



Kettering Borough Rural Masterplanning Report
August 2011



Kettering
Borough Council

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How to use this document

This document presents the findings of the Rural Masterplanning project conducted by Kettering Borough Council's Planning Policy team as part of their Development Plan preparation for the rural area. The project involved a detailed analysis of the rural area and has provided a detailed assessment of all of the villages in the Borough. This will enable future development proposals to be considered in the context of each individual village's characteristics and needs. The project also considers any opportunities for enhancement which may exist.

This document is split into 3 parts:

Part 1 sets out the **background** to the project, the planning context, the project's **purpose** and **outcomes** and explains the **methodology** used to carry out the study.

Part 2 sets out some **general principles** to guide future development in rural areas which were identified as common themes from the analysis undertaken. They cover redevelopment of farm buildings, materials, parking and highway standards.

Part 3 has a **section for each village** in the Borough and contains the bulk of the information contained in this document. For each village there is a **detailed analysis**, identification of any **issues and opportunities** and some draft **design principles** to guide any future development. Readers interested in a specific village can turn directly to that village's individual section for the information presented for that place.

Public Consultation

The outputs of the Rural Masterplanning project presented in this report will be taken forward into the Site Specific Proposals LDD and subject to extensive public consultation. The next stage of the Site Specific Proposals LDD will be an Options Paper – setting out options for public consultation. This will include setting out draft Borough wide design principles for rural development, accompanied by a detailed section for each village, in which the draft design principles for that settlement, and any identified opportunities or potential development sites are proposed. At this stage communities will be consulted and have the chance to provide feedback on the Rural Masterplanning work and the options drafted for each settlement.

This report is a background paper. Any principles and opportunities taken forward from this document into the Site Specific Proposals LDD Options Paper will be dependent on the outcomes of public consultation on that document. No development site allocations are made within this Rural Masterplanning report. The purpose of this Rural Masterplanning project is to assess the character of each village and any opportunities, for protection, development or enhancement that may exist as well as to look at any submitted housing sites in their context. Options regarding the level of development and which, if any, sites could be developed, will be contained in the next stage of the Site Specific Proposals LDD, which will be informed by this and other background papers. The Site Specific Proposals LDD will be subject to extensive public consultation, scheduled for late 2011 / early 2012.

Part 1: Introduction, background & purpose of the project

Kettering Borough, whilst comprising several towns, is a predominantly rural area benefitting from many attractive villages set in attractive countryside. A key element of Plan making for the Borough is to arrive at a policy framework which manages rural needs and development whilst maintaining the special character of our rural areas, and where possible adding to the sustainability, quality, vitality and vibrancy of village life.

Planning policy for the rural area of the Borough, including its villages, is currently covered by the North Northamptonshire Core Spatial Strategy (CSS) and the saved policies of the Local Plan. The Local Plan dates back to 1995 and is being replaced by a Local Development Framework (LDF), of which the CSS is part. However, the CSS is a strategic level document for the sub-region and detail on rural matters is light. More detailed policy for Kettering Borough's rural areas is to be provided in the emerging Site Specific Proposals Local Development Document (LDD). Issues consultation on the Site Specific Proposals LDD was carried out in March 2009 with Options consultation planned for the next stage of the plan in late 2011 / early 2012.

The need to inform this LDD with an up-to-date evidence base, combined with the age of the saved Local Plan policies meant that work was needed to address the current rural context of the Borough and to determine the planning issues therein.

In the past, new development in villages has often failed to take account of the context in which it is being built. Standardised designs and building materials alongside urban style road layouts have led to the introduction of urban style developments in the rural area. These developments detract from the qualities that make villages in the Borough special. Recent rural development, particularly affordable housing development, has often not adequately reflected local character, materials and identity. There is a danger that the special character of the Borough's rural areas may be eroded with unsympathetic development which meets quantitative housing targets but fails to deliver quality developments responsive to local need and identity. This has led to reluctance from people living in those villages affected to see any further development.

However, new development in villages can have a positive impact on villages in terms of supporting services and facilities, providing housing to allow local people to remain in the village and to provide some small scale employment or community facilities. New development does not have to mean development which detracts from the character of the village. Provided development is designed to a high standard, and positively contributes and enhances the character of the area, then development can have a positive impact. There is an argument that some change or development is necessary in some villages, in order to sustain them in the future and allow them to continue to flourish as mixed communities. For example can enable new generations of people to live in rural areas; provide affordable homes for local people; allow young families to continue to live in villages and support facilities such as schools and pubs.

Villages have evolved over time and it is important when thinking about future development to think about the needs of existing residents and how to best meet these needs while maintaining the need to ensure development is focused in sustainable locations.

A need for a project was therefore identified to address these issues with the overriding objective of informing the Site Specific Proposals LDD.

1.2 Background

Kettering Borough Council received backing from the Government's (DEFRA's) Rural Masterplanning Fund having demonstrated a compelling vision for rural areas. Alan Baxter & Associates were appointed by CABE (Commission for Architecture and the Built Environment) under the enabling framework to draw together a methodology for assessing rural settlements.

Alan Baxters role was to provide expert advice and guide the creation of a draft methodology to assist rural settlement analysis. 5 case studies settlements were initially assessed (Broughton, Geddington, Grafton Underwood, Stoke Albany, and Wilbarston). This enabled the methodology and intended outcomes of the project to be refined and finalised.

Officers from Kettering Borough Council then applied the methodology in a detailed analysis of each settlement in district, and used this to consider future opportunities for development or enhancements in the villages, and to develop design based principles to guide future development proposals.

1.3 Purpose of the Rural Masterplanning project

The purpose of this Rural Masterplanning project is to take a holistic look at each of the Borough's villages needs, aspirations, opportunities for improvement, potential capacity for future development and, crucially, to ensure that any new development in villages respects and enhances the qualities of that village which make it special.

The project explores and draws out relevant issues to inform a clearer spatial understanding of rural areas and the roles, functions, relationships, needs, aspirations, qualities of the built and natural environment, and special character of settlements in order to develop a strategy for ensuring their sustainable future. A key focus of the work has been identifying qualities of the built and natural environment and capturing the sense of place to ensure locally distinctive character is identified, preserved and enhanced.

A key element of the project was to conduct a locally specific assessment of urban design characteristics and develop some urban design principles in order to embed design quality and sustainability into any future rural development. A key aspiration of the Site Specific Proposals DPD is to ensure that future rural development is reflective of and responsive to local character, identity and distinctiveness. Although the growth agenda is focussed on urban areas, given the general pressure for development under the growth area agenda, there is a danger that developments may deliver quantity over quality in order to meet challenging housing delivery targets, particularly in relation to rural affordable housing provision where there has been a paucity of recent delivery. Instead KBC wish to ensure that rural developments are delivered sustainably, are of the highest quality and add to, rather than detract from, the existing character of our villages.

The primary use of this study is in plan preparation for the Site Specific Proposals LDD. However, the Rural Masterplanning work forms a significant and detailed evidence base for the Borough's villages and this paper should also be used to inform Design and Access Statements for future development in rural areas.

1.4 Outcomes of the project

The following outcomes have been achieved by the project:

- A detailed understanding of each village– its make up, context, aspirations and needs;
- For each settlement, a detailed character analysis – informed by Officer visits and on-site assessments;
- A set of 3 analysis maps for each place:
 - Landform and Movement
 - Character
 - Public Realm and Landscape
- Parish Council consultation and feedback – 17 Parish Council meetings attended and several Parish Plans or Village Design Statements considered;
- This document – a detailed reference document to guide future plans and development proposals;
- **Borough-wide design guidance** – some principles which are generally applicable in rural areas to development proposals.
- **Village specific design guidance** – specific principles for each village to guide future development proposals.

Those outputs highlighted in bold will be taken forward into the Site Specific Proposals LDD and subject to extensive public consultation. The next stage of the Site Specific Proposals LDD will be an Options Paper – setting out options for public consultation. This will include setting out draft Borough wide design principles for rural development, accompanied by a detailed section for each village, in which the draft design principles for that settlement, and any identified opportunities or potential development sites are proposed. At this stage communities will be consulted on the outcomes of this report.

1.5 Methodology for assessing villages

The Rural Masterplanning Methodology is a place-focussed approach, not a one-size fits all design solution. This approach is robust enough to enable easy comparisons to be made between different settlements, but flexible enough to capture the more specific characters of places that make them unique.

The three stage process set out works as follows:

1. Evaluation Matrix; which collates factual data relating to the socioeconomic profile, key statistics, an inventory of functions and geographic and transport information.
2. Assessment of Place; a spatial analysis of the character, movement patterns, public realm and landscape characteristics.
3. Qualitative Principles of Place; setting out the principles of design for any future new development and potential development sites, and improvements to the existing parts of the settlements

The methodology was applied to 21 villages in the Borough which covered all but the smallest of settlements. 5 such settlements are so small, or scattered in their settlement pattern, that they have no defined village boundary, and are considered, in planning terms, as scattered development in the open countryside:

- Brampton Ash
- Dingley
- Orton
- Pipewell
- Thorpe Underwood

In these instances the Rural Masterplanning methodology was not applicable and meaningful analysis not practicable. This is not to say that these scattered villages do not have important rural characteristics which should be protected. In this connection, any proposals for new development in these settlements will be subject to general design principles for the Borough's rural area, which were informed by the Rural Masterplanning project, as presented in Part 2 of this study.

The proposed methodology was consulted upon with key stakeholders at a workshop event which took place to develop the ideas in partnership together. Parish Plans and Village Design Statements drawn up by the villages were an important input into the project and provided a very useful resource and record of issues and aspirations, which has been utilised fully. Comments submitted during the Issues Paper consultation stage of the Site Specific LDD were also taken into account. In addition to this, consultation took place with Parish Councils during the preparation of the Site Specific Proposals LDD Options iteration of the plan, and the information gathered during this consultation has been fed into the Rural Masterplanning process. The Options stage of the Site Specific Proposals LDD will be the chance for the communities themselves to be consulted directly on the Rural Masterplanning project, its analysis and particularly its outcomes.

1.5.1 Evaluation Matrix

In the first instance quantitative data was collected for the villages to help understand their factual profile. Information was collected under the following headings:

<p>Profile</p> <ul style="list-style-type: none"> • Population • Demographic Split • No of Jobs • Businesses/ employers 	<p>Landscape</p> <ul style="list-style-type: none"> • Setting • Agricultural Uses • Ecology • Watercourses
<p>Functional Relationships</p> <ul style="list-style-type: none"> • Regional Catchment • Primary Movement Infrastructure • Nearest major employment centre • Modal Split • Public Transport Provision • Foot / cycle path links to other settlements • Leisure / tourism features / attractors 	<p>Amenities</p> <ul style="list-style-type: none"> • Shops • Post office • Bank / cash machine • Pub • Restaurant / café • Takeaway • Pre-school provision • Schools, primary, secondary • School capacity / subscription • Healthcare provision, inc dentists • Green Infrastructure • Museum/ library • Broadband facilities / speed
<p>Quantum</p> <ul style="list-style-type: none"> • Total Area • No. Houses • Residential Density • Land Use Split • No. of affordable housing units & tenure split • No. of elderly / supported housing units • No. of bungalows • Housing type split 	<p>Social Infrastructure</p> <ul style="list-style-type: none"> • Community Buildings • Places of Worship • Local Organisations / Groups
<p>Planning Designations / Constraints</p> <ul style="list-style-type: none"> • Conservation Areas coverage • No. Listed Buildings • Flood Plain • Ecological • Landscape Designation / typology 	

1.5.2 Assessment of place

The second stage of the assessment involved a detailed analysis of the villages. Each village was visited and notes, sketches, photos and maps were used to record the key characteristics, functions, issues and opportunities. The analysis was completed under the following three categories:

- **Landform and Movement**
- **Character**
- **Public Realm and Landscape**

For each village a map was prepared for each of the three categories and the maps accompany a written summary of the analysis. The maps, analysis and outcomes for each village are provided in Part 2.

1.5.3 Qualitative Principles of Place

The final stage of the methodology involved using the Evaluation Matrix, assessment of place and other evidence documents such as Parish Plans and Conservation Area Reviews to develop principles of the design for any new development and which may come forward in the future, and to identify potential growth sites and opportunities to improve existing parts of the villages.

1.5.4 Development principles:

The development principles for each village will vary according to that settlement's context, but will cover, where relevant, aspects such as:

- Streets and connections – layout; types; dimensions of streets; opportunities for new pedestrian connections
- Built form, layout, set backs and building line
- Scale, mass and height
- Edge of settlement and boundary treatments
- Important open spaces and views
- Materials
- Architectural or character cues

Opportunities:

Any opportunities which have been identified to improve existing parts of villages will be drawn out. These opportunities could include:

- Footpath links, for example links along rivers or to improve connectivity;
- Highways improvements, for example methods for slowing speed or alleviating parking problems;
- Enhancements to the public realm or village environment, for example the removal of street clutter or improvements to vacant land;
- New or improved open spaces, for example allotments or better accessibility to existing spaces; and
- Gateway enhancements - ways in which the entrances to villages could be improved.

The key for each village's accompanying maps is provided below:

Landform & movement:



Public realm & landscape:



Part 2: Borough-wide principles for rural development

Although each village is unique and the issues, opportunities and character are specific to that village, the detailed analysis undertaken in this project has identified a number of themes which are common to all. These common themes and proposed responses to these are set out below.

These principles will be applied to any proposals for new development in the 5 settlements in the Borough which are so small, or scattered in their settlement pattern, that they have no village boundary, and where Rural Masterplanning analysis was not practicable. Instead these settlements will be covered by the general design principles for the Borough's rural area below, which were informed by the Rural Masterplanning project and reflect the context of the rural area.

Farm Buildings

Farm buildings are a feature common to all villages in Kettering Borough. A significant number of these are still in agricultural use and it is therefore considered important to provide guidance on the conversion of these buildings should the agricultural use cease to function. These farms usually include historic farm buildings with the addition of more modern agricultural buildings. Even if the agricultural function of these buildings is lost, it is important to retain a record of the role these buildings in the history of the settlement.

The following approach has therefore been set out the redevelopment of farm buildings in villages:

- Historic fabric of the buildings themselves should be retained, 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.
- Where possible redevelopment should include an element of employment to retain this important function within the village.
- Residential use is usually the most damaging to historic buildings and alternative uses should be considered first.

Proposals for redevelopment of farm buildings should refer to HELM guidance on re-use of farm buildings.

A draft policy is presented in the Site Specific Proposals LDD Options Paper setting out circumstances and criteria for permissible re-use and redevelopment of existing buildings in the countryside, which in combination with the principles above, will provide a robust policy framework to address this issue.

Materials

The materials used in villages do not vary significantly between villages. Historic materials include limestone, ironstone and red brick with slate, thatched and clay pantiled roofs. More modern development in villages has included use of materials which do not reflect those traditionally used in villages, and this has had generally had a negative impact on the character of the village. Therefore any new development in villages should 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 an individual design combined with contemporary materials merit an exception to this approach. These exceptions should demonstrate exemplar contemporary design and should show how the development will impact positively on the character of the village. This exceptions criterion is necessary so as to not unduly stifle future creativity, innovation, contemporary design responses or materials, where appropriate to the setting.

Parking

Parking should be designed to ensure the car does not become the focus of the street scene. This can be done through:

- Provision of parking to the rear or side of buildings.

- Walls or planting can be used to screen parking
- Access to parking through parking arches (for example Mawsley)
- Use of parking courts

Highway Standards

Historically roads in villages have had an informal layout. More modern development has introduced urban style layouts which are out of character with the rural area. Highway standards should therefore be applied sensitively to ensure roads reflect the existing network of streets in the village. The necessity for car parking or highways regulations should not undermine the integrity or character of a village, for example through removal of historic stone barns or walls in order to meet visibility splay requirements.

Part 3: Village-by-village analysis & development principles

Rural Masterplanning Village Evaluation: Ashley

1. Evaluation Matrix

1. Profile	
Population	214
Demographic Split	<p>Tenure:</p> <ul style="list-style-type: none"> ▪ Outright ownership 43% ▪ Ownership mortgage / loan 35% ▪ Shared ownership 0%, ▪ Rented from local authority 13% ▪ Rented from housing association/ RSL 0%, ▪ Rented from private landlord 4% ▪ Rented from other 5% <p>Age: Under 16 15%, 16-24 3%, 25-59 49%, 60+ 33% (Census 2001)</p>
No. of Jobs	Approximately 10 in the village. Census (2001) - working population = 101
Businesses / employers	Ashley Herb Farm and Shop, The George, Firebubble design, WOW Creative Design Ltd.
2. Functional Relationships	
Regional Catchment	Market Harborough / Corby / Leicester / Welland valley
Primary Movement Infrastructure	B664 0.5km from village centre; A6/A427 jcn and Market Harborough ring road 5km; A14 jcn 15km
Nearest major employment centre	Market Harborough (MH)
Modal Split Number of people who own 1 or more cars	86 (Census 2001)
Public Transport Provision	Bus 167 Centrebus MH – Corby 5 a day not Sun or eve. RR7 Centrebus MH – Great Easton one daily M-F
Foot / cycle path links to other settlements	Bridleways to Wilbarston (GA004), East Carlton (GA005) and Sutton Bassett (GA002) Footpaths to Wilbarston and Stoke Albany (GA010) and Suttor Bassett (GA012 and GA003) Minor Roads to above and Collingham Potential link: disused railway to east
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	None
3. Quantum	
Total Area	14.87 Ha
No. Houses	113
Residential Density	7.6 dwellings per Ha

Land Use Split	Residential 90% Commercial and Community 10%
No. of affordable housing units & tenure split	11 all KBC rented
No. of elderly / supported housing units	
No. of bungalows	9 bungalows 2 houses (affordable)
Housing type split, e.g. terraced, semi-detached, detached etc.	Detached 50; semi-detached 27; Terraced 23 (<i>check flats</i>)
4. Planning Designations / Constraints	
Conservation Areas coverage	9.2 Ha
No. Listed Buildings	25
Flood Plain	196m to Zone 2 designation River Welland Flood Plain
Ecological (SSSI, RAMSAR etc.)	Welland Valley
Landscape Designation / typology	ECA: Northern edge of West Northants Uplands HCLA: Earlier Parliamentary enclosure CLCA: Undulating hills and valleys BCA: Liassic Slopes GI: No.37 Welland Valley
5. Landscape	
Setting	Welland Valley – bottom of southern scarp slope
Agricultural Uses	Mixed farming
Ecology	No designated sites, wetlands, hedgerows with trees distinctive features
Watercourses	Tributary of River Welland in village; River 600m north
6. Amenities	
Shops	Farm Shop
Post office	None
Bank / cash machine	None
Pub	The George
Restaurant/café	None
Takeaway	None
Other	None
Pre-school provision	None
Schools, primary, secondary etc.	None
School capacity / subscription	None
Healthcare provision, inc dentists	GP Medbourne 2.4km Mon pm only Regular GP and Dentist at Market Harborough 6.4km
Green Infrastructure Sub-regional & local GI corridors Natural and semi-natural green space Amenity green space Outdoor sports facilities Cemeteries and churchyards	803m ² 0.32Ha

Children's play areas Allotments	0.23Ha
Museum/library (inc mobile libraries) etc	Mobile library every 3 weeks for 20mins
Broadband facilities / speed	Yes, 1.02 Mb
7. Social Infrastructure	
Community Buildings	Village Hall
Places of Worship	Church of St Mary the Virgin
Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	Women's' Institute, Church Council, Mums and tots meeting, Ballroom Dancing, Indoor bowls and yoga

2. Summary of Village Design statement

Aims to maintain the characteristics which villagers most value and ensure future change is based on the evolution of the village and is sympathetic to the existing character.

3. Summary of Conservation Area Appraisal

The village is a typical Northamptonshire rural village, with stone built dwellings, slate or stone roofs and an open layout. Ashley is described as being a "double loop" village, with two clusters of development. The Church 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 the village's attractiveness.

4. Summary of Housing Need Assessments

There is an identified need for affordable housing in the rural areas of the Borough, though this has not recently been identified at the individual settlement level. The North Northamptonshire Strategic Housing Market Assessment (SHMA) identifies a shortfall in provision of affordable housing in the rural areas of the Borough of 148 units per annum. No settlement-specific assessment has been conducted for Ashley.

5. SHLAA findings

No sites in Ashley were put forward for assessment in the Strategic Housing Land Availability Assessment (SHLAA).

6. Summary of Parish Council Consultation

Parish Council Meeting (11/10/2010)

Summary of response from Ashley Parish Council (17/02/2011)

- Want to continue as a 'restraint village' with limited development. Limited amount of new homes, historic rate of development has been 1 per year, would want no more than this.
- Do not want wholesale changes to the village boundary, just 'tweaks'.
- Would like to see open space between Green Lane and Main St protected as before and small 'village green' off Westthorpe protected.
- Welland Special Landscape Area could be reinstated.
- Concerns regarding backland development, and would want this to be controlled through policy.
- The Welland Valley is an important asset, and would want more appreciation of this and protection by policy. Concerned that as the Welland Valley is spread across a number of authorities then no-one has overall control. Would welcome more cross boundary working and a body to cover the whole of the Welland Valley in a more strategic way, as it has tourism and commercial potential.
- Parish conducted a survey early 2010, to assess the needs of the Village. The demographics of the village appear to be changing, there is a need for: -

- a more inclusive play area
- playing fields
- allotments
- Concerns about the sewage infrastructure capacity.
- Concerned about the potential loss of a well used footpath link to the south of the village, following the loss of the countryside stewardship scheme at the end of 2010.
- Want to create a permissive right of way around the north of the village; there are limited links in the north of the village and want to fully utilise the views on the ridge over the Welland Valley, a circular route was suggested.
- Want to create a cycleway through the Welland Valley which utilises the dismantled railway to the north of the village. It is an historic railway link which links with Caldecott, Neville Holt, Market Harborough and even as far as Birmingham. It will be good for tourism, but will require joined up thinking with neighbouring authorities.
- 20 people in the village are currently home working, through office based employment, such as PR and legal services. Good links with London through the train station at Market Harborough.
 - Unlikely to require employment allocations, as the offices currently in the village are largely empty.
 - Parish Council to enquire about the need for small workshops.
 - Broadband can be problematic (2-5MB)
- Want to protect the pub and do not want this to turn into residential use.
- Didn't want to lose the Post Office at Medbourne (Leicestershire)
- Demand for a bus service to Kettering appeared to be low.

'REASONS FOR ASHLEY TO HAVE SPECIAL PLANNING PROTECTION'

Ashley was mentioned in the Domesday Book of 1086 as a village of 73 houses and 320 inhabitants. It had one of the oldest dissenter chapels and manse in Northamptonshire, dating from 1673, (now converted into a house).

It seems to have been a typical Northamptonshire agricultural village until the arrival of Rev. R.T. Pulteney in 1853 to become rector. He was an extremely wealthy man and he set about transforming the village. He employed the best architects of the time, G. Gilbert Scott and E.F. Law to build a new chancel on the church, a school and schoolmaster's house and a number of adjacent period properties. Main Street was altered to create a more ceremonial approach to the Church.

This unique Victorian Gothic heritage was recognised in 1977 by the creation of the Ashley Conservation Area with a Grade I listed church and 31 listed buildings and monuments and two significant green spaces. The village was declared a "restricted infill" village.

In many aspects, Ashley remains as it was after Rev Pulteney remodelled the village. The formal area of well designed stone houses along Main Street remains as it was. Elsewhere, the agricultural heritage of simple stone farmhouses with long gardens backing on to fields is arranged in linear form. There has been little back land development and limited infill. The fields surrounding the village clearly display medieval ridge and furrow.

According to all recent surveys, villagers do not wish this to change. There are a number of outstanding permissions for new houses which will provide new housing for some time. The villagers hope that the new planning guidelines for North Northamptonshire will recognise and protect the agricultural heritage and unique Victorian Gothic remodelling of their village. Overall villagers want to see very little development. Any policies which undermine the existing farming industry in and around Ashley would dilute the character of the village. We are happy to consider development appropriate to Ashley's historic strengths that is consistent with the linear structure of the village.

1. Future development should be based on the Ashley Village Design Statement.

2. Ashley should be regarded as a Restraint Village (RA4) with limited development due to the historical nature of the buildings by Pultney and its agricultural heritage. There should be no change to the village boundary. Ashley Parish Council wish to have the conservation area reappraised to expand it towards the parish boundary in order to protect the whole village and its setting. Conservation of historical features of the village and its setting is essential, as is its linear structure.
3. The village needs to retain the Environmentally Important Green Space encompassed by Green Lane, also Westthorpe Green and the Village Playground. The village needs to protect the environment within and around the village and protect the special landscape characteristics of the Welland Valley.
4. There is a desire to have an area adjacent to the village that could be used as a sports field and recreation area.
5. There is a demand for allotments within the village.
6. Footpaths and bridleways close to the village are valued and well used by villagers. Any additional routes that could be made available would be appreciated.
7. Considering the relatively small size of our village, we are fortunate to have a Grade I listed Church, which dates back to the 13th Century, a Pub and a Farm Shop. These are valued and we should not wish to lose them.

