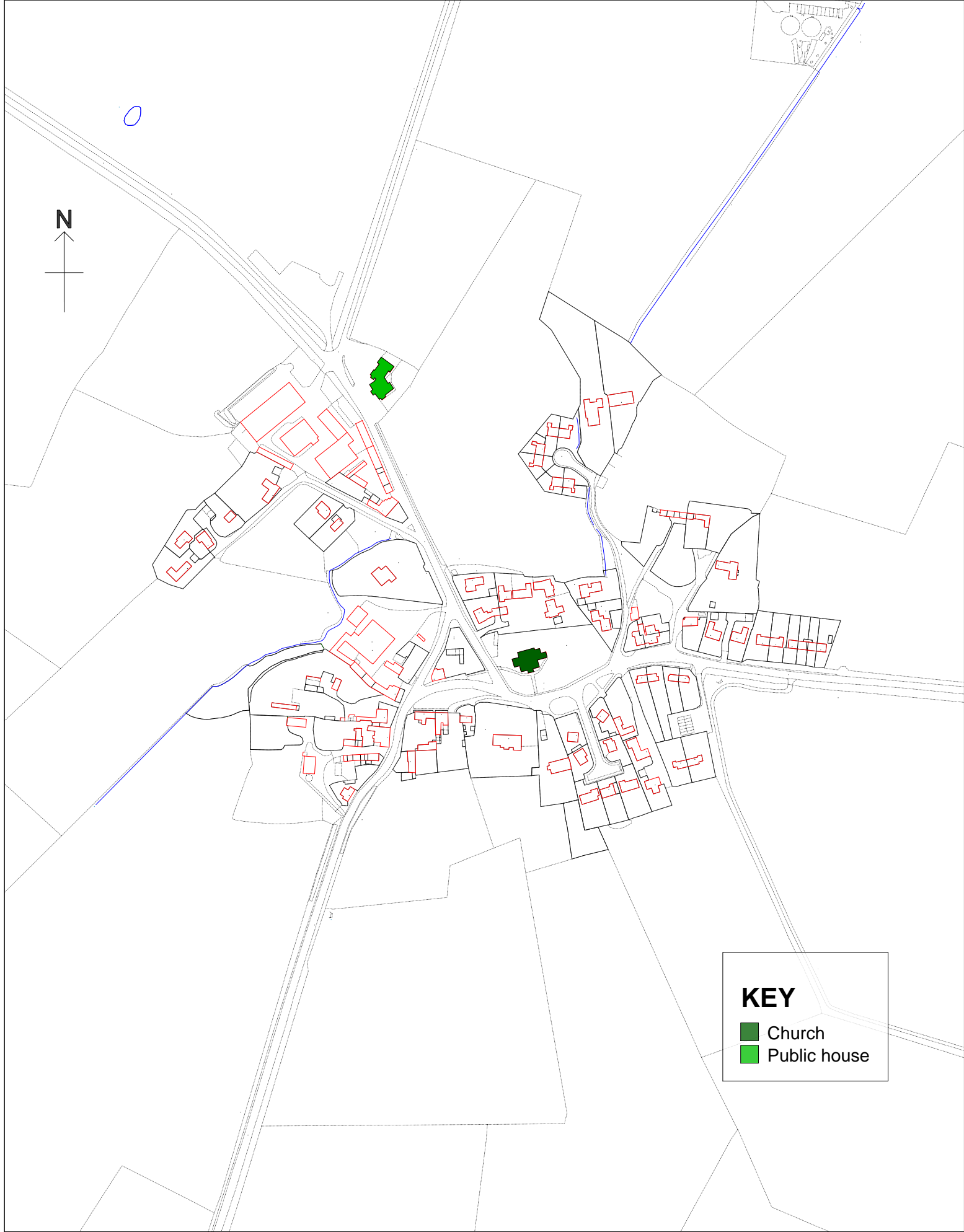
Title: Weston By Welland - Existing Facilities