There is, at present, no any identifiable demand for office or workshop units, nor any other particular facilities within the village.

7. Village Assessment

Landform and Movement network

Movement

There is one main street running through the centre of Ashley which appears to take the largest volume of traffic and movement through the village, other secondary streets are linked to this main route and provide access to other parts of the village.

Main Street not only provides the main vehicular access street through the village but with pavements on both sides of the street it provides the main pedestrian footway. The village as a whole is well connected and walkable.

The majority of traffic however tends to avoid the village through use of the B664 which runs north/south right on the edge of the village and only running past a very small number of properties leading from Stoke Albany to Medbourne. This diversion of traffic helps the village 'feel' very quiet and undisturbed by too many vehicles.

At the village hall a rural rider community transport scheme is advertised, operating on Tuesdays and Saturdays.

There is a stone bus stop on Hall Lane (currently in operation). Although the stop is not particularly characterful in design, it is functional and constructed of stone to suit the predominant building material used in the village.

Isochrones

The map below shows the 400m isochrone. This shows that the majority of Ashley is located within 400m of the historic centre of the village.



Ashley 400m Isochrone



Ashley Village Hall



Bus stop on Main Street

Footpaths

Links to public footpaths are mainly located to the west of the village with a Bridle way running off Green Lane to the south. Improvements in connections to the north and west of the village would improve access to the open countryside from these parts of the village.

Gateways

A small Mews provides an attractive gateway to the village from Medbourne. The rear elevations of Spring House and Mallard House front the open countryside beyond the village and development in this area is inward looking over a gravel courtyard.

The north-western gateway to the village could be improved to create a sense of arrival to the village through landscaping and signage.



At the western end of Main Street, where this Street meets B664, Medbourne Road a small wasteland site to the south that provides an unattractive gateway to an otherwise extremely attractive and historic village. This site should be improved to make an attractive entrance to the village. However, the site is outside the designated boundary so housing is unlikely to be acceptable here.

Key Buildings

St Mary's Church is a Grade I Listed building, constructed of squared coursed ironstone with limestone ashlar dressings and spire and a lead roof. It is a key building in the village, which dates back to the 13th Century. It is set on a higher ground level than that of the rest of the village increasing its prominence within the village setting.



St Marys Church | The George Public House | St Mary's Church and Listed Stone Wall

The George Public House is a Grade II Listed building, constructed of squared coursed ironstone with a slate roof including datestones from 1745 and 1814. This is a locally important and particularly attractive building, set on a higher ground level than the main street aligning with contours in this area.

Open Space

Visually important areas of important green open space exist within the village in the following locations:

- Adjacent to and surrounding St Mary's Church
- Opposite the Village Hall and in between 35 and 43 main Street
- On the corner of Main Street and Green Lane
- Outside Saddlestones, Green Lane
- Green along Westthorpe
- Land to north of Green Lane

Other areas of important open space within the village include:

- The Play Area (designated open space)
- The curtilage of Garden House



Opposite the Village Hall



Ashley Play Area

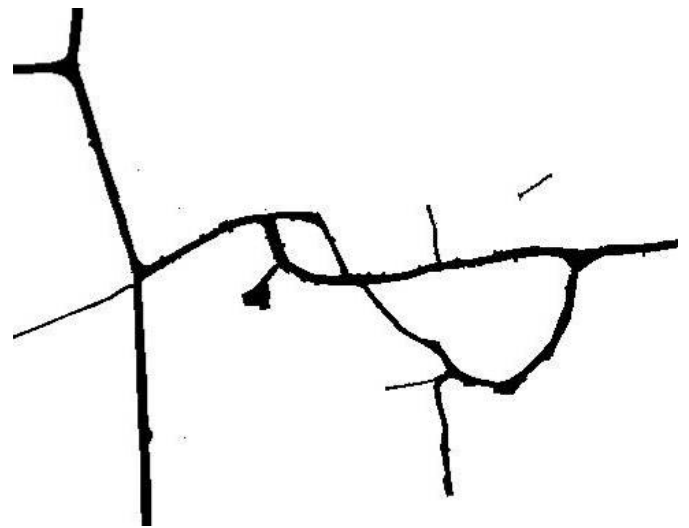
Character

The village is historic in character and primarily consists of attractive ironstone buildings with slate roofs set behind stone boundary walls. The later infilling of Northamptonshire red brick properties are equally attractive with stone detailing including lintels and cills. The later additions to the village somewhat undermine its historic character. However, they are generally set behind historic stone walls with some holes punched into them for access. Despite this the prevalent character of the village is maintained throughout.

The diagrams below show the built form and street patterns in Ashley. The built form diagram clearly shows the enclosed nature of the village along Main Street and the large area of open space in between Main Street and Green Lane and the spacious nature of development in this area. The street pattern in Ashley clearly shows the “double loop” street pattern present within the village.



Ashley – Built form



Ashley – Street pattern

Many of the historic buildings within the village have significant stone and brick detailing.



Character Areas

Historic Core

The core character area of the village comprises of historic stone buildings, with significant stone detailing providing an impressive setting for the church. Here there are a significant number of listed buildings, surrounded by historic stone walls.

Along Hall Lane, the Church and residential properties are set back from the public highway located behind stone boundary walls which abut the footpath/highway.

Half way along Main Street you enter into a 'bowl' where properties especially on the southern side of the street have been built at an increased height, with openings onto the street elevation raised significantly from street level. It is presumed this is to prevent flooding in these buildings. Buildings on the opposite side of the street are also raised but the pavement has been raised also, with a cobbled slope up to it and properties and openings here are at usual height to pavement. A small post and rail boundary treatment marks the edge of the pavement.



Some of the properties to southern side of the street are red brick with Tudor stained wood and render detailing to gables. On the opposite side of the street properties are stone and better reflect the rest of the character of the village.

Westthorpe

Westthorpe comprises of coursed ironstone properties with slate roofs (one with a corrugated roof) and wooden windows.



Scattered Rural

To the south of the village and along Green Lane, this area has a less enclosed feel to it with a scattering of properties, set back from the public highway. Development here is of a variety of styles, 1 modern, 1 pair of semi-detached properties, some other older stone buildings and Yeoman's farm, a coursed and banded ironstone and limestone house with thatched roof. This property has a completely different character from the majority of properties in this area and the rest of the village.



Yeoman's

Modern Infill

Some limited modern infill has occurred at the western entrance to the village comprising of 1970s buff brick bungalows with concrete tiled roofs. These are out of character with the rest of the village and provide a not particularly attractive entrance to the village from this direction. A similar development lies within the eastern side of the village.

Some more attractive infill has occurred within the village largely set behind attractive stone walls using sympathetic materials with some limited detailing to reflect other historic properties within the village. This has occurred in small clusters along Main Street, which do not undermine the historic core.

Farmsteads

The remaining character areas within the village comprise of small farmsteads where outbuildings have been converted to residential. Largely conversion has been sympathetic and of particular note is The Maltings, which is a majority red brick barn conversion development, with some stone buildings, wooden windows and doors and slate roofs. This is a particularly attractive conversion within the village boundary, set adjacent to The Manor.



The Maltings | The Manor

Public realm and landscape

The public realm is largely enclosed by buildings with limited views out of the village from its centre and along Main Street. Primarily vistas to the open countryside are at the main entrances to the village where buildings become more spaced out or open spaces are present.

Primarily development is set against the highway behind stone boundary walls or development immediately abuts the highway, this gives the village its enclosed feel as well as limiting views into open countryside. Some development has taken place behind existing properties but this has largely taken the form of conversions of farm buildings.

Ground levels dip in the centre of the village outside the George Public house and down along green lane.

Other comments

Further modern features which do not suit the historic character of the village such new openings in the stone walls including highways visibility splays should be avoided. New development should either be in the form of conversion or front onto the highway. Any new development should only be set back if behind an existing historic stone wall. No additional openings should be allowed in existing stone walls as this would undermine the character of the village.

The village contains many features which add to its overall character. These include the red phone box, bus stop, play area and development around watercourses.

8. Opportunities / Issues

A few opportunities exist within the village currently. There are two barns fronting Main Street, on the southern side as you begin to exit the village to the east and another behind number 44 on the approach to the play area. These barns could provide development opportunities for conversion only. This conversion could take the form of residential or for small business uses (although there has been no identified need for such use in this area). Some consideration may need to be given to positioning and opportunities for outdoor space and further openings should be limited to maintain the character of these historic barns.



There is a garage site adjacent to 'Yeomans' on Green Lane, which is in need of enhancement to reflect the character of the village, this is a potential development site for 1 or 2 dwellings which are sympathetic to the character and appearance of the rest of the village.

Housing site assessments

Following public consultation on the Kettering Site Specific Proposals LDD a site in Ashley, off the Maltings was put forward as a potential new housing site. This has been assessed in accordance with criteria outlined in the 'Background Paper - Housing Allocations'. The findings of this assessment have been summarised as follows:

- **Site RA/137** - The site is poorly accessible (due to its rural location). Development in this location would have a negative impact on the setting of Listed Buildings and the character and appearance of the Ashley Conservation Area and would affect the linear character of the village. This site feels detached from the rest of the settlement despite its proximity and access appears unachievable. Any new access could have a detrimental impact on the character and appearance of the Ashley Conservation Area. For the reasons given above, this site will not be allocated as it is not suitable for development.

The small vacant (currently wasteland) site at the western end of Main Street, should be improved to make an attractive entrance to the village. However, the site is outside the existing designated village boundary so housing may be unacceptable. When assessed the following conclusions were drawn against this site:

- **Site RA/162** - Site scores poorly in terms of accessibility (due to its rural location). Access to the site may be restricted due to its location on a corner plot. However, development of this site provides an opportunity to create an improved gateway into Ashley provided that new development is designed to a high quality and addresses the corner of Main Street and Stoke Albany Road. For this reason the site is taken forward as an option for potential development in the Site Specific Proposals LDD Options Paper.

A potential development site around the children's park and play area exists. Despite being outside the current village boundary, development here could provide significant benefits by providing surveillance for the park, an improved access to the park, signage and also offering a potential to increase the size of the park to include a sports field / recreation area and allotments.

Development should be limited and be designed to reflect the existing spurs/loops of development which have been particularly successful in the village, such as Westthorpe, so as not to unduly detract from the existing linear form of the village. When assessed the following conclusions were drawn against this site:

Site RA/163 - Site scores poorly in terms of accessibility (due to its rural location). Development of this site could provide surveillance for the play area and open up land for further allotments and a sports field. However, access to the site may limit capacity and need significant improvement which may not be possible due to the presence of the Listed barns at 33 Main Street and the lamppost and telephone post adjacent to the point of access with the public highway. The need for improvements to the access, the provision of allotments and additional open space, as well as limited capacity may render site unviable, although development here may be acceptable in principle. The site is taken forward as an option for potential development in the Site Specific Proposals LDD Options Paper, but the issues described above would have to be overcome before the site could be allocated.

9. Draft Design Principles

If development comes forward on the above potential opportunity sites, the following design principles have been drafted:

Site RA/163 - Land around Ashley Play Area:

- Development should provide surveillance for the play area,
- Access and signage to the play area should be improved,
- The play area should be enlarged to include a sports field/recreation ground and allotments.
- The number of dwellings should be limited in number and be designed to reflect the existing spurs/loops of development which have been particularly successful in the village such as Westthorpe.

Site RA/162 - site at the western gateway to the village:

- Development should address both the Stoke Albany Road and Main Street.

Notwithstanding the above opportunity sites for development, elsewhere development in Ashley will be extremely limited. That said it is important that any future proposals for development which do come forward respect the unique character and sense of place that Ashley has. For this reason some draft design principles have been outlined, below.

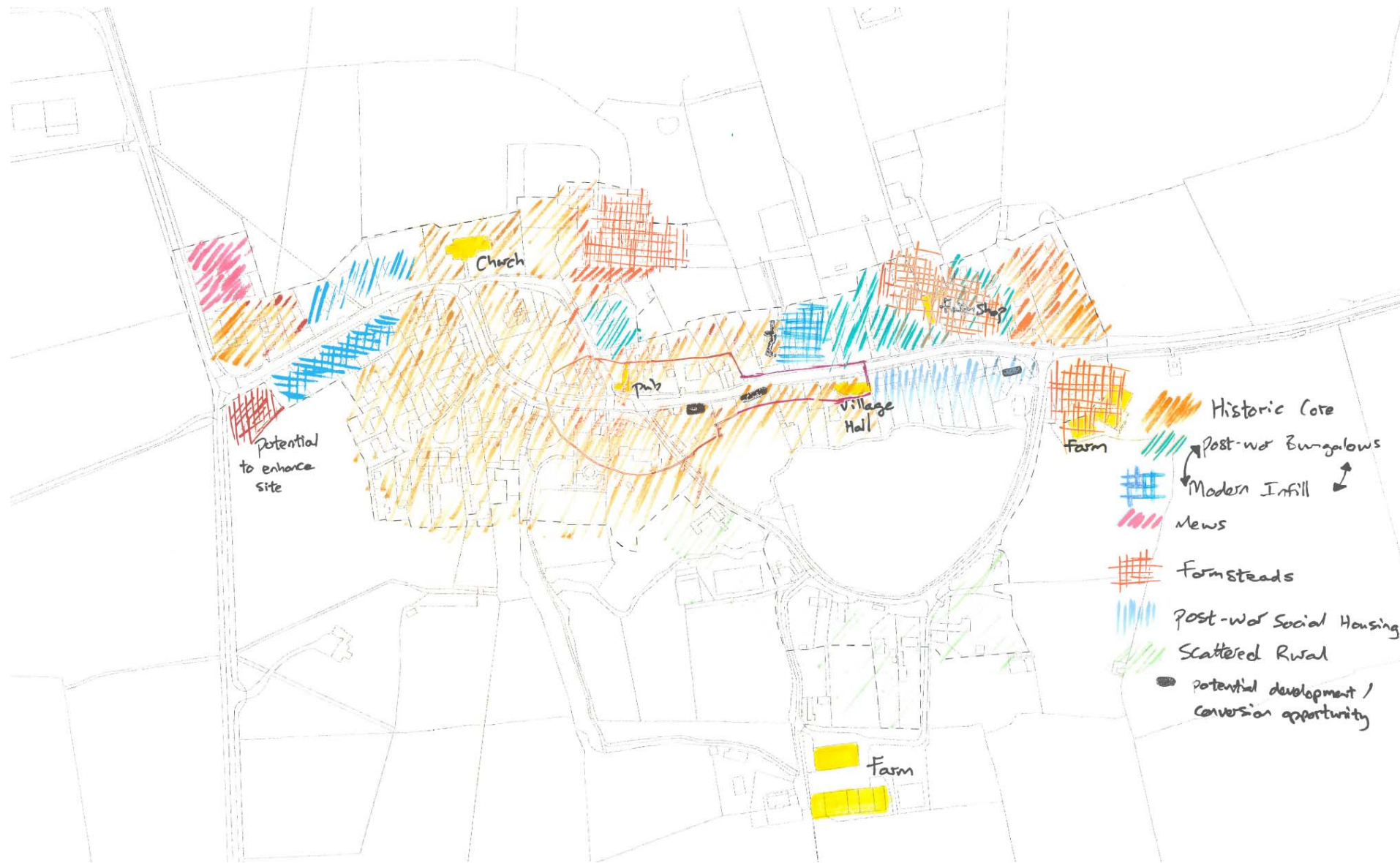
Any new development which may come forward in Ashley should:

- Protect the unique historic character of the village, the setting of its numerous Listed Buildings and the character and appearance of the Conservation Area;
- New development within the village should be limited and follow the existing linear form of the village, (except on RA/163 where development would make a positive contribution to the village through the provision of allotments and open space). 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;
- Where historic stone walls are present new development should be avoided where this may involve making new openings in the wall;
- Protect the green space in 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;
- Improve the gateway to the village from the west to better reflect the overall historic and rural character of the rest of the village;
- 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; and
- Retain views of the church throughout the village.



Ashley landform & movement map

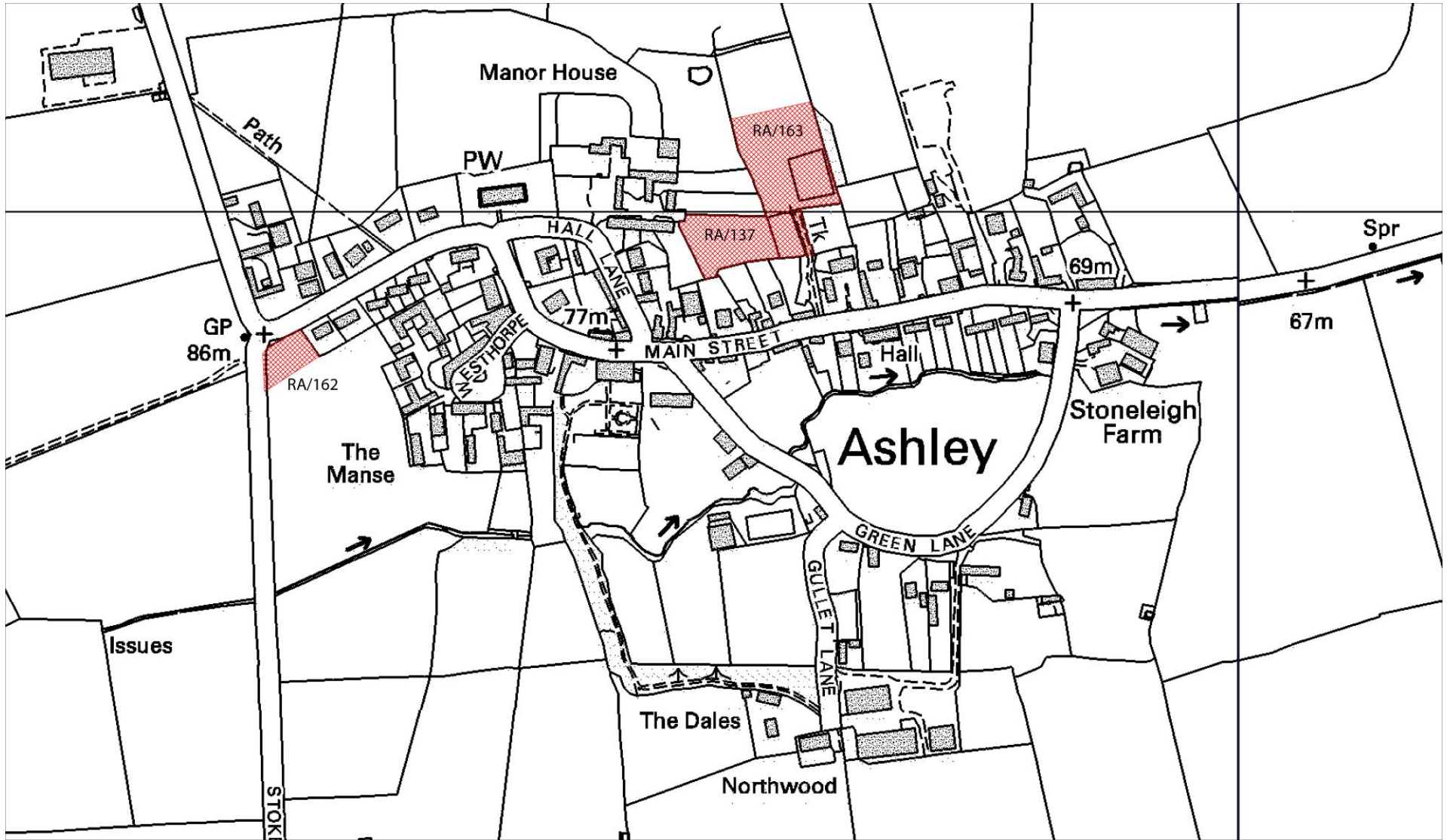
NB the keys to the maps are provided in Part 1, Introduction on page 8.



Ashley character areas map



Ashley public realm & landscape



Ashley assessed housing sites map

Rural Masterplanning Village Evaluation: Braybrooke

1. Evaluation Matrix

1. Profile	
Population	338
Demographic Split	<p>Tenure:</p> <p>Owned Outright: 32.2%</p> <p>Owned with a mortgage or loan: 51.4%</p> <p>Shared Ownership: 0%</p> <p>Rented from Council: 11.4%</p> <p>Rented from Housing Association or RSL: 0%</p> <p>Private rented: 2.1%</p> <p>Rented other: 2.9%</p> <p>Age: Under 16 – 14.7% , 16-24 – 10.6% , 25-59 – 49.7%, 60+ - 25%</p>
No. of Jobs	School is main employer
Businesses / employers	Primary School
2. Functional Relationships	
Regional Catchment	Nearest regional centres: Northampton and Leicester
Primary Movement Infrastructure	Average distance travelled to a fixed place of work 22.75km
Nearest major employment centre	<ul style="list-style-type: none"> Market Harborough – 4.1km to town centre Desborough – Great Bear 3.4km
Modal Split	Number of people who own 1 or more cars – 91.4%
Public Transport Provision	<p>Bus services:</p> <ul style="list-style-type: none"> Route 18, Market Harborough – BRAYBROOKE – Desborough – Rothwell – Kettering, mon to sat, hourly or better Route 303 – Rothwell – BRAYBROOKE – Melton Mowbray, tues, monthly <p>Nearest Railway Station</p> <ul style="list-style-type: none"> 3.7km to Market Harborough Station
Foot / cycle path links to other settlements	<p>Footpath links to countryside, links to settlements require some walking along roads.</p> <ul style="list-style-type: none"> Footpath link to Stoke Albany and Wilbarston Footpath links to Desborough and Market Harborough require some walking along roads/ lanes
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	The Old Rectory Bed and Breakfast
3. Quantum	
Total Area	169451m ² / 16.9ha
No. Houses	177
Residential Density	10.5 dph
Land Use Split	Predominantly residential
No. of affordable housing units & tenure split	<p>7 x 2 bed bungalows</p> <p>7 x 3 bed houses</p> <p>1 x 4 bed houses</p>
No. of elderly / supported housing units	N/A
No. of bungalows	N/A

Housing type split, e.g. terraced, semi-detached, detached etc.	N/A
4. Planning Designations / Constraints	
Conservation Areas coverage	Yes, covers the central area of the village
No. Listed Buildings	8
SAM	Scheduled Ancient Monument 21674 is located east of the village adjacent to the village boundary and the conservation area.
Flood Plain	Yes – some areas of flood zone 2 and 3 running through the centre of the village along the River Jordan
Ecological (SSSI, RAMSAR etc.)	None
Landscape Designation / typology	Landscape Character Assessment – Wooded Clay Plateau – Geddington Chase and Broad Unwooded Vale – Welland Vale Environmental Character Assessment – West Northamptonshire Uplands Biodiversity Character Assessment – Liassic slopes – Upper Welland Liassic Slopes and Minor Floodplain – Upper Welland Historic Landscape Character – 19 th Century Parliamentary Enclosure – Thorpe Malsor – Braybrooke Uplands
5. Landscape	
Setting	Braybrooke is in a valley between two ridges. The River Jordan runs through the village and the green space along this is an important part of the village's character. The surrounding land in the parish is a mixture of pasture and arable.
Agricultural Uses	Predominantly grazing land surrounding the village with areas of arable land to the north and west of the village
Ecology	No wildlife sites
Watercourses	The River Jordan flows north east – south west through the village
6. Amenities	
Shops	No
Post office	No
Bank / cash machine	No
Pub	Yes
Restaurant/café	No
Takeaway	No
Other	No
Pre-school provision	No
Schools, primary, secondary etc.	Braybrooke Primary School
School capacity / subscription	There are issues between the Primary School and the village community in Braybrooke. There are surplus places at the school but these issues will need to be taken into account when looking at development.
Healthcare provision, inc. dentists	No
Green Infrastructure Sub-regional & local GI corridors Natural and semi-natural green space Amenity green space	Local corridor 23 – Macmillan Way No Braybrooke Griffin Road AGS – Id 800, 0.04ha

Outdoor sports facilities	Braybrooke Primary School – Id 424, 0.37ha Braybrooke Castle Cricket ground – Id 516, 2.16ha
Cemeteries and churchyards	All Saints Church – ID 420, 0.43ha
Children's play areas	No
Allotments	No
Museum/library (inc mobile libraries) etc	Mobile library every three weeks on a Thurs
Broadband facilities / speed	Yes, 0.8 Mb
7. Social Infrastructure	
Community Buildings	Village Hall
Places of Worship	All Saints Church
Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	Braybrooke Morris Dancers, Braybrooke Cricket Club, Braybrooke WI, Braybrooke Tiny Tots

2. Summary of Parish Plan

A Village Design Statement was prepared for Braybrooke in 2005. This has not yet been adopted by the Borough Council. Summary of key findings:

- The village has a spacious character with little overlooking between properties.
- Large gardens blur the distinction between the village and the open countryside
- Speeding in the village is a problem
- There are distinct groups of buildings which define the rural character of Braybrooke. All Saints Church is the most prominent important building
- Grass verges are a feature of the road sides
- Combination of hard surfaces softened by grass edges emphasises the rural setting of the village and must be maintained
- Includes a list of locally important buildings
- Residents are happy with the size and character of the village but lack of facilities and transport are seen as a drawback
- Lack of play area, shop and post office were highlighted as a disadvantage
- The majority of people felt the village boundary should not be changed. 86.8% of respondents agree with the status of Braybrooke as a restricted infill village
- 49% of respondents felt Braybrooke should undertake planned growth, the majority of people felt this should be within existing boundaries but some felt it should be through small extensions to the boundary
- Majority of people felt the village needs more started homes and 3 bed family homes
- Sub division of existing gardens should be discouraged
- New development should respect the distinctive pattern of development in Braybrooke
- New buildings, extensions and alterations should use materials that allow them to blend in with their immediate surroundings.