Kettering
Borough Council

Date: 27:02:18

Scale: 1:4000

Drawn by: AMH

N

KEY
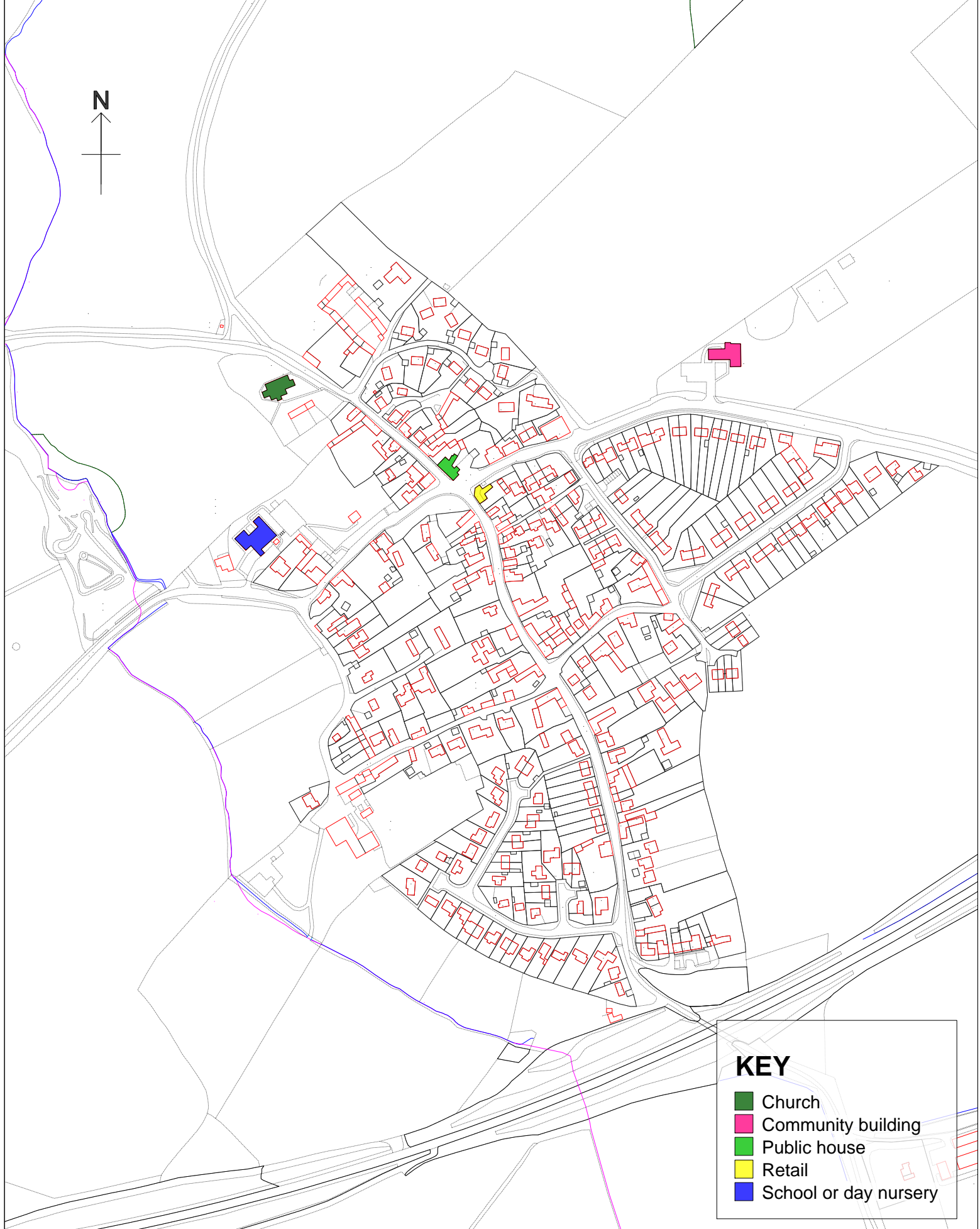
■ Church
■ Community building
■ Public house
■ Retail
■ School or day nursery

Title: Wilbarston - Existing Facilities

Date: 27:02:18

Scale: 1:4500

Drawn by: AMH

Kettering
Borough Council