3. Summary of Conservation Area Appraisal

The conservation area for Braybrooke was designated in September 1985. The following summarises the key points from this appraisal:

- Braybrooke is a loosely structured village which derives its special character from the open spaces between the buildings as much as from the buildings themselves.
- The conservation area includes significant buildings and other features which contribute to the character of the village as well as the open spaces which provide a sense of space and openness that is special to Braybrooke.
- The River Jordan runs northeast – southwest and roughly bisects the village. The river's potential to flood has discouraged development in the centre of the village. The special character this has created should be retained and these areas should be left undeveloped in the future.

- The 13th Century Parish Church is the principle focal point in the village. On the opposite side of Newland Street the three buildings between the junctions with Griffin Road and Desborough Road, with their substantial walling, form an effective counterpoint.
- The agricultural buildings of Rectory Farm further along Newland Street are now in poor condition but they do play an important role in enclosing the open area of pasture to the south. Any redevelopment of these agricultural buildings should provide a similar degree of enclosure.
- On the Harborough road the complex of buildings known as Wantage Farm requires sensitive renovation. The complex entrance to the village along Harborough Road is particularly pleasing due to the combination of the road alignment and the location of the dates from the 15th century and is an important feature.
- There are fine views across the Rectory Farm pasture to the Old Rectory (a Grade II Listed building); south of the River Jordan the substantial walling and mature trees around the Old Rectory complete the enclosure of the riverside pasture.
- Braybrooke Green is located at the junction of Desborough Road and School Lane; there is a pleasant grouping of houses around the Green, leading up to School Lane, in which substantial walling, roadside properties and mature hedging give a sense of tight enclosure not felt elsewhere in the village. Looking north-westwards from the Green itself, open views again predominate. Griffin Road derives its special character from a variety of factors including the high walling around the Old Rectory (now partly demolished) and the juxtaposition of traditional cottages to the narrow road. Any redevelopment of the elevated land to the west of Griffin Road should be very sensitively designed and should reflect the traditional building form and features of Braybrooke Conservation Area.

4. Summary of Housing Need Assessments

There is an identified need for affordable housing in the rural areas of the Borough, though this has not recently been identified at the individual settlement level. The North Northamptonshire Strategic Housing Market Assessment (SHMA) identifies a shortfall in provision of affordable housing in the rural areas of the Borough of 148 units per annum. No settlement-specific assessment has been conducted for Braybrooke.

5. SHLAA findings

2 sites were submitted for assessment in the Strategic Housing Land Availability Assessment (SHLAA). A summary of this assessment is provided below:

- **RA/128** - This site performs poorly in terms of accessibility. The site forms part of the green corridor which runs through the village this green corridor is an important part of the village's special character. The impact of developing this space would have an unacceptable impact on the conservation area and on the character of the settlement. Development of the site is also likely to have a negative impact on The Rectory which is a grade II listed building. There are major constraints to the provision of water and sewage infrastructure which would be difficult to overcome. Parts of the site are also located in flood zones 2 and 3.
- **RA/143** - Site performs poorly in terms of accessibility. There are a significant number of constraints to development of the site. It is not possible to gain safe access to the site as the site is land locked, access would need to be from Green Lane which is narrow and has limited capacity. There are major constraints to the provision of sewage and water infrastructure which would be difficult to overcome. Further information is required on impact on archaeology but it is likely there would be a significant negative impact which could not be mitigated.

6. Summary of Parish Meeting

Kettering Borough Council's Planning Policy team wrote to each Parish Council offering to attend a meeting to consult with the Parish on the development of this report, and the Site Specific Proposals LDD. This offer was not taken up by Braybrooke Parish Council.

7. Village Assessment

Landform and Movement network

The primary route through the village is Desborough Road and Harborough Road. This route connects the village with Desborough to the south east and Market Harborough to the northeast.

The main secondary routes are Griffin Road, School Lane and Newland Street. The remaining streets are all tertiary streets to access residential areas.

The main roads throughout the village have pavement only on one side of the street and in places there are no footpaths to aid walking around the village. The walkway to the school off Newland Street towards Church Close could be improved to increase its width, surveillance and lighting to improve this important connection. There are a number of footpaths which provide access out of the village.

A bus stop is located off Harborough Road that connects to a regular bus service.

Isochrones

The map below shows the 400m isochrone. This shows that the majority of Braybrooke is located within 400m of the historic centre of the village. However the school is located north of the village on Church Close and access to this will also be an important consideration when considering future development in the village.



Landform

The village has formed either side of the River Jordan which runs north-east to south-west through the village. The river is in a cutting, running through the village, which then slopes up away from the river in both directions.

Character Areas

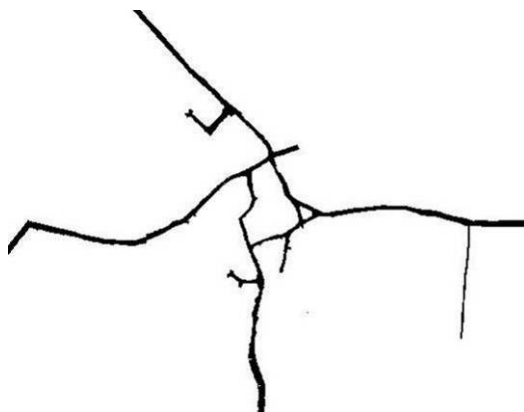
Braybrooke does not have a defined village centre as key facilities are now dispersed through out the village. However the historic main street would have been located on Griffin Road where the School, Post Office and Pub were located. The pub is still located on this street but the school has moved to Church Close and the post office has closed.

The diagrams below show the built form and street patterns in Braybrooke. The built form diagram clearly shows the area of open space running through the village and the spacious nature of

development in this area. More modern development to the north and south of the village is more uniform in nature and relates more closely to the street pattern.



Built form



Street pattern

Historic Core

The historic core of the village surrounds the Church and encompasses 4 other Listed Buildings:

- 2 Bridge House and attached barn – This is a Grade II Listed, farm house. L-plan 3-storey building constructed of brick and squared ironstone with gabled and hipped Welsh slate roofs (Mid and late C18). Previously part of a larger farmstead which is visible in the village, comprising of red brick converted barns to rear linked by high red brick boundary walls.
- 2 Jordan House – Is a Grade II Listed former public house, now a residential property. It is brick, whitewashed, with rubble plinth and slate roof (dates back to 1768).
- Wantage House – Is a Grade II Listed farmhouse, now a house. It is red brick with concrete tile hipped roof L-plan property (c.1820 with mid C19 and late C20 alterations).
- A listed bridge crosses the river – It is Grade II Listed.



2 Bridge House



Jordan House



Wantage House

The residential property, 1 The Elms, located behind Bridge House and opposite the Church also contributes to the character of this part of the village. As well as the Village Hall, the Old Rectory and surrounding open space.

School Lane

This area of the village is more enclosed, with high boundary treatments abutting the highway and gates limiting access into properties. Views out of the village are limited especially as you approach Griffin Road. This area is dominated by red brick properties, barn conversions and brick boundary walls. At the entrance to School Lane is the particularly attractive, Grade II Listed, 3 School Lane. This is a rendered and thatched cottage which abuts the public highway.



School Lane

Newland Street/Griffin Road

Newland Street comprises of large detached properties of varying styles, set in reasonably sized plots surrounded by open space. This area is characterised by trees and green hedges and provides an entrance to open countryside beyond the village.

Number 17a Newland Street/Cedar Lodge, holds a particularly prominent position in this area, surrounded by green space and lack of close boarded boundary treatment.



Properties along the southern part of Griffin road have a similar character of large detached properties of varying styles set in reasonably large plots.

Modern Housing Developments

Clusters of more modern housing development exist along:

- Church Close
- A small close of semi-detached 1970s residential houses constructed of a buff brick with concrete tiled roofs. These are set behind a row of older part brick/part rendered gable fronting properties, set back from the public highway.
- Desborough Road
- A row of 1970s, semi-detached rendered properties, set back from the public highway and on a raised ground level off Desborough Road.
- Latymer Close

These properties probably date back to around the 1980s and are buff brick, detached houses with concrete tiled roof of a very different character to much of the rest of the village.



Public realm and landscape



All Saints Church



The Swan Public House

All Saints Church is a key landmark in the village and there are views and glimpsed views of this throughout the settlement. This is an attractive, Grade II Listed ironstone and limestone building, set on a raised green attributing it with additional prominence within the village. Other key landmarks include The Swan public house, a thatched and white painted brick building set back from the public highway, the traditional red brick Village Hall, which abuts the highway on a sharp bend along Griffin Road and a modern dwelling, number 50 Griffin Road.



Braybrooke Village Hall



50 Griffin Road

There are a number of particularly attractive buildings throughout the village but these are often inter-dispersed with more modern properties of varying styles and building materials.

Boundaries treatments throughout the village vary enormously and include stone and brick boundary walls, iron railing of varying styles, wooden panel fencing and close boarded fencing.

Much of the village to the southern side of the river is very enclosed, especially along School Lane, with properties and boundary treatments limiting views out to the open countryside. The north of the village has a more open feel to it, with views out of the settlement. Views are most prominent along the eastern site of the village, particularly along Desborough Road where there are wide panoramic views of the open countryside.

Open space

The green space running through the centre of the settlement along the path of the River Jordan is a historically and visually important open space within the village boundary. The trees found within this space are particularly important to the character of this area also.

Other important green spaces include the land around All Saints Church, the green space which creates an informal walkway from Griffin Road to Green Lane and the footpaths out of the village, green corners at the entrance of School Lane off Desborough Road and into Latymer Close off Griffin Road add to the amount of green space within the village and soften the entrances to these

roads. These spaces should be retained for this reason. Of particular importance is the space at the entrance to School Lane as this is where the village sign is positioned.



Braybrooke Village Sign

Other comments

The village contains many features which add to the overall character of village and reflect the varying nature of styles of development, which have been constructed over time throughout the settlement. These include the village sign and information board, character lamp-posts, bridges and other development around watercourses.

8. Opportunities/ Issues

Following public consultation on the Kettering Site Specific Proposals LDD a site in Braybrooke and two sites adjacent to Braybrooke have been put forward as a potential new housing sites. This has been assessed in accordance with criteria outlined in the 'Background Paper - Housing Allocations'. The findings of this assessment have been summarised as follows:

Site RA.128 – is a potential site behind the Old Rectory at Braybrooke. This site performs poorly in terms of accessibility. The site forms part of the green corridor which runs through the village this green corridor is an important part of the village's special character. The impact of developing this space would have an unacceptable impact on the conservation area and on the character of the settlement. Development of the site is also likely to have a negative impact on The Old Rectory which is a Grade II Listed Building. There are major constraints to the provision of water and sewage infrastructure which would be difficult to overcome. Parts of the site are also located in flood zones 2 and 3. However, there may be potential for a small part of the southern element of the site to be developed provided that the impact on the Listed Building can be suitably mitigated. This option is presented as an option for consultation in the next stage of the Site Specific Proposals LDD.

Site RA.143 – is a potential site off Green Lane. This site performs poorly in terms of accessibility. There are a significant number of constraints to development of the site. It is not possible to gain safe access to the site as the site is land locked, access would need to be from Green Lane which is narrow and has limited capacity. There are major constraints to the provision of sewage and water infrastructure which would be difficult to overcome. Further information is required on impact on archaeology but it is likely there would be a significant negative impact which could not be mitigated. For the reasons given above, this site will not be allocated as it is not suitable for development.

A potential development opportunity exists at a garage site along Church Lane. Development of this site is likely to be dependent on the ownership and use of this garage site. However, development of this site could provide an opportunity to replace an otherwise unattractive area of the village and allow greater permeability with the open countryside beyond.



Potential other opportunities within the village include:

- To improve walkability within the village, footpaths need to connect and extend throughout the village along at least one side of the road where possible.
- The footpath leading to the School off Newland Street should be improved in the following ways; increase its width, surveillance and lighting where possible.

9. Draft Design Principles

If the above opportunity sites come forward for development the following principles should be followed:

Garage site off Church Lane:

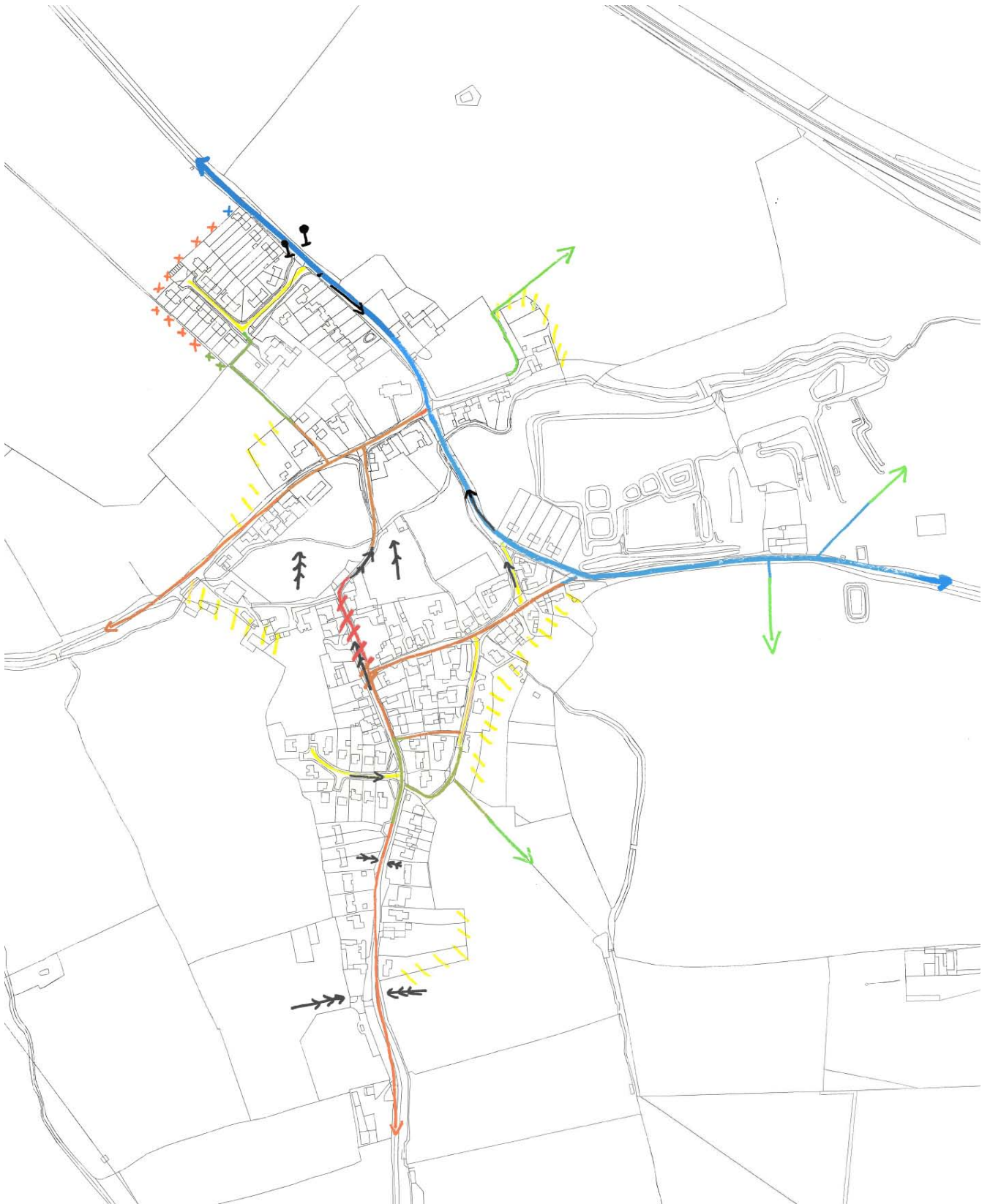
- Allow greater permeability with the open countryside beyond with spaces between properties and the ability to walk in between them.

Southern part of site RA.128

- Any impact on the special interest of the Grade II Listed Old Rectory must be mitigated

Elsewhere, new development in Braybrooke is likely to be extremely limited. The following principles will apply to any development proposals that may come forward. Development should:

- Protect the green space that runs through the village and enhance through the inclusion of a public access following the river east/west through the village.
- New development to the north of the river should be less compact and be inter-dispersed with green open spaces. Boundary treatment should be low and of an 'open' nature to avoid negatively impacting the character of this part of the village
- New development on the edge of the settlement should 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 treatments.
- Walkability throughout the village should be improved including a consistent footpath connection along Griffin Road, running north/south.
- An overriding building material or boundary treatment is not present within this village but any new development should respect the character of existing properties and should avoid examples of poorly designed properties and take inspiration from those which make a positive contribution to the character of this village.
- Lanes and Mews are a characteristic of the village, these should be protected and enhanced and provide the inspiration for any new development.

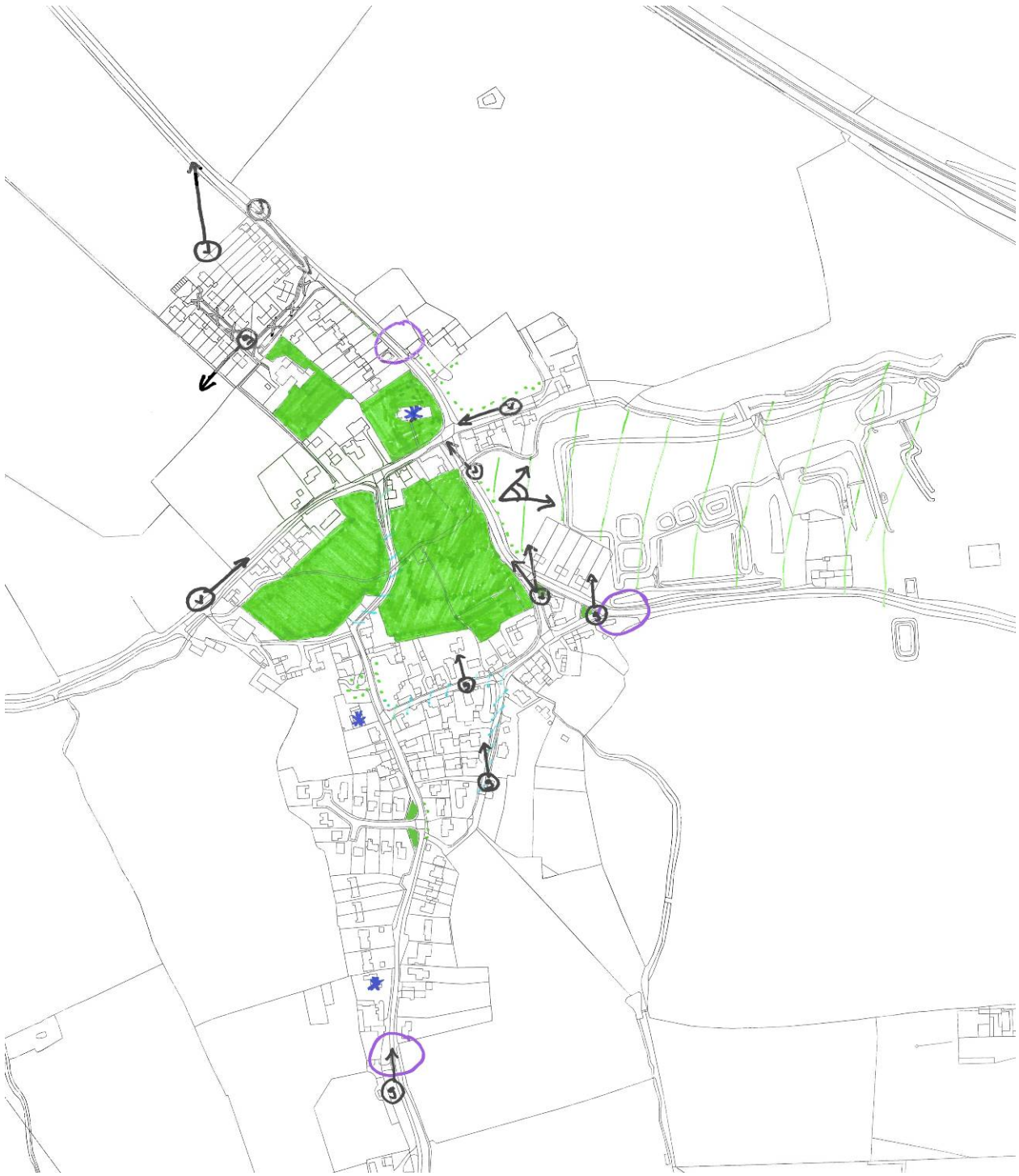


Braybrooke landform & movement map

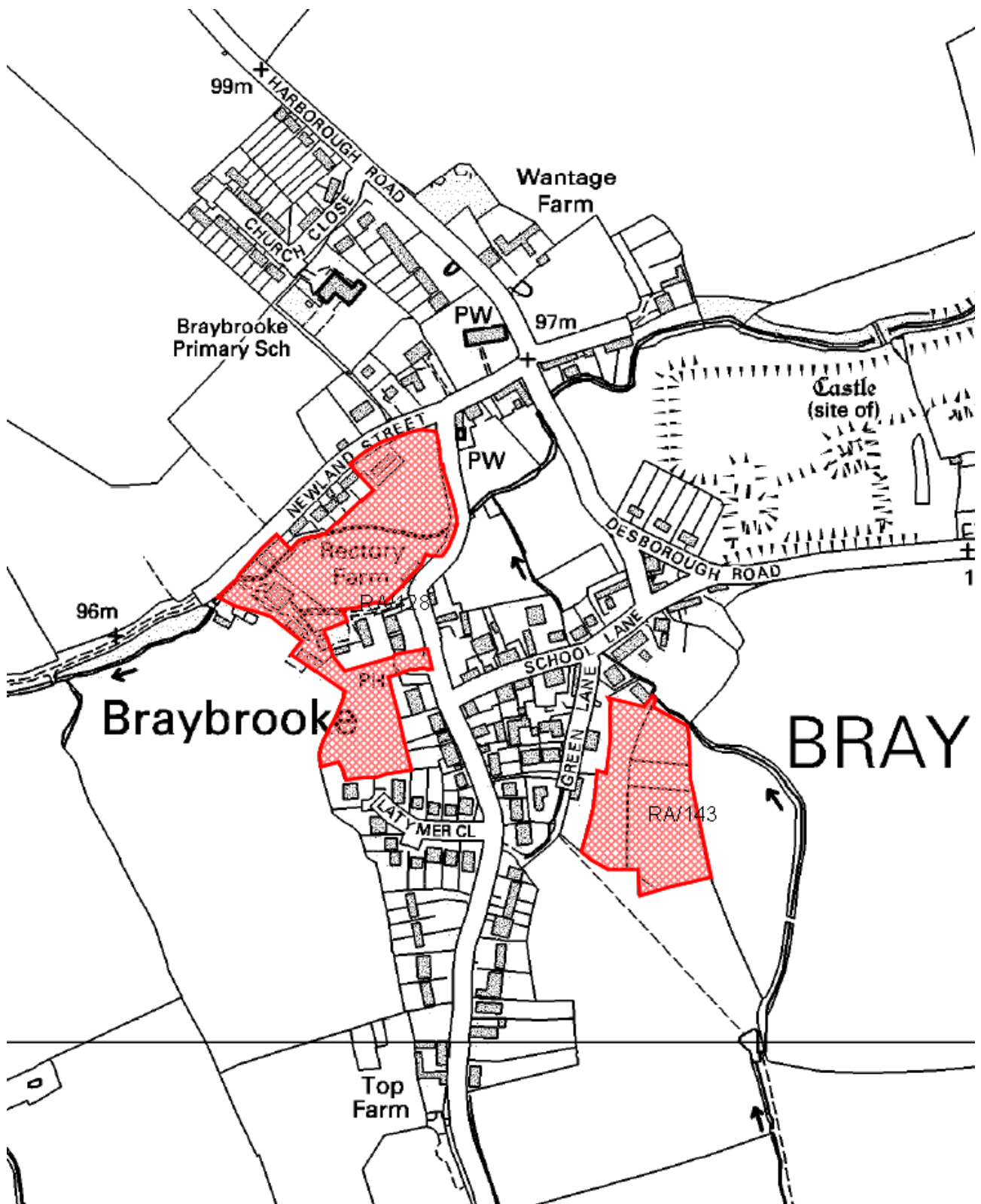
NB the keys to the maps are provided in Part 1, Introduction on page 8



Braybrooke character areas map



Braybrooke public realm & landscape map



Braybrooke assessed housing sites map

Rural Masterplanning Village Evaluation: Broughton

1. Evaluation Matrix

1. Profile	
Population	2,046 (Census 2001)
Demographic Split	<p>Tenure:</p> <ul style="list-style-type: none"> ▪ Outright ownership: 28.4%, ▪ Ownership mortgage/ loan: 52.9%, ▪ Shared ownership: 0%, ▪ Rented from local authority: 11.1%, ▪ Rented from housing association/ RSL: 0.4%, ▪ Rented from private landlord: 4.1%, ▪ Rented from other: 3.1% <p>Age: Under 16 22%, 16-24 7.8%, 25-59 50.8%, 60+ 19.4% (Census 2001)</p>
No. of Jobs	Unknown
Businesses / employers	Agricultural home based businesses and a number of cottage industries (Parish Plan)
2. Functional Relationships	
Regional Catchment	Nearest regional centre is Northampton
Primary Movement Infrastructure	<p>Roads into & out of settlement & their classification:</p> <ul style="list-style-type: none"> ▪ 2 accesses from the A43, ▪ Close to J8 of A14, ▪ On the B574 to Wellingborough, ▪ Minor roads link to nearby villages e.g. Cransley, Mawsley, Loddington & Pytchley <p>Distance to nearest town:</p> <ul style="list-style-type: none"> ▪ Kettering: 2.9 miles centre to centre; 1.4 miles edge to edge; ▪ Wellingborough 6.5 miles; 5.5 miles to edge ▪ Northampton: 12 miles to centre; 9 miles to edge <p>Distance travelled to work:</p> <ul style="list-style-type: none"> ▪ 9.6 miles (census 2001); ▪ 12% of respondents to Parish Plan live and work in Broughton
Nearest major employment centre	<ul style="list-style-type: none"> ▪ Kettering - 2.7 miles to Telford Way Industrial Estate, 2.9 miles to town centre; ▪ Wellingborough - 5.6 miles to Finedon Road Industrial Estate, 6.5 miles to town centre; ▪ Northampton - 9.5 miles to Moulton Park Business Park, 12 miles to centre.
Modal Split Number of people who own 1 or more cars	85.5% (Census 2001)
Public Transport Provision	<p>Bus services:</p> <ul style="list-style-type: none"> ▪ Route 39 – Northampton – Moulton – BROUGHTON – Kettering – hourly mon-sat, 05:43-21:30 - Stagecoach ▪ Route 17 – Kettering – BROUGHTON – Rothwell – Desborough – Kettering – / Kettering – Desborough – Rothwell – BROUGHTON – Kettering - 9 stops mon-sat, 8:04 – 18:22 (none sun) – Stagecoach ▪ Route 304 – Desborough – Rothwell – Northampton, Weds & Sats only, Once a day – Hamilton’s & Buckley’s

	<p>Coaches.</p> <p>Nearest train station</p> <ul style="list-style-type: none"> ▪ 2.8 miles Kettering; ▪ 7.9 miles Wellingborough; ▪ 12.3 miles Northampton
Foot / cycle path links to other settlements	<p>Shared cycle / pedestrian way along A43 to Kettering & Northampton</p> <p>Bridleway to Pytchley – bridleways & footpaths on to Orlingbury – Harrowdens – Wellingborough</p> <p>Partial footpath to Great Cransley – on to Loddington & Mawsley</p>
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	None
3. Quantum	
Total Area	52.8ha
No. Houses	1,115 (GIS)
Residential Density	21dph
Land Use Split	Predominantly residential. Several shops, takeaways and some employment.
No. of affordable housing units & tenure split	Total of 120 affordable homes - 116 for rent & 4 shared ownership., 109 KBC ownership & 11 RSLs
No. of elderly / supported housing units	34 units in St Andrews Court KBC sheltered scheme (20 bungalows & 14 flats)
No. of bungalows	N/a
Housing type split, e.g. terraced, semi-detached, detached etc.	N/a
4. Planning Designations / Constraints	
Conservation Areas coverage	No Conservation Area – A conservation area appraisal is being prepared for Broughton
No. Listed Buildings	8
Flood Plain	None (all in zone 1)
Ecological (SSSI, RAMSAR etc.)	None
Landscape Designation / typology	<p>Landscape Character Assessment – Rolling Ironstone Valley Slopes</p> <p>Environmental Character Assessment - Central Northamptonshire Plateaux and Valleys</p> <p>Biodiversity Character Assessment – Liassic Slopes / Cropped Claylands</p>
5. Landscape	
Setting	<p>The village has a rural setting and a traditional agricultural character, which is highlighted by:</p> <ul style="list-style-type: none"> ▪ Open land which cuts into the village at various points, including from the east at Gate Lane and the southeast in and around the Church of St. Andrew; ▪ Rectory Farm in the centre of the historic heart of the village; ▪ The open site to the east of Gate Lane which was once used by a local dairy farmer as pasture land; and ▪ The open spaces and gaps between the buildings allow constant views out towards the countryside which provides an important link between the village and its surroundings. <p>There is little woodland, but prominent coverts on higher ground. (Draft Conservation Area Appraisal).</p>

Agricultural Uses	Mixed farming is typical, with open arable farming contrasting with pasture land enclosed by species-rich mature hedgerows. Grazing land is a typical land use in and around Broughton, the best examples of which can be seen at Rectory Farm, land pto the east of Gate Lane and to the west of Northampton Road.
Ecology	No LWS, PWS, SSSIs etc. 1 Pocket park outside of village boundary.
Watercourses	A small stream flows into the village from the east and provides numerous springs in the village. There are an abundance of natural springs throughout the surrounding area. (Draft Conservation Area Appraisal)
6. Amenities	
Shops	3 food shops, 1 hairdressers
Post office	Yes
Bank / cash machine	Cash machine
Pub	2 pubs
Restaurant/café	No
Takeaway	Yes - Chinese takeaway
Other	Car repair garage (parish plan)
Pre-school provision	No
Schools, primary, secondary etc.	Primary School
School capacity / subscription	Small number of surplus places
Healthcare provision, inc dentists	No
Green Infrastructure	
Sub-regional & local GI corridors	CSS GI local corridor 8 - Sywell Reservoir to Broughton
Natural and semi-natural green space	Broughton pocket park (outside of village boundary) 0.55ha (660)
Amenity green space	Podmore Way AGS 0.18ha (534), Broughton War Memorial 0.02ha (710)
Outdoor sports facilities	Gate lane recreation ground 4.5ha (611), Broughton recreation ground 0.71ha (614), Great Cransley School playing fields 1.62ha (593)
Cemeteries and churchyards	Broughton cemetery 0.83ha (612), St Andrews church 0.21ha (713)
Children's play areas	3 play areas (711, 613, 535) and basketball court (712)
Allotments	Broughton allotments - 5.41ha (610)
Museum/library (inc mobile libraries) etc	Mobile library service - mon and tues every three weeks
Broadband facilities / speed	Yes, 5.83 Mb
7. Social Infrastructure	
Community Buildings	Village Hall
Places of Worship	St Andrews Church, Broughton Chapel
Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	Toybox, Broughton under 5's, Yoga classes, table tennis, St Andrews sisters, St Andrews church, Minnows praise, Little fishes, Broughton players, Broughton old folks parcel fund, Broughton over 60's, Broughton old boys, Broughton ladies circle, Broughton indoor bowls, Broughton 4 youth, Broughton scouting groups, Broughton charities of bentham, Broughton art exhibition, Broughton archive, Broughton medical action research, 4 spires youth, 4 spires WI, Royal British legion (women's section), Sunday school, Keep fit, Broughton chapel,

2. Summary of Parish Plan

The following key issues of relevance can be drawn from the Broughton Parish Plan:

- Development within village boundary should protect or enhance character
- Resist amalgamation of Kettering & Broughton
- Some households unable to move due to price or lack of availability of suitable accommodation, including private rented and local authority / housing association homes
- Broughton Parish Council to work with KBC to investigate potential for building rented housing association, shared ownership or low cost owner-occupier accommodation
- Concern over too much recent housing development at too high densities detracting from the character of the village
- In terms of housing, respondents would like to see conversion of redundant buildings; affordable housing; starter homes; adequate off-road parking; and development which retains the character of the village
- Encouragement for business / commercial development especially including cottage industries and a butchers / bakers and tea shop
- Support for improvements to bus services including:
 - Improved promotion of existing service to encourage its use
 - Improved disabled access
 - Timetable improvements to match the working day and social activities, for example an evening service to Kettering town centre and cinema
 - Improved connections to onward travel i.e. train services
- Wish to promote, encourage, improve and support existing recreation and leisure facilities within the village and to facilitate the creation of new facilities.
- Disappointment with cycle paths, for example no cycle paths to Mawsley, Loddington or Pytchley and route alongside A43 and across A14 is dangerous
- Investigate options to provide additional cycle routes and a new footpath to Kettering

3. Summary of Conservation Area Appraisal

There is currently no Conservation Area designation in place for Broughton though one is under production and is at the draft stage having been through a round of public consultation. A summary of the emerging key issues identified in the draft Conservation Area Appraisal include:

- Agriculture has played a role in shaping the plan form of Broughton as the village appears to have grown as a dispersed settlement, with ample land available for grazing for animals close to domestic properties. Historic maps of Broughton from the turn of the twentieth century show the predominance of allotments, especially to the south of the historic village core. It is this agricultural heritage which has created an urban form that is less linear and more dispersed than many of the surrounding towns and villages in the area.
- Ironstone is a distinct characteristic of the village
- **Commuter Village:** Modern Broughton suffers from its location and good transport links with Kettering, Northampton and its proximity to the A14. As a result there is very little employment locally and most residents commute to their place of work. This detracts from the village and prevents it from having a vibrant heart.
- **High Street:** Due to the village bypass and the number of commuters resident in the village there is little economic activity along the High Street. Unfortunately the lack of services prevent the emergence of a viable High Street, something that was central to the character of Broughton until recent decades.
- **Speculative Development:** Broughton is an attractive place to live and developers realise this. Unfortunately this has led to the development of certain infill sites which detract from the historical form of Broughton.
- **Modern Materials:** Some, although not all, modern infill development has been built using poor quality materials which do not respect the surrounding character.

4. Summary of Housing Need Assessments

There is an identified need for affordable housing in the rural areas of the Borough, though this has not recently been identified at the individual settlement level for every settlement in the Borough. The North Northamptonshire Strategic Housing Market Assessment (SHMA) identifies a shortfall in provision of affordable housing in the rural areas of the Borough of 148 units per annum. Additionally, KBC's Housing Strategy team can evidence a lack of affordable housing delivery in rural settlements which is failing to meet local needs.

5. SHLAA findings

6 sites in Broughton were assessed in the Strategic Housing Land Availability Assessment (SHLAA) and were ranked as Category 1 (most achievable/deliverable & least constrained) to Category 3 (least achievable/deliverable & most constrained). Of the Broughton sites, 5 were assessed as being Category 2 and 1 as Category 3. The SHLAA sites are mapped below (green Category 2 and orange Category 3). The SHLAA is an indicative indication assessment of suitability for residential development and in no way predetermines whether a site will be allocated for development. Decisions regarding actual development sites will be made following public consultation on options in the next stage of the Site Specific Proposals LDD, as informed by this Rural Masterplanning project.



6. Summary of Parish Council Consultation Meeting

Aspirations

- Details provided within the recently adopted Parish Plan – considerable effort to produce and represents the view of the majority of the village.
- Headlines include that there has been too much development over the last 10 years – there should be no further development.
- Conservation Area designation is essential – concern at the delay in the production of this
- Footpath and cycleway improvements within the village and to adjoining villages are important,
- Protect open space within the village including the area in front of the church
- Realistic encouragement for small industrial units outside the present village envelope (see parish plan)

- Village boundary should remain as is – although discussions focussed on the potential for small alterations to allow small industrial units.

Notes

- Highways issues particularly within the village centre are a major concern (see parish plan) – previous s106 from infill and nearby development has not been used to secure highway improvements within the village resulting in parish councillors questioning the effectiveness of such development contributions.

7. Village Assessment

Landform and Movement network

The primary routes through the village are Kettering Road/ Northampton Road/ High Street which runs through the village from north east to south west and Cransley Hill and Wellingborough Road which link the village to Great Cransley to the north west and Pytchley and Orlingbury in the southeast. Kettering Road and Northampton road link the village with the A43 which runs along the western edge of the village.

Secondary routes along Church Street, Gate Lane and Cox's Lane link these primary routes. The rest of the streets in the village are tertiary streets.

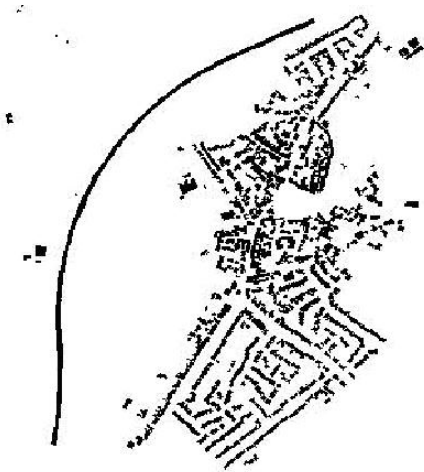
There are good footpath links within the village and there are a number of footpath links out of the settlement which connect the village to Great Cransley and Pytchley. There is also a footpath/ cycleway along the A43 which links the village to Kettering. There are opportunities to improve footpath links both within the village and to the open countryside. These are shown on the movement analysis map.

The majority of the village is easy to navigate around. However, there are pockets of new development where legibility is poor.

Parking along the High Street appears to be a problem although this does help reduce the speed of traffic along this route.

Isochrones

The isochrones below show that a significant proportion of the village is located within 400m of the village centre and that the whole village is located within 800m of the village centre. When considering future development in the village proximity to the village centre will be an important consideration.



Built Form



Street Pattern

Character Areas

Central Village

- Linearity of High Street and lack of a focused centre
- Mixture of historic ironstone buildings, Victorian streets and more recent additions
- Village green and horsechestnut trees provides main open space
- Mixture of uses including shops, pub, low-key commercial/ workshops and residential properties
- Some Victorian, brick terraced streets e.g. Silver Street
- Buildings abut and front on to the street creating a good sense of enclosure



Historic Farmsteads

- Church and steeple is primary landmark
- Typically using ironstone, black weatherboards, slate, pantiles
- Organic layout typified by clusters of buildings and outbuildings
- Gravel surfaces and granite set kerbs and delineations



Edge Suburbs

- Post-war expansion

- Detached and semi-detached houses on linear and Radburn layouts
- Poor relationship to landscape and centre of settlement
- Buildings set back from the street with a poor sense of enclosure



Public realm and landscape

The church is the key landmark in the village and views of this can be seen throughout the village. There are long panoramic views out of the village from the north towards Kettering. The topography and landscaping mean the village is well enclosed and views out are limited.

There are a number of important open spaces in the village. These include the village green which links visually with the open space at Rectory Farm and beyond this to the open space along Gate Lane which are an important record of the historic dispersed nature of the village. The open space in front of the church is also visually important and provides the setting for the church. In addition to this there is a recreation ground, pocket park, allotments and amenity open space which provide important activities in the village.

There are two key gateways into the centre of the village as shown on the map. These would benefit from some enhancement along with environmental and parking improvements along the High Street.



8. Opportunities/ Issues

Potential opportunities for improvements within the village include:

- Environmental improvements to the High Street to encourage economic activity and greater vibrancy and remove the dominance of the highway;
- High Street/ Northampton Road/ Kettering Road – sympathetic traffic calming to slow speeds and tree planting to reflect the rural setting;
- Improved vehicular and pedestrian access to the school; and
- Improved footpath and cycle links from the village.

Housing site assessments

Following public consultation on the Site Specific Proposals LDD several sites were put forward as potential new housing sites. Consultation feedback from Broughton Parish Council has indicated that no further development should take place outside of the current village boundary. However, sites submitted with development potential have to be assessed in the same way as any other site in the Borough, in accordance with criteria outlined in the 'Background Paper - Housing Allocations'. The findings of this assessment are summarised below.

Site RA/094, land south east of Northampton Road - This site performs poorly in terms of accessibility as it is distant from the village centre and poorly related to the central focus of Broughton when compared to other sites, but has relatively few other constraints. The main constraint is the impact on archaeology. However, the scale of the submitted site is considered too large and its development in its entirety would not bring about great benefit to the village but merely be an extension of the suburban-type development to the immediate north. However, some small scale frontage development, of around 10 dwellings, to continue the linear built form on Northampton Road, and to improve the gateway into the village, may be appropriate.

Site RA/095, Gate Lane - This site performs poorly in terms of accessibility although is relatively well related to the village centre. The site scores relatively well, however there are some significant constraints. The site is a historically important open space and is important in the setting of the village. Development of the site would therefore have a significant negative impact on the historic environment. Further investigation is required to assess archaeology on the site. Capacity of Gate Lane is also a significant constraint. For these reasons, this site should not be taken forward for consideration in the options for Broughton in the Site Specific Proposals LDD.

Site RA/096, land between A43 and High Street - Site scores relatively well. It performs poorly in terms of accessibility but compared with other sites in the village it is well located in terms of local facilities. It is considered that a suitable residential scheme could bring about significant benefits including improved vehicular and pedestrian access to, enclosure and natural surveillance of the school; a development well linked and related to the High Street, the traditional core of the village, and what should be the focal point of the village; and one which could support increased activity and vibrancy in this area. The major constraint to development would be access which would need to be overcome or mitigated, perhaps including a widened shared access with the primary school. The access issue would need to be overcome before allocation could be considered.

Site RA/097, land to the east and west of Church Street - There are significant constraints to the development of these sites. Development of the southern section of the site would have a detrimental effect on the setting of the church. The site to the north is an important open space which is important to the character of the settlement. Access would be problematic and would result in the removal of a significant section of historic wall. Site should not be taken forward for consideration in the options for Broughton in the Site Specific Proposals LDD

Site RA/098, land to the east and west of Cransley Hill – The site in its entirety is too large. The site western section of the site is constrained by a Tree Protection Order and is a more sensitive environment. The eastern section of the site is lower in terms of landscape quality and impact and is considered more of an appropriate prospect for development. The site is comparatively well related to the High Street, the traditional core of the village and facilities, including the school. There is potential for the western extent of the site to be used for uses which would benefit the school. Any development would need to be at low density; address Coxs Lane and Cransley Hill and provide satisfactory access, including access to development site RA/127. Development in combination with this site may be beneficial.

Site RA/099, Broughton Allotments - Part of this site is actively used for allotments and development would only be acceptable if alternative provision was made. Access to the site is problematic due to the proximity of the A43 junction. Due to its location this site may be more appropriate for employment development; alternatively there may also be the opportunity to extend the allotments on the site. Site is poorly related to the central hub of the village and loss of open space is considered a significant constraint. For these reasons this site should not be taken forward for consideration in the options for Broughton in the Site Specific Proposals LDD.

RA/101, Land to the rear of 22 High Street - Site scores well. Site scores poorly in terms of accessibility but compared with other sites in the village is well located in terms of access to local facilities, including the school. A well designed development could be well linked and related to the High Street, the traditional core of the village, and what should be the focal point of the village; and

one which could support increased activity and vibrancy in this area. Development could improve access to the school, links with the school, High Street and footpath links to the countryside. Development would need to be low density, well connected and traditional in character. The major constraint would be access with issues with the capacity of Bentham Close. The access issue would need to be overcome before allocation could be considered.

Site RA/127, The Paddock, Meadow Close - Site scores relatively well and there are relatively few constraints. Access to the site would require upgrading. Noise mitigation may be required. Site would be suitable for a low density, characterful development with good links out, including to the High Street. Development should be considered in conjunction with site RA/098, which could allow access to be addressed and a common character and form to be derived. Without this access development is likely to be problematic and subject to the capacity of a narrow lane from High Street.

Site RA/144, Land to the south east of Broughton - Development of this scale would not be appropriate given the size and character of the village. Key constraints include impact on archaeology, landscape, impact on the road network in Broughton and negative impact on the built character and form of the village. The current extent of development marks a clear boundary to the village to the south east and development beyond this would be inappropriate encroachment into the open countryside. The site is poorly related to and physically isolated from the central village and the historic core and would not bring about great benefit to the village but merely be an extension of the suburban-type development to the west. For the reasons outlined above, this site should not be taken forward for consideration in the options for Broughton in the Site Specific Proposals LDD.

RA/167, Land to the west of Wellingborough Road - Site scores poorly in terms of accessibility. The development of the whole site would be unacceptable due to the scale of development and although some frontage development may be an option, this site feels like a natural 'end' to the village and assimilates the village with open countryside. Also, frontage development would involve the removal of significant hedgerows. Access to the site may be limited due to the busy Wellingborough Road. The current extent of development marks a clear boundary to the village to the south east and development beyond this would be inappropriate encroachment into the open countryside. The site is poorly related to and physically isolated from the central village and the historic core and would not bring about great benefit to the village but merely be an extension of the suburban-type development to the north. the reasons outlined above, this site should not be taken forward for consideration in the options for Broughton in the Site Specific Proposals LDD.

There is also a garage site at Carter Avenue, which is a potential redevelopment site for a small scale residential development, which could improve the built environment, subject to the ownership and level of use of the garages.

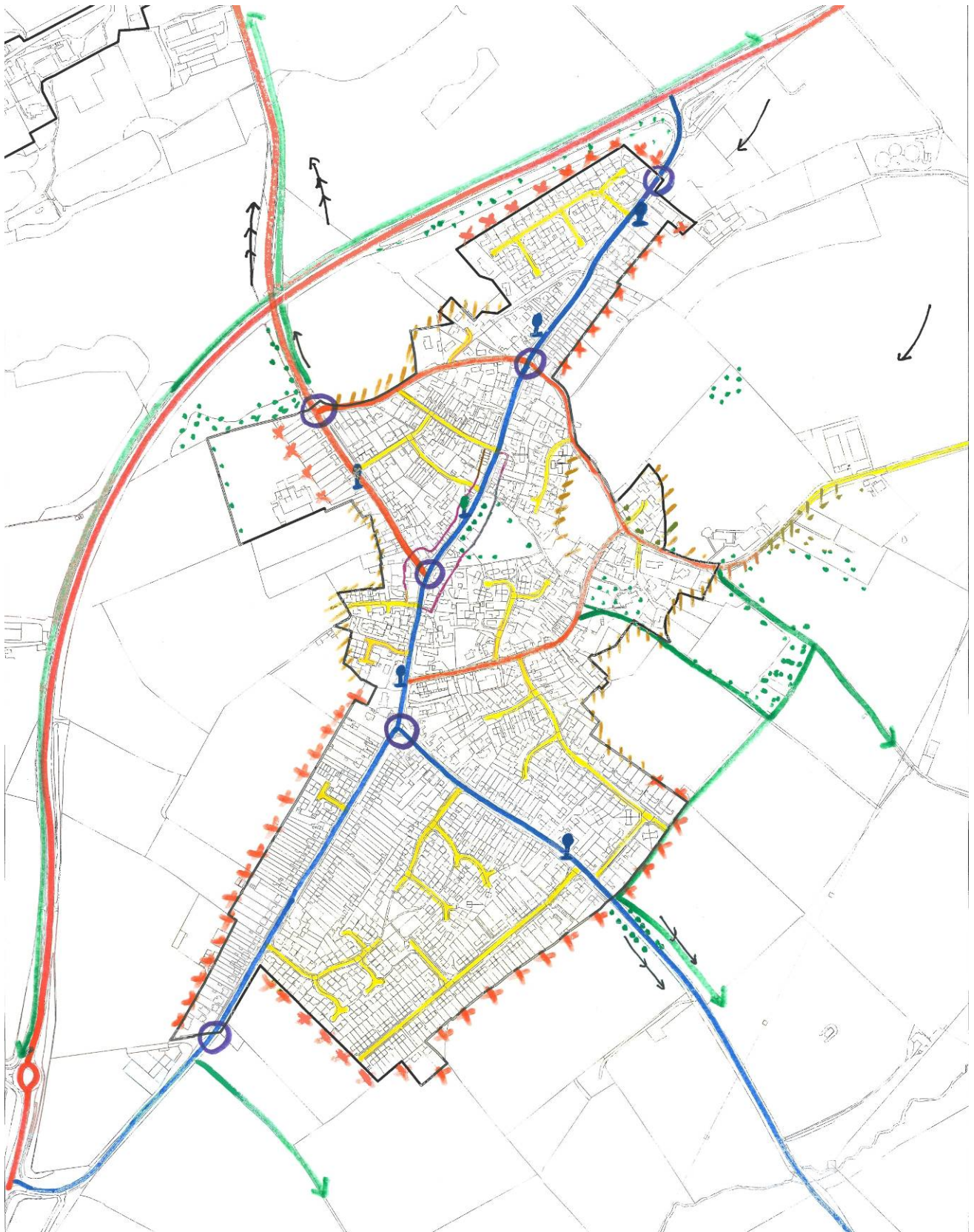
There is also a telephone exchange on Church Street, which may not be in current use and is incongruous to the surrounding traditional residential cottages. This could present an opportunity for a small brownfield redevelopment to provide a residential use, street enclosure and a character more in keeping with the rest of the street.

Draft Design Principles

The extent of new development in Broughton will depend largely on the result of future public consultation at the Options stage of the Site Specific Proposals LDD, and may range from modest to no allocated development. Nevertheless, design principles have been drafted to be applied to any proposals for new development which may come forward in Broughton in the future, with the intention that any such development should better reflect the traditional character of the place. These draft principles are provided below.

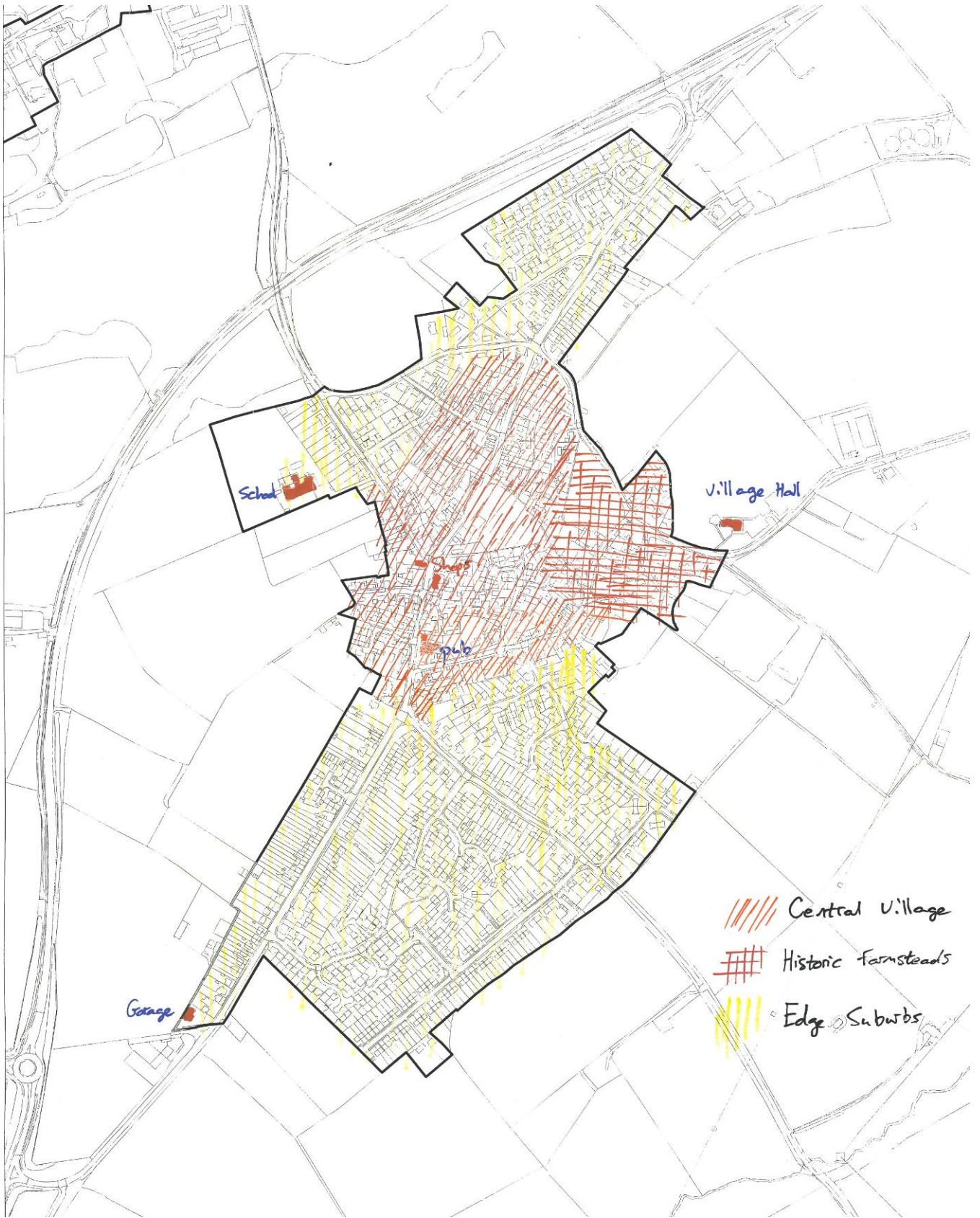
Any new development should:

- Protect or enhance the traditional, historic character of the central core of Broughton;
- Not cause coalescence between Broughton and Kettering;
- Be well connected and well related to the centre of the village;
- 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
- 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;
- 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;
- Include frequent areas of attractive open spaces between development, reflecting this important traditional characteristic;
- 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;
- Protect open space within the village including the area in front of the church;
- Use a limited palette of traditional local materials based around ironstone, red brick, black weatherboards, slate and pantiles;
- Front on to and abut, or be slightly set back in line with surrounding building lines, the street, creating a good sense of enclosure;
- Enjoy a positive relationship with surrounding development and not present inactive or blank facades to streets;
- Prioritise conversion of redundant buildings, affordable housing and starter homes;
- Encourage business or commercial development, including cottage industries; and
- Facilitate the following improvements to the village:
 - 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;
 - 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;
 - Enhancement of the area of open space in front of the church to improve its setting
 - Improvements to bus services;
 - Improve access to the school;
 - Improve footpath and cycle links out of the village, including a new footpath to Kettering



Broughton landform & movement map

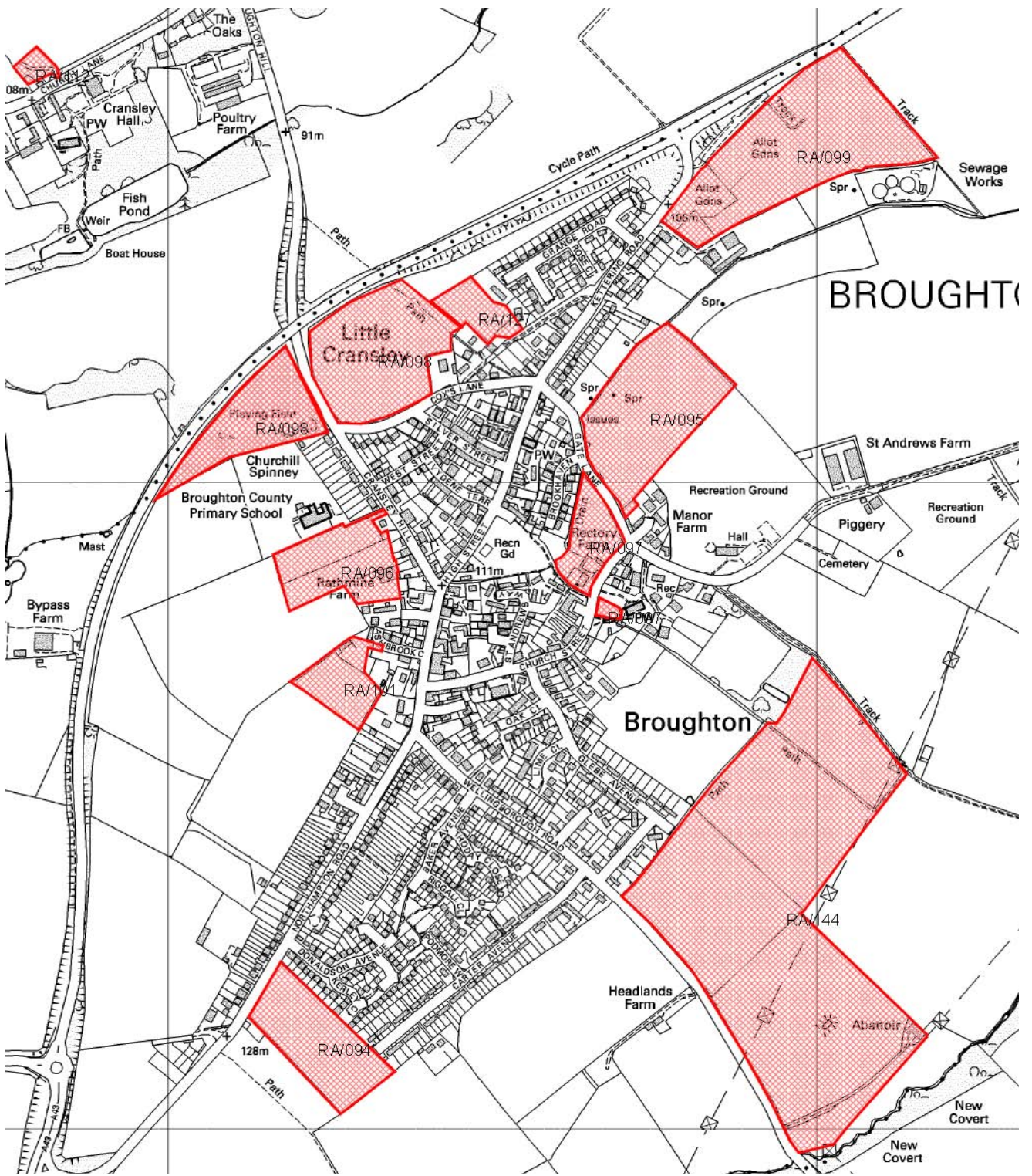
NB the keys to the maps are provided in Part 1, Introduction on page 8



Broughton character areas map



Broughton public realm & landscape map



Broughton assessed housing sites map

Rural Masterplanning Village Evaluation: Cranford

1. Evaluation Matrix

1. Profile	
Population	414 (2001 Census)
Demographic Split	<p>Tenure:</p> <ul style="list-style-type: none"> ▪ Outright ownership 17%, ▪ Ownership mortgage/ loan 28.8%, ▪ Shared ownership 0%, ▪ Rented from local authority 0%, ▪ Rented from housing association/ RSL 5.1%, ▪ Rented from private landlord 40.7%, ▪ Rented from other 6.7% <p>Age: Under 16 - 16%, 16-24 – 8%, 25-59 - 48%, 60+ - 28%</p> <p style="text-align: right;">(Census 2001)</p>
No. of Jobs	Unknown
Businesses / employers	<ul style="list-style-type: none"> ▪ ED Training Ltd (HGV training) ▪ The Red Lion Public House ▪ 3 stables ▪ 1 working farm
2. Functional Relationships	
Regional Catchment	Nearest Regional Centre: Leicester
Primary Movement Infrastructure	<p>Roads into & out of settlement & their classification:</p> <ul style="list-style-type: none"> ▪ Strategic A14 runs to the south of the village ▪ Main road through the settlement is High Street / Cranford Road which links the village to Barton Seagrave and the A14. In theory, through traffic should be discouraged with the A14 taking the vast majority of traffic. ▪ 2 north-south roads exist which link the village with Grafton Underwood and the countryside. <p>Distance to nearest town:</p> <ul style="list-style-type: none"> ▪ Kettering: 3.1 miles to Kettering town centre; 1.2 miles from the edge of Cranford St John to outskirts of Ise Lodge estate, Kettering;
Nearest major employment centre	<ul style="list-style-type: none"> ▪ Burton Latimer – 1.7 miles to industrial park; ▪ Kettering: 2.4 miles to Kettering Venture Park / Pytchley Lodge Road Industrial Estate; 3.1 miles to Kettering town centre
Modal Split Number of people who own 1 or more cars	88% (Census 2001)
Public Transport Provision	Route 16 Kettering – Thrapston – Raunds is fairly regular – hourly service.
Foot / cycle path links to other settlements	A decent network of footpaths traverses east-west including a link to the village of Twywell. North-south connections are less connected. Within the settlement pleasant footpaths cross the open space and link the 2 parts of the village.
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	Dairy Farm Guest House Cranford Hall

3. Quantum	
Total Area	19.4ha
No. Houses	209 (electoral roll)
Residential Density	11dph
Land Use Split	Mostly residential and agricultural.
No. of affordable housing units & tenure split	23
No. of elderly / supported housing units	0
No. of bungalows	Unknown (12 affordable bungalows)
Housing type split, e.g. terraced, semi-detached, detached etc.	Predominantly detached. Some terraces.
4. Planning Designations / Constraints	
Conservation Areas coverage	The whole of the village, and some surrounding fields, is a Conservation Area with many listed properties. A number of buildings are several hundred years old.
No. Listed Buildings	There are 38 listed buildings or structures in the parish.
Flood Plain	Small parts of the central green area fall within flood zones owing to the small watercourse. A larger area falls within flood zones 2 and 3 around the lowest point of Duck End.
Ecological (SSSI, RAMSAR etc.)	See Ecology – below.
Landscape Designation / typology	Landscape Character Assessment – Rolling Ironstone Valley Slopes – Kettering and Wellingborough Slopes Environmental Character Assessment – Rockingham Forest Biodiversity Character Assessment – Limestone Slopes Historic Character Assessment – Reinstated Mineral Extraction
5. Landscape	
Setting	<p>The parish of Cranford consists of two areas of settlement, Cranford St Andrew to the north and Cranford St John to the south, on either side of a tributary of the River Nene, the Alledge Brook.</p> <p>Cranford is mainly surrounded by farmland, both arable and pasture. The southern end of the village adjoins the very busy A14 trunk road, to the south is a large wind farm and a large landfill site.</p> <p>Cranford is a spacious inward-looking village with broad tracts of meadow or pasture land in the bowl through which flows the Alledge brook. Boundaries north and south of the village are clearly defined by the relatively recently planted ‘Kingston’s Spinney’ to the north and by the less welcome A14 trunk road on the south side. East and west boundaries are less visibly defined, but the village is bound by old ironstone workings on both sides.</p> <p>The main features of the village setting derive from</p>

	the large tracts of parkland, or former parkland, around Cranford Hall, and earthworks – partly tree covered – left over from ironstone mining and open-cast quarrying. (Conversation Area Appraisal)
Agricultural Uses	Cranford is mainly surrounded by farmland, both arable and pasture.
Ecology	Numerous sites of ecological value exist within or around Cranford: <ul style="list-style-type: none"> ▪ There is a pocket park adjacent to Rectory Hill. ▪ To the south east of Cranford St John there is Quarry End, a Local Wildlife Site which leads into a SSSI to the south. ▪ SSSI Twywell Gullet lays approx 900m to the east of the village. ▪ Approx 300m to the north-east of the Duck End part of Cranford lays a Local Wildlife Site, Duck End Quarry. ▪ To the north of this lies Sandy Spinney Quarry Local Wildlife Site
Watercourses	The Alledge Brook runs in the valley between the 2 nucleuses of the settlement.
6. Amenities	
Shops	None
Post office	No
Bank / cash machine	No
Pub	The Red Lion – pub with dining
Restaurant/café	No
Takeaway	No
Other	Guest House, Liveries / Stables
Pre-school provision	Unknown
Schools, primary, secondary etc.	Church of England primary school in the village with 60-70 pupils
School capacity / subscription	Unknown
Healthcare provision, inc dentists	None
Green Infrastructure	Several open spaces exist in and around Cranford:
Sub-regional & local GI corridors	None
Natural and semi-natural green space	Cranford Hall NSN 1.34ha Cranford Pocket Park 0.27ha
Amenity green space	Village Hall Amenity Greenspace 0.09ha Top Dysons Amenity Greenspace 0.07ha The Green 0.39ha
Outdoor sports facilities	Cranford CE School Playing Field 0.25ha
Cemeteries and churchyards	St Andrews Church Churchyard 0.24ha St Johns Church Churchyard 0.36ha
Children's play areas	None
Allotments	None
Accessible countryside in urban fringe area	East Kettering accessible countryside
Museum/library (inc mobile libraries) etc	Mobile library calls on Tuesdays every 3 weeks.
Broadband facilities / speed	Yes 6.06 Mb

7. Social Infrastructure	
Community Buildings	Village Hall
Places of Worship	There are two Churches, but only that of St. John is used at present.
Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	The Village Hall is the main hub of the village and is patronised by the Women's Institute, over 60's Club, the Parish Council and for many other events originating both from Cranford and the surrounding areas.

2. Summary of Parish Plan

One of the main issues raised by residents of Cranford is the need to sustain and improve services within the village through the provision of a village shop. There is currently no convenience shop within the village; therefore villagers are not able to access basic essentials unless they drive out of the village, which is considered unsustainable. The Parish Council intends to investigate the possibility of a mobile van or utilising the existing public house.

The need for improved facilities for recreation is also an issue of concern to residents. There is currently no park or play area for children and this is seen as one of the contributing factors to the limited number of young families in the village.

There is an issue with the width of the High Street which encourages speeding traffic. The High Street was considerably widened in 1968 to become the main route to the east coast ports as the A604 and though this traffic has been carried by the A14 since 1990 the width now invites speeding through the village. Unfortunately the A14 was not considered to be a by-pass so no money was available for remedial work and the many attempts made to get some form of traffic calming have all so far been unsuccessful.

The Parish Plan noted significant support for:

- Keeping the village the way it is
- A village shop
- A village play area and sports facilities
- More litter bins plus dog fouling bins
- Regular litter picking events
- Traffic calming measures
- A transport sharing club
- Cycling improvements
- Help for disabled and elderly members of the community
- More mobile shops
- Aesthetic improvements – tree planting, flowers and shrubs
- More village social events
- Use of village funds to support village initiatives
- Providing better information re police contact and Neighbourhood Watch
- Tackling unsightly properties
- Limited development but appreciation of some future need

3. Summary of Conservation Area Appraisal

Cranford is of special interest as a village still retaining strong evidence of its medieval origins as twin parishes, the manorial estate of St Andrews – now Cranford Hall – still flourishing from the 18th Century and owning vast tracts of land around both parishes.

Not only is the medieval plan of the village still very clear, but Cranford is surrounded by traces of a now-vanished ironstone extraction industry and the village is a centre for several very traditional rural pursuits.

The topography is such that each former parish regards the other – across the brook – both parts overlook an idyllic scene of sheep grazing in parkland presided over by Cranford Hall.

The mix of building types, mostly residential, is a microcosm of Middle England from Cranford Hall and its establishment (St. Andrew's) to the Manor (St. John's) and other distinguished detached residences, 17th Century and later terraces mostly thatched, groups of council-built houses and small clusters of modern stone-faced dwellings.

Cranford derives its special character from its two distinct and complementary communities. In the centre Cranford Hall, with its stable yard adjoining, still serves the purpose for which it was built – the seat of the Robinson family, who have lived there for some four centuries and who still own the majority of the land in and around the village. The stables are still fully utilised for livery purposes.

The Conservation Area Appraisal provides a detailed examination of the special character of the village including aspects such as:

- Landscape;
- Setting;
- Streetscene; and
- Building Materials.

It then sets out guidance and principles covering issues such as alterations; demolition; maintenance; the design of new development; the streetscene; and links and views.

It is noted that: *The presence of uncharacteristic buildings in the conservation area does not provide grounds for allowing more like them and a further erosion of historic character. By seeking to conserve traditional buildings and adding new ones that reinforce historic character, the relative impact of negative elements will be diminished.*

4. Summary of Housing Need Assessments

A Housing Needs Survey was conducted for the village in 2004 which found a need for 8 units, 7 rental and 1 shared ownership. The Parish Council has commissioned an updated Housing Needs Survey by Northants Rural, which it is anticipated will be completed late 2011. The Site Specific LDD is an opportunity to address the identified need for affordable housing in the settlement and attempt to find a site, with the quantum of this need to be determined by the updated Housing Needs study.

5. SHLAA findings

No sites in Cranford were put forward for assessment in the Strategic Housing Land Availability Assessment (SHLAA).

6. Summary of Parish Council Consultation

Summary of issues raised when KBC Officers attended Cranford Parish Council meeting (15/11/10):

- Unhappy with the Kettering East application and EIA and have felt that the process has been undemocratic, and not enough consideration has been given to the impact of the development upon Cranford.
- Want the site specific plan to inform the Kettering East development and for it to be a defensible document which offers Cranford the same protection as Warkton, Weekley and Grafton Underwood in relation to the Kettering East Development.
- Concerned about warehousing forming the employment element at Kettering East.
- Traffic calming measures are important to the village. Concerned that the £60,000 fund allocated for this purpose within the Kettering East s106 has no date mechanism to fall back on.

General desire to cut off High Street to the east of the village, but an alternative proposal for the west exists.

- Parish have previously identified two potential sites for affordable housing:
 - Behind 2-6 Duck End
 - South of New Stone House, Duck End
 - However, KBC housing rejected these as they were too far from the village centre, and suggested the following sites, which the Parish weren't happy with:
 - Adjacent to No.2 St Andrews Lane
 - Western tip of Top Dysons
 - Land to the south of the Rectory, Rectory Hill
- Want a play area, the Parish Plan identifies 3 potential sites, but there were some concerns about funding. However, they would like to pursue this through the site specific document.

7. Village Assessment

Landform and Movement network

Movement:

There is one main primary street through the settlement, High Street / Cranford Road, which links the village to Barton Seagrave and Kettering to the west and the A14 to the east. The A14 being a strategic route which runs to the south of the village and therefore discourages through traffic meaning the main route through the village is far less busy than once was the case. However, a legacy of its former status as an A road is that the High Street is very wide which serves to visually and physically separate the activities on either side of the road, detracts from the public realm and encourages speeding. Bus stops are located on this road.

Two secondary north-south roads exist which link the village with Grafton Underwood and the countryside and the remainder of the streets are tertiary and access-only in nature.

Footpaths form a useful and important communication network throughout the village, but especially in Cranford St. Andrew where there is no public east-west road connecting the two principal parts of this community. The estate roads are private to vehicular traffic but passage for pedestrians is permitted. However, the 'Private' notices are a barrier to intuitive through movement for the uninformed visitor. There is an excellent network of pedestrian links in the central open space area which allows a pleasant green circuit of walks. Whilst the pedestrian links in the village are well connected, the routes are not always intuitive or legible to a lay visitor, and in Duck End there is no off-road footpath.

In terms of footpath links out of the village, a decent network of footpaths traverses east-west including a link to the village of Twywell. North-south connections are less connected. Potential new pedestrian links are suggested northwards towards Grafton Underwood, as shown on the Landform and Movement map.

There are four bridges across the Alledge Brook which are notable features of the central area. The westernmost stone-built bridge is listed grade II, originally dating from the 18th century has alongside it the modern Millennium footbridge. Another footbridge, commemorating the 1897 Jubilee and with excellent ironwork, carries the footpath which runs across the centre of the park. The

easternmost road bridge is a modest brick structure. There is another bridge at Duck End (south) over a gulley where the former railway line ran. There is evidence of its industrial



Potential gulley feature at Duck End (south) bridge

heritage with ironwork and links to the historic railway use. This combined with the steep gully to the west of the bridge presents an opportunity for enhancing the bridge and outlook as a landmark feature and possible gateway feature into Cranford. As noted in the Conservation Area Appraisal:

The course of the former Midland Railway Line is a significant landscape feature bordering the south side of the village, a tree-lined embankment to the west changing to a deep cutting where crossed by the A604 at the southeast corner of the Conservation Area.

The topography and watercourse bisecting the settlement are integral to Cranford's special character. The two main built-up areas border and define the parkland on lower land where the Alledge Brook runs between them, with Cranford Hall and St. Andrew's Church adjacent being jointly the focal point of the village. Rising ground southwards, and the bund partially protecting housing from the A14 traffic noise, restrain any views in this direction. South-north streets, for example Grafton Road and Duck End slope quite markedly, firstly into the valley of the Alledge Brook and then out up the other side as the land rises to the north.

Generally buildings sit well in the landscape and are well related to the topography and watercourse. This is particularly the case with the older parts of the village which generally have a softer and more successful relationship with the landscape and surrounding countryside than more recent additions.

The settlement is fairly deep with numerous changes of direction and deviating routes from the primary High Street. Owing to the topography, central parkland and meandering secondary and tertiary streets, the settlement has a feeling of depth from south-north.

The central open parkland means the village is fairly inward looking and edges to the countryside are generally quite hard, and harder than one might expect given the green rural setting. The most important soft edges are along the central open valley and to the north-east. A hard edge to the village is necessitated to the south by the terrain and nearby A14. Recent development which presents hard edges to both the countryside and the streetscene detracts from the traditional open and green character, for example on the western entrance to High Street.



Hard edges to the west



Soft edges to the central parkland area

Isochrones

The map below shows the 400m isochrone. This shows that the central activities of the High Street area are very accessible for those in Cranford St John but less so for Cranford St Andrew. This is really due to the unique way the settlement is divided by the watercourse and open space, meaning conclusions that could normally be drawn from isochrone analysis (for example where to site any potential new development) may not be so applicable.

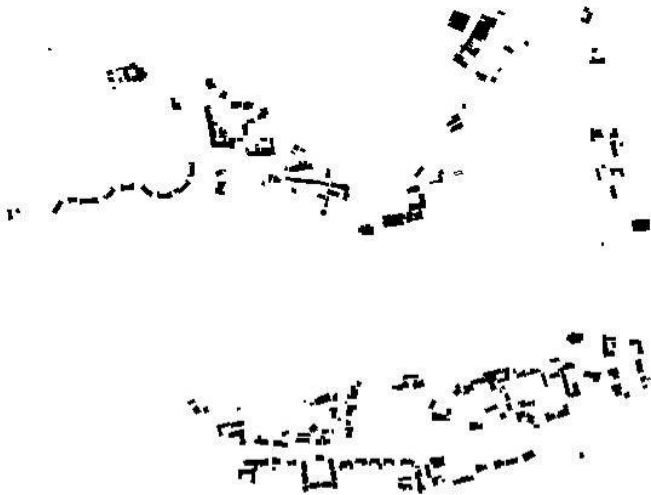


400m Isochrone

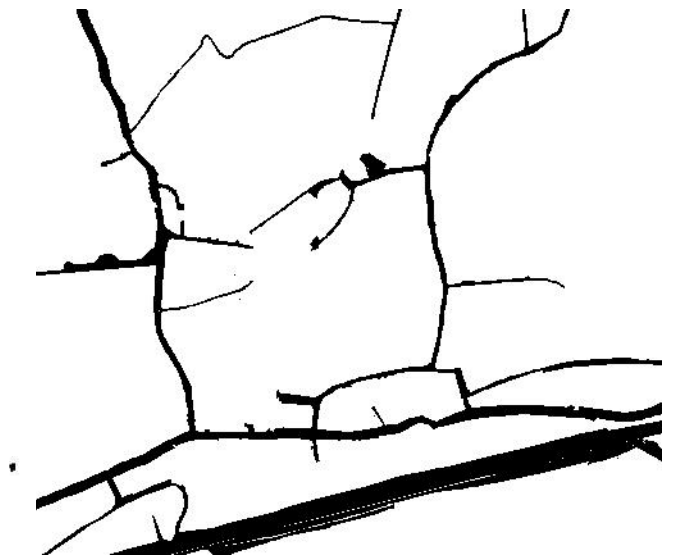
Character Areas

The defined centre of the village is along the High Street, though its vibrancy has been somewhat diluted and a case could be made for the focal and characterful centre of the village being around Cranford Hall and St Andrew's Church. However, the High Street remains the main thoroughfare and focus for the settlement's remaining facilities, most notably the school and pub. Regrettably former uses such as the Forge, at the corner of St. Andrew's Lane and Rectory Hill, the Post Office on The Green, or shop of any kind no longer exist in the village.

As can be seen from the Figure Ground diagrams, the built form is generally low density and scattered and frequently broken up by areas of open space which gives the village a very green and rural feel. Streets and buildings are well spaced out and the large expanses of open space give a distinct character.



Cranford – Built form



Cranford – Street pattern

The main Character Area remains the Historic Traditional. Stone is the traditional building material and numerous stretches and individual examples of historic stone built buildings bring a distinct character to certain areas of the village, particularly at the western end of Cranford St John and at Rectory Hill and St Andrews Lane in Cranford St Andrew. Cottages in St. Andrew's Street and Rectory Hill, facing south and west respectively, are typically of the mid-Northamptonshire vernacular with limestone walls below thatched or tiled roofs.



Examples of the Historic Traditional Character Area

Buildings in this character area face and define the street and are arranged in line with the street. Cottages either front directly onto the footpath (as is the case in parts of Cranford St John) or have consistent depth front gardens with defined boundary treatments both of which contribute greatly to the streetscene and the character. Overall, the traditional palette of building materials is limited. Limestone is the indigenous building material, with the churches and more important houses having ashlar detailing, chimneys and window dressings. Some ironstone is incorporated as window dressings, for example at 4 High Street (Dormitory House) and there are some cast-iron windows in a number of dwellings. Roofs would originally have been thatch and many houses still remain thatched. Elsewhere a mix of red pantiles, Collyweston slate, welsh slate, plain clay tiles and interlocking concrete tiles are found and have replaced thatch on several buildings.

Although there is now only one working farm (Home Farm), scattered rural and farm buildings form another distinct character

area – Scattered Isolated Rural. There are several distinguished stone-built farmhouses and yeoman’s houses including Duck End Farm and Dairy Farm with its circular stone dovecote.



Example of the Scattered Isolated Rural Character Area

A distinct character area exists in the central parkland area associated with the imposing Cranford Hall. The open, green and rural feel is typified by attractive trees and sheep grazing and adds a distinct character to both sides of the village which face in to this communal open space. The green links continue into the central element of the High Street and The Green.

However, character here becomes more sporadic with scattered infill / suburban / post war developments which reflect little of the traditional character traits outlined above. The success of modern development varies greatly with some attempting to use local materials, whereas other developments bear little affinity with the rest of the village scene, being of ‘standard’ designs seen throughout the country.



Examples of modern developments

Public realm and landscape

The public realm is mixed with some good and bad examples. Some areas feel coherent and streets are well defined where in others this is not the case. Strong stone boundary walls are an important aspect of the streetscene but these are not constant. Some spring-heads remain built into the village walls and there are the attractive (but now redundant) water hydrants.

Unlike some villages, the paths and roads in Cranford are mostly surfaced in standard tarmac which signifies an urban rather than a rural setting and street furniture is generally modern and standard.



Examples of overall green open feel

The village lacks defined quality gateways and a sense of arrival is particularly lacking from the east. Opportunities exist to improve this and to improve the setting of the high street which is overly wide and engineered for its present day level of traffic. A band of trees importantly defines the western entry to the village along the main road and this could be maximised to form an attractive point of arrival.



Poor gateway from the east

The settlement generally has a very open and pleasant green feel to the public realm and trees are an important element shaping the village, its character and its definition, for example in the central parkland area. Trees mark the northern edge of the park and village from Rectory Hill in the west towards Sandy Spinney and the old quarries in the east. Trees also surround The Green and add streetscape interest to the High Street.

The settlement is dominated by the central parkland around Cranford Hall and St Andrew's Church, which has been described above, however there are also several other important open spaces in or around the settlement:

- The Green
- Cranford Pocket Park
- Village Hall Amenity Greenspace
- Top Dysons Amenity Greenspace
- Cranford CE School Playing Field
- The two churchyards at St Andrews Church and St Johns Church respectively

Numerous sites of ecological value also exist within or around Cranford:

- There is a pocket park adjacent to Rectory Hill.
- To the south east of Cranford St John there is Quarry End, a Local Wildlife Site which leads into a SSSI to the south.
- SSSI Twywell Gullet lies approx 900m to the east of the village.
- Approx 300m to the north-east of the Duck End part of Cranford lies a Local Wildlife Site, Duck End Quarry.
- To the north of this lies Sandy Spinney Quarry Local Wildlife Site.

With this abundance of open spaces, sites of ecological value and the Alledge Brook watercourse Cranford is well served for open space. However, there are no formal play facilities (other than the school playground), for example, a children's play area, despite the large expanse of land given over to open space.

Important views and vistas are shown on the Public Realm and Landscape map and are dominated by the central open space and associated historical buildings with both views into and out of the space being of critical importance to the character of the village. Important views also exist along Grafton Road, from the elevated areas of Duck End out to the open countryside and at Rectory Hill of the beautiful run of thatched cottages.

8. Opportunities/ Issues

Opportunities exist for:

- Improvements to the High Street with measures to soften or narrow the highway and calm traffic and improve the public realm;
- Creation of new gateways into the village from the west and particularly the east;
- Allocation for affordable housing to meet identified local need;
- Any potential future development to better reflect the character of Historic Traditional and Scattered Isolated Rural;
- Creation of a new park including a children's play area; and
- New footpath links to the north.

Potential Housing Sites Assessments

Following public consultation on the Site Specific Proposals LDD Issues paper, no sites in or around Cranford were put forward for assessment as potential new housing sites.

Affordable Housing

A need for affordable housing in Cranford has been identified in the past through a Housing Needs Survey. The Parish Council have endeavoured to find a site for a development of affordable homes but, under the old Local Plan, no sites have been able to be progressed. The Rural Masterplanning and Site Specific Proposals LDD presented an opportunity to revisit this issue and attempt to find a site, or sites, for affordable homes in or adjacent to the village. 5 sites have been tabled at various points in the recent past, and of those 3 were considered suitable for further detailed assessment in accordance with criteria outlined in the 'Background Paper - Housing Allocations'. It was considered that it was not worthwhile to take forward the remaining 2 for assessment. The 5 sites are summarised below:

- Behind 2-6 Duck End – taken forward for detailed assessment
- South of New Stone House, Duck End – taken forward for detailed assessment
- Land to the south of the Rectory, Rectory Hill – taken forward for detailed assessment
- Adjacent to number 2 St Andrews Lane – site rejected – too small to make significant contribution; landowner has indicated unwillingness to release site in the past
- Western tip of Top Dysons – site rejected – issues of unstable land and subsidence in the area were raised by the Parish Council.

A summary of the findings of the detailed site assessments carried out on the remaining 3 sites is provided below:

Site RA.169 - Behind 2-6 Duck End

The site scores quite well and is considered a reasonable site which would have minimal negative impacts, except the loss of mature trees and gardens. The site scores positively on the distance to the Primary School and open spaces. However, it is not very well related to the village and detached from the main nucleus of the settlement. The major constraint on the site is access, as it is difficult to see how access could be gained. A possible access could be gained from the gate / farm access lane off Duck End but this is very narrow. Otherwise access would involve demolition of outbuildings and garden to no. 2 Duck End or a lengthy access from High Street. Alternatively a zero parking or off site car parking scheme may be an option. The issue of access would need to be overcome before allocation could be considered. This site is presented as an option in the Site Specific Options Paper.

Site RA.170 - South of New Stone House, Duck End

This site scores very well and benefits from low negative impacts, particularly on landscape and no major constraints to development. The topography, setting and location of the site lend itself well to a good, high quality small scale scheme. Satisfactory access could be gained onto Duck End, and whilst this road is narrow it is sufficient to access existing houses and a small scale development should be acceptable. The site is fairly detached from the main nucleus of the settlement, though still in close proximity to the Primary School and open spaces, and would benefit from a frontage onto Duck End which is better related to the form and character of the settlement than site RA.169. However, any development would need to be a high quality design and use high quality materials, including stone which could affect the viability of affordable housing. This site is presented as a preferred option in the Site Specific Options Paper.

Site RA.171 - Land to the south of the Rectory, Rectory Hill

The site scored quite poorly in terms of impact, character and accessibility. The site's setting, topography and location mean development would be detrimental to the village's form and character and to the setting of listed buildings, particularly the cottages on Rectory Hill. It would result in the loss of a green space which plays an important part in Cranford St Andrew's character and transition to the open countryside. This site is therefore discounted as an option at this stage.

9. Draft Design Principles

Were development to come forward on sites RA.169 or RA.170, presented as options for affordable housing above, the following principles would need to be adhered to:

Site RA.169 - Behind 2-6 Duck End

Development will:

- Demonstrate that satisfactory access arrangements can be provided;
- Be of a height, scale and mass subordinate to numbers 2-6 Duck End;
- Enjoy a positive relationship with the countryside to the north, maximising views and providing 'soft' edges, avoiding high close-boarded fencing or brick walls addressing the countryside; and
- As the development would not be visible from the highway, a wider palette of materials than traditional stone may be appropriate, including good quality contemporary materials.

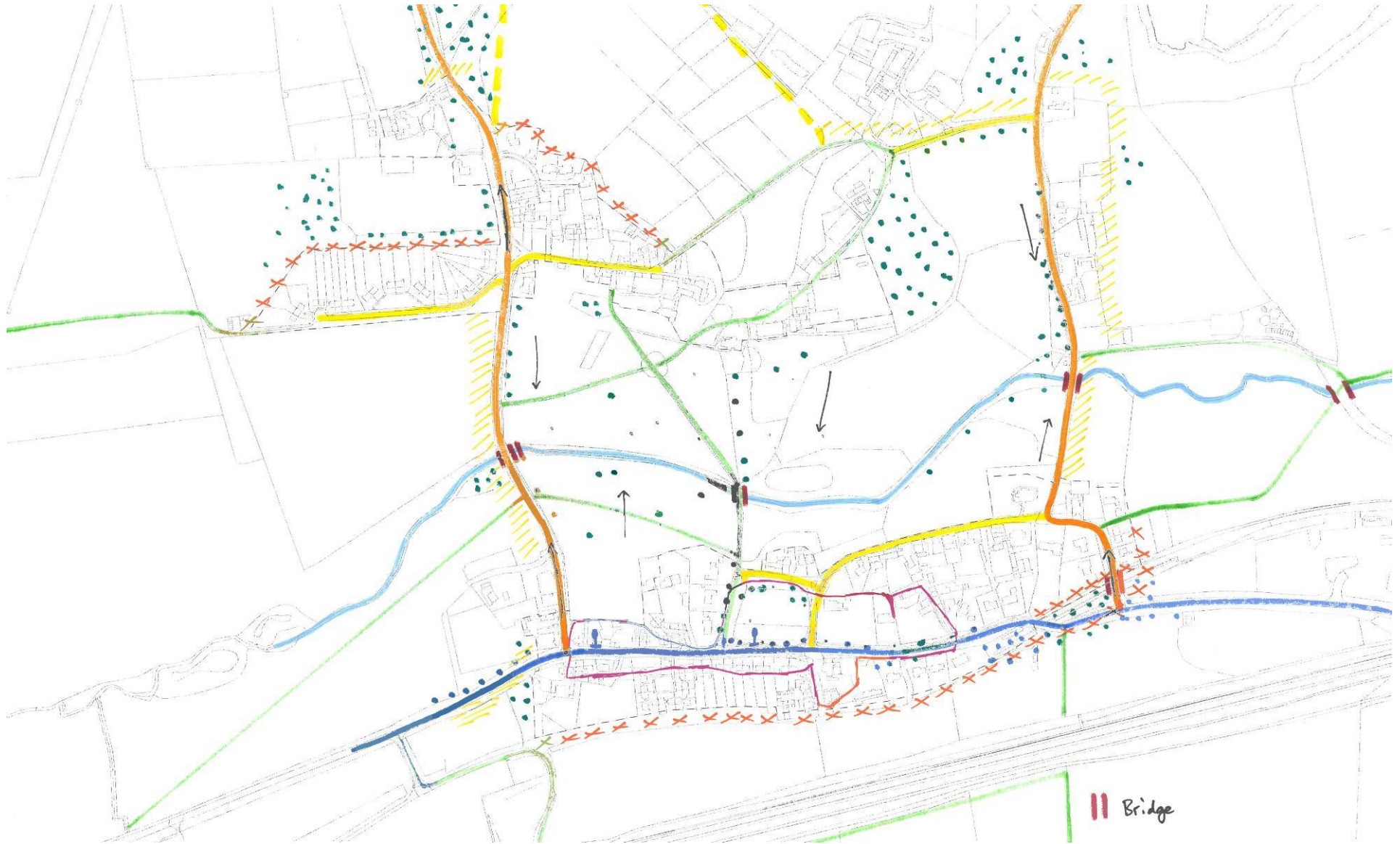
Site RA.170 - South of New Stone House, Duck End

Development will:

- Incorporate a high quality design reflecting the traditional and intimate cottage style characteristics of surrounding development;
- Use a limited palette of materials of local limestone, and thatch or slate; and
- Front and abut the highway of Duck End with a small set-back; or
- Be at a right angle to Duck End and front south, presenting an attractive corner treatment to Duck End; or
- Be an L shaped combination of these arrangements.

Elsewhere, any development proposals that may come forward in Cranford will:

- Seek to deliver affordable housing to meet the identified local need;
- Facilitate the following identified improvements to the village:
 - Creation of a children's play area;
 - Improvements to the High Street with measures to soften or narrow the highway and calm traffic and improve the public realm;
 - Introduce appropriate tree planting to the south side of the High Street; and
 - Enhancement of gateways into the village from the west and particularly the east, potentially maximising the bridge and gulley at Duck End (south) over the former railway line as a landmark feature.
- Follow the hierarchy of the historic street pattern;
- Take their design, character and material cues from the character of Historic Traditional and Scattered Isolated Rural character areas, as identified in the Rural Masterplanning study;
- Use a limited palette of materials of local limestone, and thatch or slate (unless another material can be justified under policy xxx);
- Reflect the scale, mass, form, height and density of the historic pattern of development;
- Preserve or enhance the character and appearance of the Conservation Area;
- Protect important views, particularly those of St Andrew's Church and Cranford Hall;
- Not result in the loss of historic front gardens for structures or car parking; and
- Introduce street treatments and furniture appropriate to the historic and rural 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.



Cranford landform & movement map

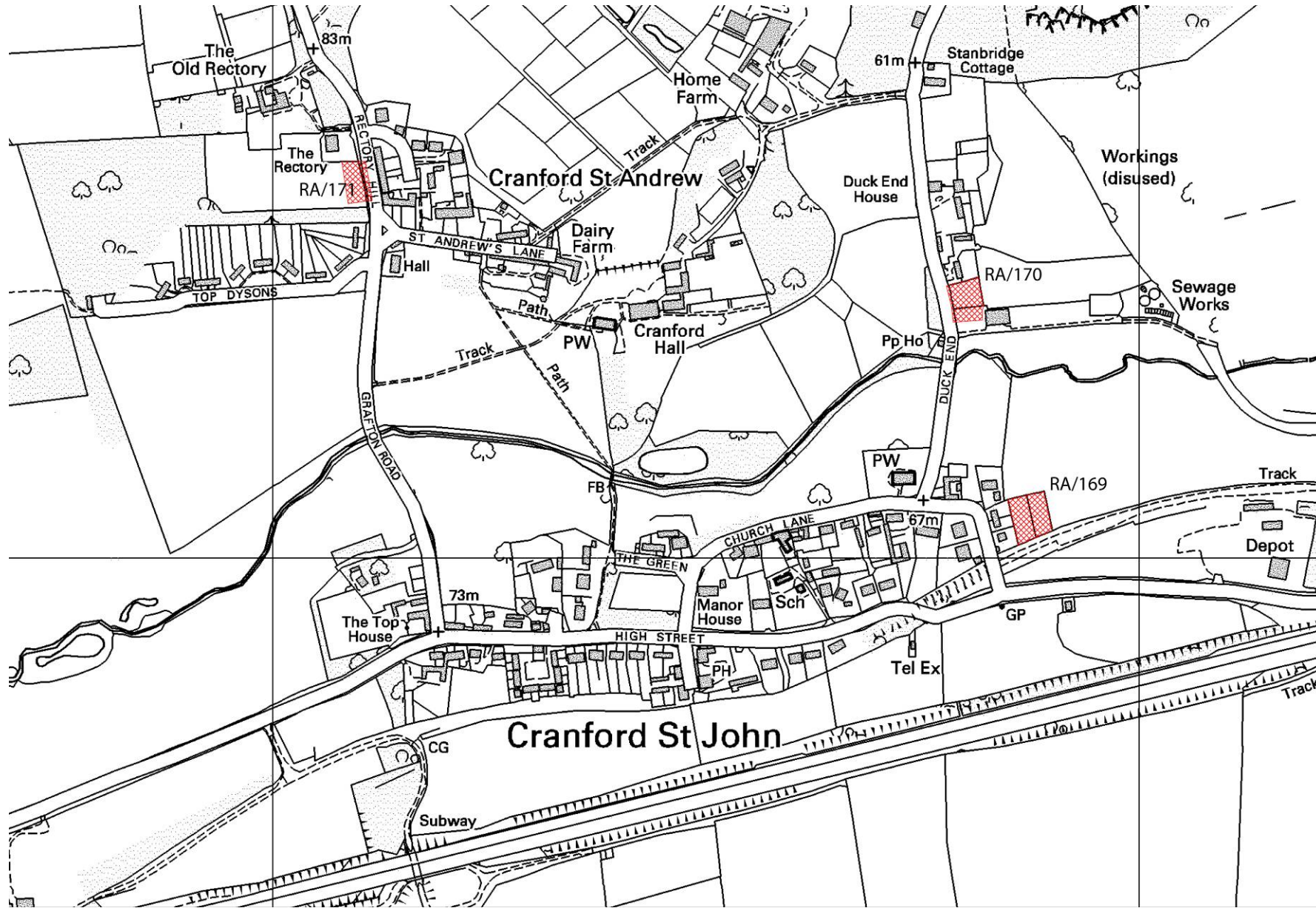
NB the keys to the maps are provided in Part 1, Introduction on page 8



Cranford character areas map



Cranford landscape & public realm map



Cranford assessed housing sites map

Rural Masterplanning Village Evaluation: Geddington

1. Evaluation Matrix

1. Profile	
Population	1,504
Demographic Split	<p>Tenure:</p> <p>Owned Outright 27.4%</p> <p>Owned with a mortgage or loan 46%</p> <p>Shared Ownership 0%</p> <p>Rented from Council 11.4%</p> <p>Rented from Housing Association or RSL 3.5%</p> <p>Private rented 7.1%</p> <p>Rented other 4.6%</p> <p>Age: Under 16 – 21.9% , 16-24 – 8.2 % , 25-59 – 49.8%, 60+ - 20.1%</p>
No. of Jobs	Unknown
Businesses / employers	Post office, hairdressers, 3 pubs, some employment units.
2. Functional Relationships	
Regional Catchment	Nearest Regional centre is Northampton
Primary Movement Infrastructure	Average distance travelled to a fixed place of work 14.5km (Census 2001)
Nearest major employment centre	<ul style="list-style-type: none"> ▪ Kettering – 5.2 miles to Telford Way Industrial Estate, 4.2 miles to town centre; ▪ Corby – 5.2 miles to Weldon North Industrial Estate, 5.8 miles to town centre. ▪ Wellingborough – 12.6 miles to Finedon Road Industrial Estate, 13.2 miles to town centre
Modal Split Number of people who own 1 or more cars	85.8%
Public Transport Provision	<p>Bus services:</p> <ul style="list-style-type: none"> ▪ Route 8 – Corby – GEDDINGTON – Kettering / Kettering – GEDDINGTON - Corby, hourly, Mon-Sat, approx 7am-7pm, Judges Mini Coaches <p>Nearest train station</p> <ul style="list-style-type: none"> ▪ 5 miles Kettering; ▪ 5.1 miles Corby ▪ 15.4 miles Wellingborough; ▪ 19.6 miles Northampton
Foot / cycle path links to other settlements	<p>Continuous pavement along A43 into Kettering</p> <p>Rights of way:</p> <ul style="list-style-type: none"> ▪ Bridleway to Newton ▪ Footpath from Newton to North Kettering (Brambleside) ▪ Footpath to Great Oakley ▪ Bridleway & footpath to Little Oakley ▪ Footpath to Stanion ▪ Byway & footpath to Brigstock ▪ Partial shared pedestrian / cycleway to Weekley – onward paths to Warkton & east Kettering (Ise Lodge)

Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	Queen Eleanor Cross, Historic monument White Lion Pub & B&B Very close to Boughton House, stately home
3. Quantum	
Total Area	51.5ha
No. Houses	817 (GIS)
Residential Density	16 dph
Land Use Split	Predominantly residential.
No. of affordable housing units & tenure split	Total of 85 affordable homes, 15 sheltered housing, 20 social rent, 65 KBC ownership & 20 RSL
No. of elderly / supported housing units	15 units in Castle Gardens KBC sheltered scheme
No. of bungalows	N/A
Housing type split, e.g. terraced, semi-detached, detached etc.	N/A
4. Planning Designations / Constraints	
Conservation Area coverage	Yes, covering approximately half the village
No. Listed Buildings	44
Flood Plain	Parts of the village either side of New Road and Queen Street / Bridge Street are in flood zones 2 and 3
Ecological (SSSI, RAMSAR etc.)	SSSI (River Ise & Meadows) begins to the west of New Road on the Ise and extends west for over 2 miles to Barford Bridge.
Landscape Designation / typology	<ul style="list-style-type: none"> ▪ Landscape Character Assessment - Wooded Clay Plateau ▪ Environmental Character Assessment - Rockingham Forest ▪ Biodiversity Character Assessment - Boulder Clay Woodlands / Limestone Slopes
5. Landscape	
Setting	<ul style="list-style-type: none"> ▪ Attractive rural setting; ▪ Geddington Chase, a area of extensive woodland, extends from the north of the village; ▪ To the south-east of the village lies the estate and ground of Boughton House; ▪ Broad, elevated undulating plateau dissected and drained by numerous valleys; ▪ Undulating landform, extensive views and sense of exposure on some prominent locations; ▪ Large woodlands on elevated ground form a backdrop to foreground farmland; ▪ Woodlands are of high scenic and nature conservation value and an important remnant of the Royal Hunting Forest of Rockingham; ▪ Foreground views are occupied by productive arable fields with low hedges and intermittent hedgerow trees; and ▪ Deeply rural quality despite proximity of large urban areas. (Landscape Character Assessment)
Agricultural Uses	Mixed agricultural uses surround the settlement including arable and grazing with sheep and cattle pastures.

Ecology	1 SSSI, no LWS, PWS, SSSIs etc.
Watercourses	River Ise runs through the village towards the middle of the village.
6. Amenities	
Shops	Non-food shop and food shop
Post office	Yes
Bank / cash machine	No
Pub	3 pubs - The White Lion, The Star, and the White Hart
Restaurant/café	No
Takeaway	No
Other	Police surgeries twice a month in the Village Hall and tearooms.
Pre-school provision	Happy Faces Pre-school
Schools, primary, secondary etc.	Primary school
School capacity / subscription	Estimated number of pupils: 181 (JPU 2009 survey)
Healthcare provision, inc dentists	No
Green Infrastructure Sub-regional & local GI corridors Natural and semi-natural green space Amenity green space Outdoor sports facilities Cemeteries and churchyards Children's play areas Allotments	CSS GI local corridor 14a Geddington - Stanion 0 The Meadows 0.86ha (542), Skeffington Close AGS 0.11ha (541) Geddington C of E playing pitches 0.45ha (548), Geddington OSF 4.88ha (14), Geddington Tennis Courts 0.11ha (15), Geddington Bowling Green 0.15ha (16) St Faith's Church 0.16ha (548), St Mary Magdalene Church 0.41ha (547) Playground within Geddington OSF 0.02ha (12) Allotments 0.35ha (716)
Museum/library (inc mobile libraries) etc	Mobile library service – Friday every three weeks
Broadband facilities / speed	Yes, 2.21 Mb
7. Social Infrastructure	
Community Buildings	Village Hall
Places of Worship	St Mary Magdalene Church, St Faith's Church
Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	Bowls, boxing club, chefsmanna, cricket club, friends of St Mary Magdalene Church, Gardening club, Newton rebels, Robert Dallington Charity, rugby club, Samuel Lee charity, Scouts, Cubs, Tennis club, Women's Institute

2. Summary of Parish Plan

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 August 2003. Summary of the key findings:

- Support for the village to evolve but not for large developments
- Single dwellings, small developments of less than 10 dwellings and conversion of redundant buildings were thought to be the most appropriate forms of housing development
- General dissatisfaction with appearance of new buildings in the village
- Need for affordable housing either rented, shared ownership or low cost market properties
- Need for houses for older residents looking to move out of family homes

- Desire for a skateboard ramp for young people
- Support for a community bus service
- There is a problem with lorries, with parking and general congestion in the village
- Important to maintain a green wedge between the villages, Kettering and Corby.

3. Summary of Conservation Area Appraisal

The Geddington Conservation Area study dates back to 1982/3 and is somewhat limited in its scope and totally lacking in analytical content. The document merely designates the Conservation Area Boundary.

4. Summary of Housing Need Assessments

A housing Needs Assessment for Geddington, Newton and Little Oakley was undertaken in February 2011. Housing in the Parish has a high proportion of detached properties and is predominately privately owned.

An affordable housing need of around 16 dwellings has been identified, broken down into the following needs:

- 6 x 2 bed maisonettes/flats for rent
- 3 x 2 bed houses for rent
- 1 x 2 bed bungalow for rent
- 1 x 2 bed bungalow for shared ownership
- 1 x 2 bed house for shared ownership
- 3 x 3 bed houses for rent
- 1 x 3 bed house for shared ownership

Of this identified need it is considered that this should be primarily located in Geddington.

5. SHLAA findings

5 sites in Geddington were assessed in the Strategic Housing Land Availability Assessment (SHLAA) and were ranked as Category 1 (most achievable/deliverable & least constrained) to Category 3 (least achievable/deliverable & most constrained). Of the Geddington sites, 3 were assessed as being Category 2 and 2 as Category 3. The SHLAA sites are mapped below (green Category 2 and orange Category 3).



6. Summary of Parish Council Consultation Meeting

Aspirations

Geddington:

- Approximately 15 affordable homes in appropriate places of high quality
- Smaller development sites more related and integrated into the heart of the village
- Retention and protection of Environmentally Important Open Space in centre of village
- A 'leisure way' would be good along the River Ise
- Support for some employment appropriately located and made to look attractive, particularly small commercial office space, perhaps flexible, short term units, e.g. meeting space etc. Those with enterprises within the village, e.g. home businesses, should have options available for the village to expand and use office space.
- Improvements to the cricket club including changing, spectator and social facilities
- Upgrade to existing children's play area

Newton:

- Derelict barns should be converted into residential use. Development on barns should remain within the current built footprint – no overdevelopment. Could include affordable units.

Little Oakley:

- No change to village boundary
- Support for disused barns and agricultural buildings to be brought back into use, probably residential (as per Newton)

Notes

Geddington:

- Chase View Rd / Stamford Road ('Bryant Homes') site should be removed from village Boundary. Site is an unsustainable location. Would be a separate community with no links to village centre. Access would be problematic. Scale is too large.
- Preference for smaller housing sites more in the heart of, or connected to the centre of, the village. Should be cohesive, balanced and integrated into the village.

- Preferred sites thought of positively and as sustainable include land at the Sawmills and the former nursery, both at Grafton Road.

Services:

- Geddington and Newton look primarily to Kettering, especially for supermarkets and late opening shops near Stamford Road. Though Corby is increasingly becoming an attractive option for town centre shopping.
- Little Oakley – looks half and half to Kettering and Corby. Mainly to Corby for convenience shopping and the household waste recycling centre.

7. Village Assessment

Landform and Movement network

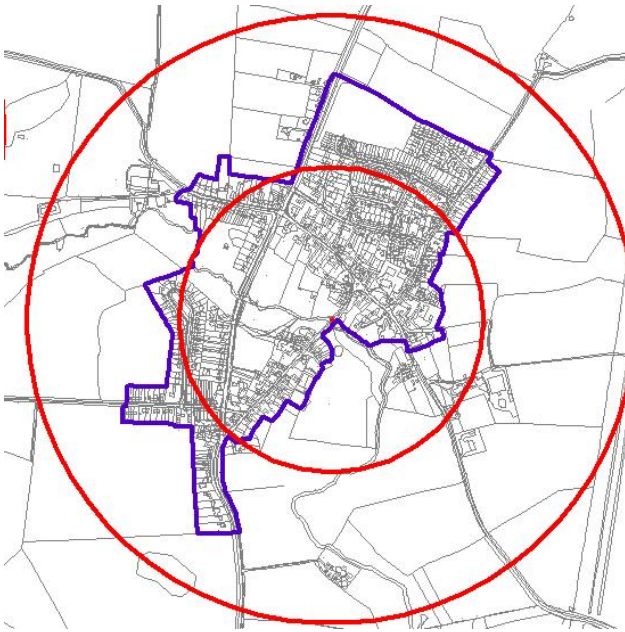
The A43 is a strategic route which runs through Geddington and links Corby and Kettering. This is a busy route and is used by a large number of Heavy Goods Vehicles.

The primary route in the village is Queen Street/ Bridge Street. This route links the strategic route with secondary routes along Grafton Road and West Street. Secondary routes to the west of the village provide links to Newton and Rushton and the secondary route to the east links the village to Grafton Underwood. Queen Eleanor Road also provides a secondary route connecting Wood Street with the A43. The majority of tertiary streets in the village are located in the north of the village to access more modern development and to access development along Skeffington Close.

The A43 creates a major barrier to pedestrian movement in the village and effectively separates the development on the western side of this from the centre of the village. There are crossings over the road but it is not pleasant walking along this road. Pedestrian routes within the eastern section of the village are good and the central area of the village is easy to navigate round as there are key landmarks such as the church, ford and school. Newer development to the north of the village is more difficult to navigate round as streets do not link together and cul-de-sacs have been created. There are good links to the open countryside from the west, north and east of the village although newer development tends to create a hard edge to the open countryside. There are opportunities to enhance footpath links to the open countryside and a route along the River Ise would provide an attractive leisure route.

Isochrones

The diagram below shows the 400m and 800m isochrones for Geddington. These show that the majority of the village is within 400m of the village centre, the exceptions to this are the more modern development to the north of the village and development west of the A43. The distance to the centre of the village will need to be considered when assessing potential development sites in the village.



Land Form

Geddington has developed north and south of the River Ise, this has created an attractive green corridor through the centre of the village which is an important part of the village's character. The village is located in the valley of the river; this valley slopes up to the north of the village.

Development along Grafton Road sits well within the landscape and creates an attractive entrance to the village. More modern development to the north of the village provides a hard edge to the village and does not integrate well with the surrounding landscape.

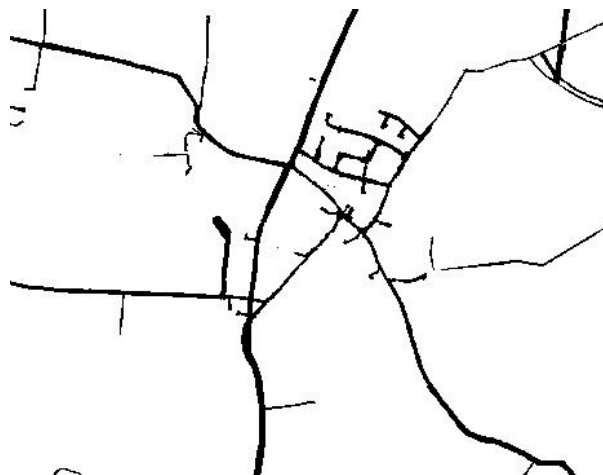
Character

The centre of the village is located on Bridge Street where services and facilities are clustered. Key facilities in the village include a school, church, village hall, 3 pubs (The White Lion, The Star, and the White Hart), hairdressers, tea shop and shop. The village retains a good amount of services and facilities forming a thriving, active community. There is a primary school, a well used village hall, tennis courts, playing field, post office, shops and inns.

The figure ground diagrams below show the built form and street patterns in Geddington. Original streets radiate out from the focal point of the Queen Eleanor Cross which forms the historic heart of the settlement. Key routes lead north-south and east-west from this point including the historic bridge over the Ise in the aptly named Bridge Street. The diagrams clearly show the distinction between the historic core where development fronts onto Queen Street, Bridge Street and West Street and built form is compact compared to newer development to the north and west of the village which is more uniform in character and development tends to be set back from the streets providing a more open character. The street patterns also clearly show the periods of growth in the village. Historic streets are narrower and more organic in form where as newer roads used to access more modern development are wider and more uniform in their design. The creation of the A43 has had a major impact on the street pattern in the village.



Built form



Street Pattern

Character Areas

5 distinct Character Areas are notable within Geddington:

Historic Core

- The historical heart of the village where cottages and landmarks combine to create Geddington's unique character
- Limestone cottages with Colleyweston slate or thatch roofs line the streets
- Development fronts onto Queen Street, Bridge Street, West Street and Grafton Road
- Historic walls continue built form where development is set back from the street
- Good sense of enclosure and high quality public realm
- Materials are traditional stone with some red brick buildings, with thatched, slate and tile roofs



Edge Suburbs

- Development set back from the street
- Lack of enclosure
- Brick built and not in keeping with the character of the village
- Clearer distinction between the road and pavement creating a more road dominated environment, poor quality public realm

Linear Residential

- Mixture of styles of property. Materials are predominantly red brick with tile roofs
- Significant number of large properties particularly along the A43 and Skeffington Close
- Buildings along Grange Road front onto the street and are more in keeping with the character of the village



Modern Development

- There are two examples of recent development in the village, both of these development have been built outside the village boundary
- Stone build with slate roofs, design is more in keeping with the character of the village
- In Queen Street stone walls have been used to create a good sense of enclosure
- Neither of these developments addresses the street and this does not reflect the character of the Historic Core.



Peripheral Rural

- There is a farm located on the western edge of the village along Newton Road, Newton Mill Farm House. This includes historic farm buildings but also includes modern agricultural buildings
- On the eastern edge of the village along Grafton Road is the Sawmill and Geddington Farm, these buildings feel slightly detached from the village but are an important economic function within the village
- There is also a number of small employment units in Grange Road, these are functional in appearance but provide an important element of employment in the village

Public realm and landscape

The landscape around the village is a pleasing mixture of rolling agricultural fields, woods and parkland interspersed with several farms.

The most striking landmark in the village is the magnificent Queen Eleanor Cross which dates back to 1290. The forty foot high and lavishly decorated cross in the centre of the village was erected on Edward I's orders along with twelve others, each marking the place his dead queen, Eleanor of Castile's coffin rested. Of the three remaining crosses in the country, Geddington's is the best preserved and attracts visitors from far and wide. At its base is the village well, reputedly used since Roman times and the space around the Cross remains a real focal point for the village today and views towards this landmark are very important. This rich historic character area is completed by the magnificent spectre of the nearby Church of St Mary Magdalene and the attractive historic stone cottages which enclose the space and radiating street.

Not far from the church and cross is an equally ancient monument. The lovely limestone bridge spanning the Ise was built sometime during the mid 1200s and probably owes its existence to Geddington's royal patronage. The spectacular mediaeval bridge has five arches and three pedestrian refuges. A ford also runs alongside the bridge.

The school is also an important landmark in the village. The historic core of the village is well enclosed and there are glimpsed views of the Church throughout of the village. There are panoramic views out of the village to the south east and the recreation ground provides a good visual link between the village and the open countryside.

Public realm along Bridge Street, Queen Street and West Street is attractive, streets are relatively narrow and there is a good sense of enclosure. There are issues with cars parking along these streets. Examples of less successful public realm can be seen in the 'Edge Suburbs' where the road dominates the street scene and large open gardens create an open character.



Open Space

There is an important open space running through the centre of Geddington along the River Ise. The linked linear expanses of open space are an important part of the character of the settlement and should be protected. They form an attractive aesthetic and recreational feature of the village and are central to its historic character as a village which grew around the River Ise.



There are two gateways into the village from the north and south which provide the opportunity for enhancement. The A43 is a busy traffic route and at the moment the status of the road dominates the entrance and does not create a sense of arrival into the village. Traffic calming measures may provide the opportunity to create more attractive entrances into the village. Were the proposed Corby Link Road which would divert through traffic including HGVs from the village to be completed, this would present a real opportunity to transform the function and character of New Road and Stamford Road.

8. Opportunities/ Issues

The River Ise runs through the centre of the village. At present there is no footpath along the route of this and so there is an opportunity to create a leisure way along the River Ise corridor

Housing site assessments

There are a number of development sites that have been promoted in Geddington. The A43 creates a significant barrier to pedestrian movement in Geddington. The majority of services and facilities are located on the eastern side of the A43. The centre of the village is located on Bridge Street and any new development should be well related to this.

Sites east of A43 (Stamford Road/ New Road/ Kettering Road):

RA/102 - Site scores poorly in terms of accessibility and is distant from the village centre when compared to other sites in the village. This is a large site for the size of the village and

development of this scale would not be consistent with the growth strategy set out in the CSS. One of the main constraints is impact of additional traffic on the A43 and congestion caused by vehicles turning into the new development. There are also major constraints to the delivery of water and sewage infrastructure which would need to be overcome if the site was developed. For these reasons, this site should not be taken forward for consideration in the Site Specific Proposals LDD Options.

RA/106 - Development of the site would adversely impact on an area of environmentally important open space to the detriment of the character of the village. A small part of the site is in the flood zone. Development of the site is likely to have a potentially detrimental impact on archaeology and the character and appearance of the conservation area and the setting of neighbouring dwellings. Access is an issue directly onto the A43. There are major constraints to the provision of water and sewage infrastructure. For these reasons, this site should not be taken forward for consideration in the Site Specific Proposals LDD Options.

RA/107 – A good opportunity for redevelopment on a brownfield site. The site is slightly detached from the existing settlement but within close proximity of the village centre and well related to the Historic Core of the village. The site may be more appropriate for small scale employment use or mixed use. Major constraints to provision of sewage and water infrastructure would need to be overcome. Design will need to be high quality to reflect location of the site in relation to the Conservation Area. The site is taken forward as an option for redevelopment in the Site Specific Proposals LDD Options Paper.

RA/109 - Site scores poorly in terms of accessibility, due to its rural location, but is relatively close to the village centre. The site is located in a minerals safeguard area. The impact on the Conservation Area and neighbouring Listed Buildings should be carefully considered. Any new development must be carefully designed and should be linear along the A43 not in an easterly direction as this would be out of character with this part of the village. Access could be an issue if directly onto the A43. There are major constraints to the provision of water and sewage infrastructure. The entirety of the site is considered too large but some frontage development continuing the linear form of Kettering Road to the south may be more appropriate and could enhance the gateway to Geddington from this direction. The site is taken forward as an option for development in the Site Specific Proposals LDD Options Paper.

RA/110 - Site contains a significant number of trees and has a lot of undergrowth so it is likely that the site has high ecological quality, further ecological assessment would be required. Trees along the frontage and along the southern edge of the site are protected by a group TPO. Site is located within the Conservation Area and adjacent to Listed Buildings so a high quality design would be required. A small part of the site falls within the flood zone and the whole site falls within a minerals consultation area. The site is close to the village centre and has good access to facilities. A high quality scheme could be well related to the Historic Core of the village and provide a pedestrian link over the river to the open space creating an important link with the central activities of the village and the south-west of the village. There are major constraints to the provision of water and sewage infrastructure. The site is taken forward as an option for development in the Site Specific Proposals LDD Options Paper.

RA/111 - Site scores poorly in terms of accessibility. Development of this site is likely to negatively impact the amenity of neighbouring properties, the character of this part of Geddington and could have a negative impact on the character and appearance of the Conservation Area and the setting of Listed Buildings. Site is located in a minerals consultation area. Access to the site is inappropriate. For these reasons, this site should not be taken forward for consideration in the Site Specific Proposals LDD Options Paper.

There is also a brownfield site in Queen Street which is taken forward as an option for redevelopment in the Site Specific Proposals LDD Options Paper. This site is a former factory and

employment use which is now derelict. Its sensitive redevelopment could enhance the built environment and provide a small scale level of development.

Sites west of A43 (Stamford Road/ New Road/ Kettering Road):

RA/103 - Site scores poorly in terms of accessibility and is poorly connected to the village centre. The site is located in a minerals safeguard area. Access is potentially an issue directly onto the A43. There are major constraints to the provision of water and sewage infrastructure. For these reasons, this site should not be taken forward for consideration in the Site Specific Proposals LDD Options.

RA/104 - Site scores poorly in terms of accessibility and is poorly connected to the village centre. The site is located in a minerals safeguard area. Access is potentially an issue directly onto the A43. There are major constraints to the provision of water and sewage infrastructure. For these reasons, this site should not be taken forward for consideration in the Site Specific Proposals LDD Options.

RA/105 - Site scores poorly in terms of accessibility and is poorly connected to the village centre. The site is located in a minerals safeguard area. There are significant constraints affecting the development site. Development of the site would adversely impact on a SSSI and environmentally important open space to the detriment of the character of the area. Over half the site is located within the flood zone. Access is an issue directly onto the A43 and as site is within a flood zone. There are major constraints to the provision of water and sewage infrastructure. For these reasons, this site should not be taken forward for consideration in the Site Specific Proposals LDD Options.

RA/108 - Site scores poorly in terms of accessibility and is located in a minerals safeguard area. The impact on the Conservation Area and neighbouring Listed Buildings should be carefully considered as well as the impact on the linear form of the village. It is unclear how access would be provided to the site but if this is from the A43 this may be an issue. There are major constraints to the provision of water and sewage infrastructure. The site is adjacent to a group of small employment units and may provide a good opportunity to extend these to meet demand for additional units. A small part of the site is taken forward for consideration in the Site Specific Proposals LDD Options as an employment allocation. Residential development is not considered suitable for the reasons given above.

Development west of the A43 should be limited as this part of the village is not well connected to the centre of the village. However if the development of the Corby link road significantly reduces the amount of traffic using this road then traffic calming measures and public realm improvements along this route would help reconnect this part of the village with the centre and may allow some of the sites located on this side of the village to come forward. However these sites should not be considered for development prior to this.

Draft Design Principles

Site-specific principles for potential development sites are drafted below, should these sites come forward for development:

Any development of site RA/107 will

- Reflect the character of the historic core
- Provide a mixed use development to retain an employment function in this part of the village
- Retain the historic form of buildings on the site
- Retain mature trees as part of the development

Any development of site RA/109 will

- Front on to Kettering Road with relatively large plot sizes to retain views out to the wider countryside
- Be linear in form to reflect built form in this part of the village

- Create an attractive gateway into the village

Any development of site RA/110 will

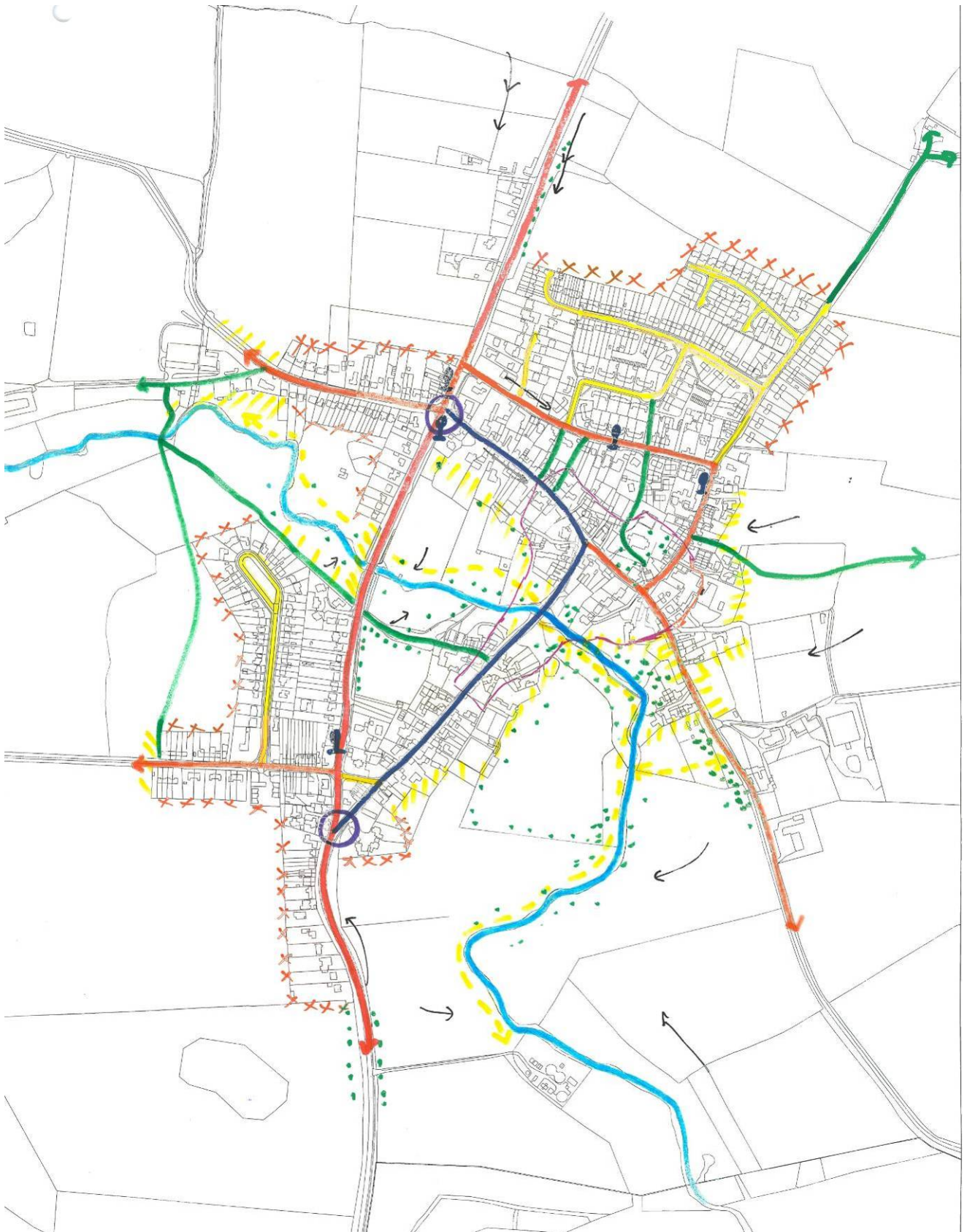
- Reflect the character of the historic core
- Retain mature trees and hedgerows as part of the development, this will retain the soft gateway into the village
- Create good footpath links to the centre of the village

Any development of RA/108 will

- Provide small scale employment units to meet needs of small businesses within the village

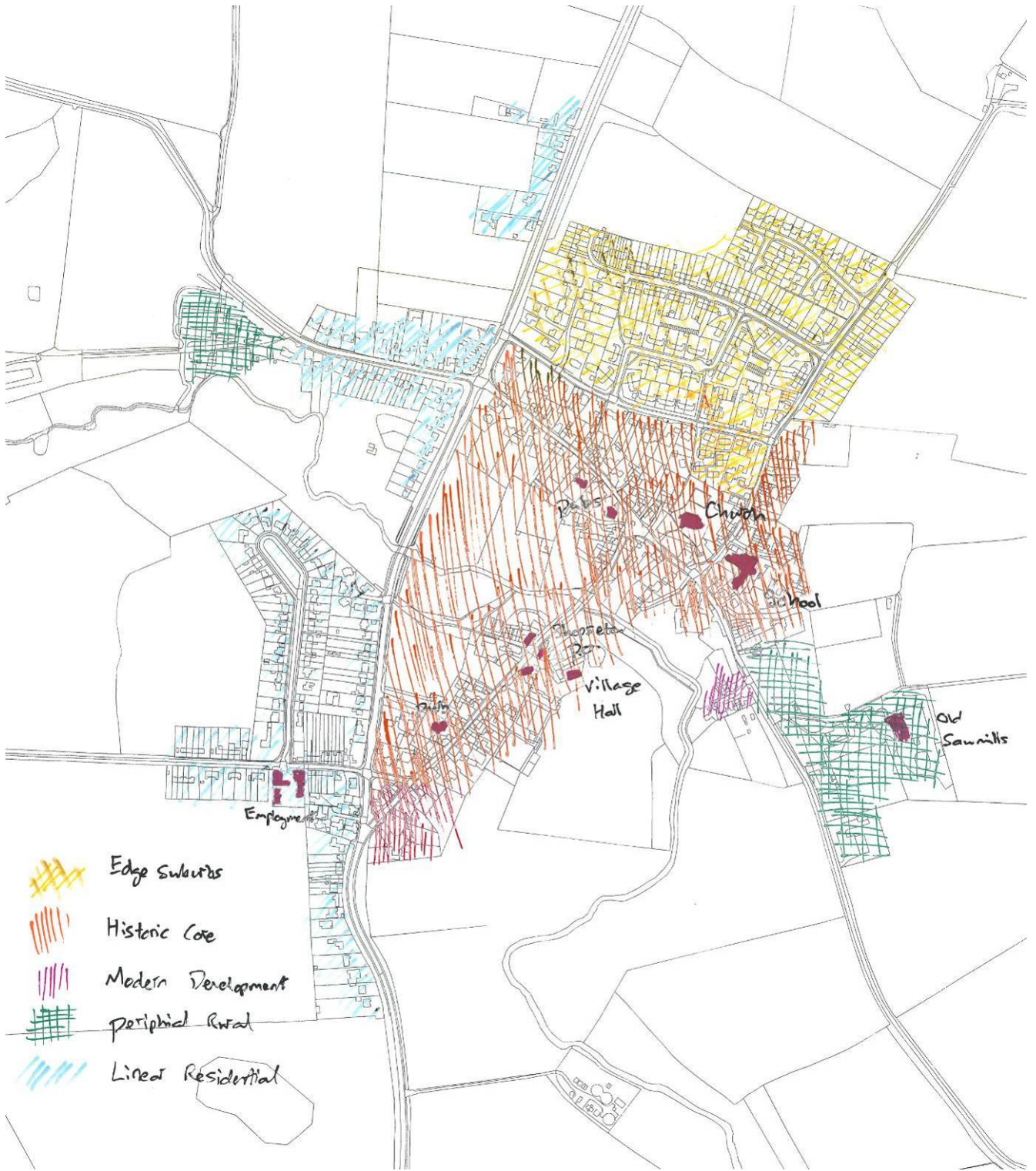
Elsewhere in the village any development which comes forward should adhere to the following principles:

- New development should reflect the positive character of the historic core
- Development should preserve and enhance the green corridor running through the centre of Geddington
- Materials should include traditional stone and red brick
- Development should abut the highway or where set back, stone walls should be used to create a sense of enclosure
- Buildings should front onto the street
- New streets should 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
- Hedgerows and trees should be used to provide boundaries to gardens to create a soft edge to the village
- New development should be well connected and well related to the centre of the village

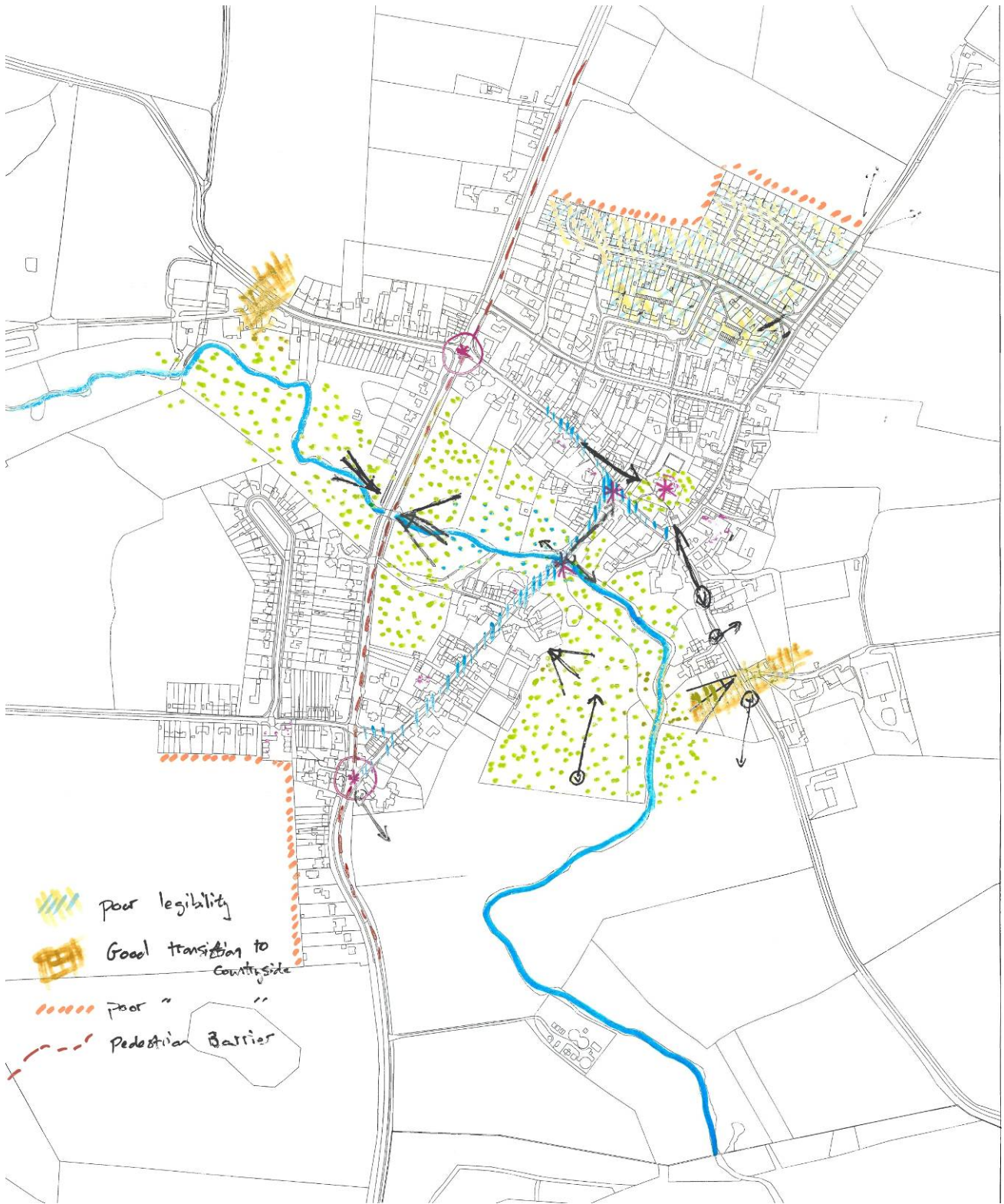


Geddington landform & movement map

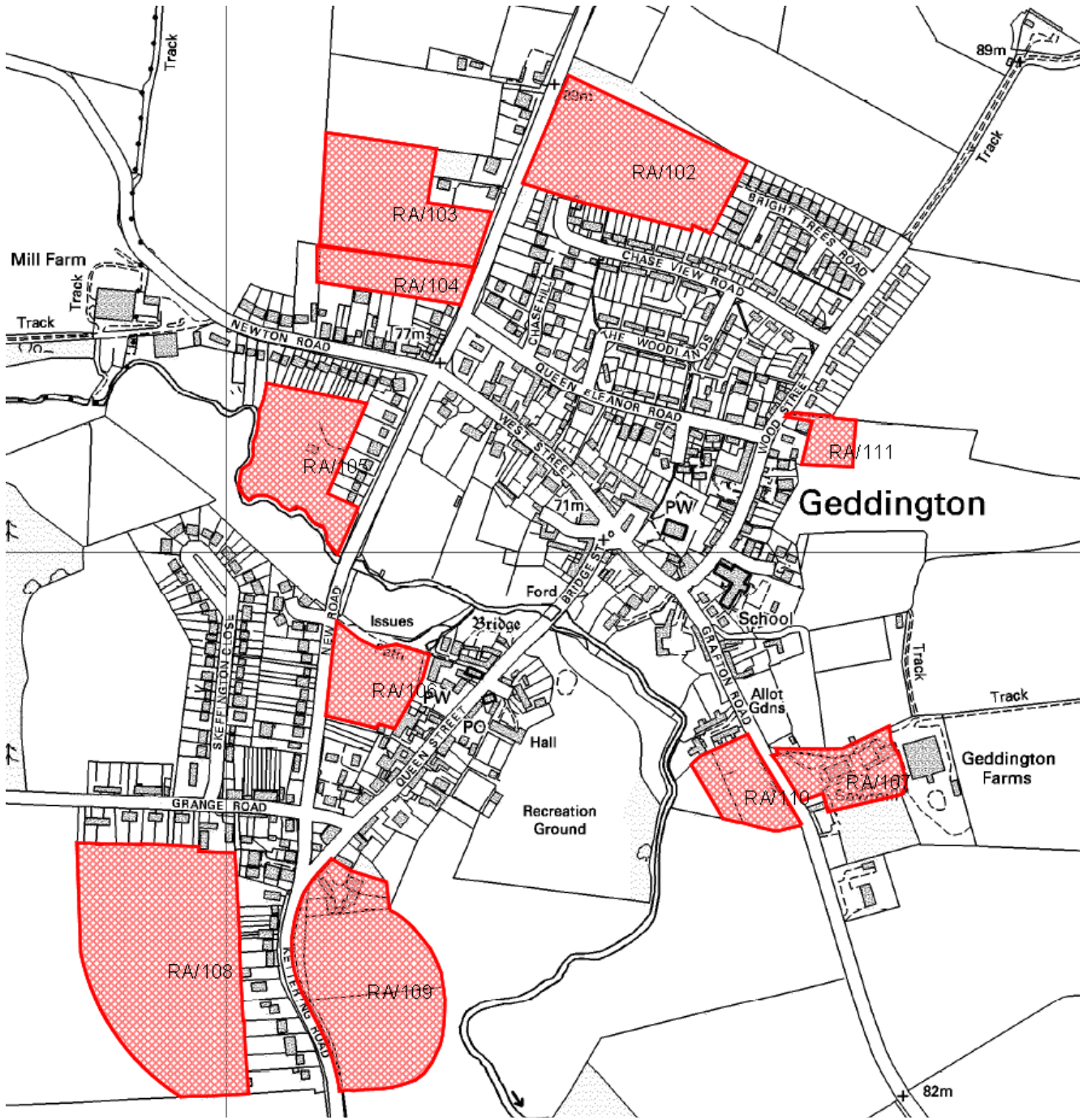
NB the keys to the maps are provided in Part 1, Introduction on page 8



Geddington character areas map



Geddington public realm & landscape map



Geddington assessed housing sites

Rural Masterplanning Village Evaluation: Grafton Underwood

1. Evaluation Matrix

1. Profile	
Population	134 (Census 2001)
Demographic Split	Tenure: <ul style="list-style-type: none"> ▪ Outright ownership, 16.4% ▪ Ownership mortgage/ loan 20% ▪ Shared ownership 0%, ▪ Rented from local authority 0% ▪ Rented from housing association/ RSL 0% ▪ Rented from private landlord 52.7% ▪ Rented from other 10.9% Age: Under 16 - 20%, 16-24 – 8.6%, 25-59 – 48.6%, 60+ 22.8% (Census 2001)
No. of Jobs	Unknown
Businesses / employers	Agriculture related
2. Functional Relationships	
Regional Catchment	Nearest regional centre is Northampton
Primary Movement Infrastructure	A minor B road (Brigstock Road) forms the main thoroughfare through the village.
Nearest major employment centre	<ul style="list-style-type: none"> ▪ Kettering – 4.6 miles to town centre , 6.8 miles to Telford Way Industrial Estate ▪ Corby – 8 miles to Weldon South Industrial Estate, 8.6 miles to town centre
Modal Split	
Number of households who own 1 or more cars	94.7%
Public Transport Provision	None. Nearest bus stops are at Geddington, Brigstock, Slipton or Cranford.
Foot / cycle path links to other settlements	1 footpath runs west-east through the centre of the village linking towards Warkton and Twywell.
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	Picturesque village with nearby war memorial and interesting military heritage (former US airfield)
3. Quantum	
Total Area	9.14ha
No. Houses	81
Residential Density	9dph
Land Use Split	Largely residential in rural setting.
No. of affordable housing units & tenure split	None
No. of elderly / supported housing units	None
No. of bungalows	None
Housing type split, e.g. terraced, semi-detached, detached etc.	Mostly detached. Some semi-detached cottages.
4. Planning Designations / Constraints	
Conservation Areas coverage	Covers all but 2 dwellings within the village boundary and some additional open spaces beyond this boundary.
No. Listed Buildings	25

Flood Plain	Parts of the village fall within Flood Zones 2 & 3
Ecological (SSSI, RAMSAR etc.)	None
Landscape Designation / typology	Glacial clay on Blisworth Limestone geology. There are extensive areas of managed ancient woodland within the parish.
5. Landscape	
Setting	Village is defined by its agricultural setting and nearby woodlands.
Agricultural Uses	Sheep and cattle grazing. Some arable.
Ecology	Alledge Brook.
Watercourses	The morphology of Grafton is defined by the course of the Alledge Brook. The main village street runs along the eastern bank of the brook.
6. Amenities	
Shops	None
Post office	None
Bank / cash machine	No
Pub	No
Restaurant/café	No
Takeaway	No
Other	No
Pre-school provision	No
Schools, primary, secondary etc.	No
School capacity / subscription	N/A
Healthcare provision, inc dentists	No
Green Infrastructure	
Sub-regional & local GI corridors	CSS GI Local Corridor 13a Broughton Park to Titchmarsh Wood
Natural and semi-natural green space	No
Amenity green space	No
Outdoor sports facilities	No
Cemeteries and churchyards	St James Church 0.5ha (626)
Children's play areas	No
Allotments	Grafton Underwood Allotments 0.54ha (627)
Museum/library (inc mobile libraries) etc	No mobile library service
Broadband facilities / speed	Unknown
7. Social Infrastructure	
Community Buildings	Village Hall
Places of Worship	St James's Church
Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	Mums and Tots – held in the village hall

2. Summary of Parish Plan

There is no Parish Plan or Village Design Statement for Grafton Underwood.

3. Summary of Conservation Area Appraisal

A 31 page Conservation Area Review was conducted in 2007 and can be viewed here:

A summary of special interest as provided in the review is provided below:

Grafton Underwood is one of a small group of former estate villages (along with Warkton and Weekley) 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 is defined by the course of the Alledge Brook. The main village street runs along the eastern bank of the brook. The village is organised on a typical linear mediaeval plan, with long narrow plots associated with individual holdings stretching between the main street and (former) back lanes running parallel to the street.

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.

4. Summary of Housing Need Assessments

There is an identified need for affordable housing in the rural areas of the Borough, though this has not recently been identified at the individual settlement level. The North Northamptonshire Strategic Housing Market Assessment (SHMA) identifies a shortfall in provision of affordable housing in the rural areas of the Borough of 148 units per annum. No settlement-specific assessment has been conducted for Grafton Underwood.

5. SHLAA findings

No sites in Grafton Underwood were put forward for assessment in the Strategic Housing Land Availability Assessment (SHLAA).

6. Summary of Parish Council Consultation Meeting

Aspirations

- Maintain conservation focus of village;
- Mixed reaction to issue of affordable housing. Most children of long established families within the village move away to follow employment opportunities. Issue of Boughton Estate land would have an impact as may be unlikely to sell land even if identified for affordable housing. This issue would need to be consulted with all residents;
- Footpath and cycleway improvements with improved linked to existing routes out of the village and potential for a new circular route around the village;
- Protect open space in front of the church, importance of views of the church highlighted in conservation area review;
- Maintain linear built form.

Notes

- Concern regarding potential future impact of traffic from East Kettering;
- Village is distant from Kettering and is therefore different to other settlements that are in close proximity to the main towns of the Borough – villages that can accommodate future growth;
- Boughton estates own approximately 50% of properties;
- Parish council will talk to residents about aspirations, may undertake consultation themselves.

7. Village assessment

Landform and Movement network

Grafton Underwood has one primary route which runs through the village linking the village with Kettering in the south, Brigstock to the north and Geddington to the west. This route is fairly busy,

some suitably designed traffic calming may be appropriate. There are no secondary routes in the village but there are a limited number of tertiary streets providing access to properties predominantly on the western side of the village.

The village is easy to walk around with good pedestrian links within the village and out to the open countryside. Footpaths link the village to Warkton, Kettering and Cranford although routes to Kettering and Cranford do require some on road walking.

Pavements exist only on one side of the road by wide verges on the other side enable walking throughout the village.

Isochrones

Grafton Underwood does not have a defined centre as such so the Isochrone have been drawn from a central point in the village. The map below shows the 400m isochrone. This shows that the whole of the village is located within 400m of the centre of the village.



Landform

The main street in Grafton Underwood runs parallel to the Alledge Brook which runs through the centre of the village. The main road runs parallel to the contours and the village is generally flat.

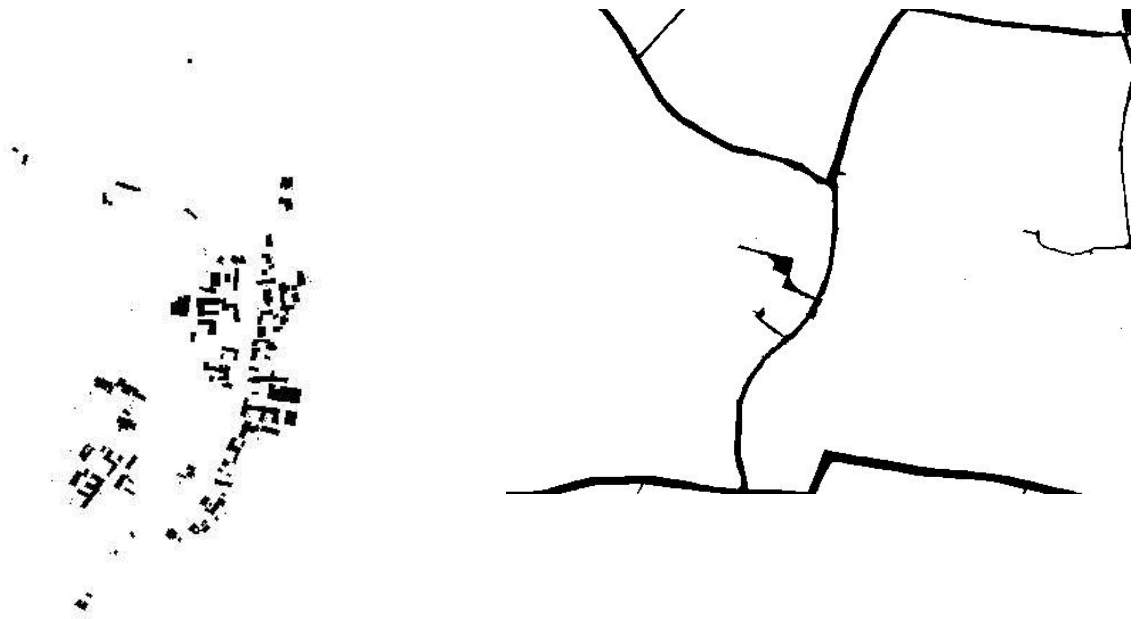
Grafton Underwood has a linear form which stretches along the Alledge Brook. The village sits well within the landscape with mature vegetation providing soft edges to the village.



Character

Grafton Underwood is an attractive medieval village which, due to its status as one of the five estate villages, the extent of the villages remains largely the same as it was in medieval times. The village has a village hall and church but no other facilities.

The figure ground diagrams below show the built form and street pattern. These clearly show the informal layout of development with higher density development along the main route and larger more spacious development set back from the street.



Grafton Underwood – Built form

Grafton Underwood – Street pattern

Medieval village

- Limestone properties with thatch or slates roofs.
- Development along the main street fronts onto or is at right angles to the street. Higher status buildings are set back in spacious grounds. Where buildings are set back stone walls continue the built form creating a good sense of enclosure.
- Linear medieval form and informal layout
- At the northern end of the village the buildings are set back from the brook creating an elongated green
- Development on the eastern side of the Alledge Brook fronts closely onto the street, on the western side of the village development is set back and there is more open space





Victorian Development

- Set back from the street with large front gardens
- Traditional red brick built, with stone lintels, cills and other detailing.



Modern Development

Some modern development has occurred within the village, including one property fronting on the public highway and two properties at the edge of the village. These properties are out of character with the rest of the village in that they are large detached properties set in large plots built of materials which are not stone. The property in the village which is modern and constructed of stone does not follow the same building line or form of the other historic buildings in this location and therefore is out of character for this reason.



Public realm and landscape

There are a number of areas of visually important open space in the village, these are shown on the Public Realm and Landscape map but include the open space around the church and the Old Rectory, the open space to the south of the old school and the linear green space located either side of the Allegde Brook. The open spaces around the Church/ Old Rectory and south of the school are important to the open character of this part of the village and provide a link to the medieval origins of the village.

The allotments to the south of the village are also an important feature which should be retained.



The Grade Listed, St James Church is an important landmark in the village, despite being set back from the road and announces arrival into the village from the south. Views of the church can be

seen throughout the village. Views to the open countryside are predominantly out to the west of the village.



Other comments

The village contains many features which add to its overall character, which should be retained. These include the red phone box and post box, village signs and plaques, benches, lampposts, bridges and watercourse features.



Opportunities/ Issues

Following public consultation on the Kettering Site Specific Proposals LDD two sites have been promoted for potential development in Grafton Underwood. These sites are farmyards predominantly located within the village boundary. They have been assessed in accordance with criteria outlined in the 'Background Paper - Housing Allocations'. The findings of these assessments have been summarised as follows:

Site RA/113 - Site scores poorly on terms of accessibility. If a local need for housing is identified then this site may be appropriate for development. Development should involve the redevelopment of existing buildings worthy of retention. This site would require a high quality design to ensure impact on Listed Buildings and the Conservation Area is not unacceptable. Number of units proposed may need to be reduced to reflect the need to retain buildings and limitations of access

to the site. The site is presented as an option for development in the Site Specific Proposals LDD Options Paper.

Site RA/114 - Site scores poorly in terms of accessibility. If a local need is identified, site may be suitable for development. Buildings should be retained where worthy of retention. Development will need to be high quality to reflect the conservation status of the village. The site is presented as an option for development in the Site Specific Proposals LDD Options Paper.

Only the parts of the above sites which fall in the proposed village envelope should be developed and development should only occur where conversion of existing buildings is possible. Regarding conversion of existing farm buildings consideration may need to be given to opportunities for outdoor space and additional openings should be limited to maintain the character of these historic barns.

Traffic calming along the main street would reduce the speed of vehicles throughout the village but this must be sympathetic to the historic character of the village and not include standard highways solutions.

Draft Design Principles

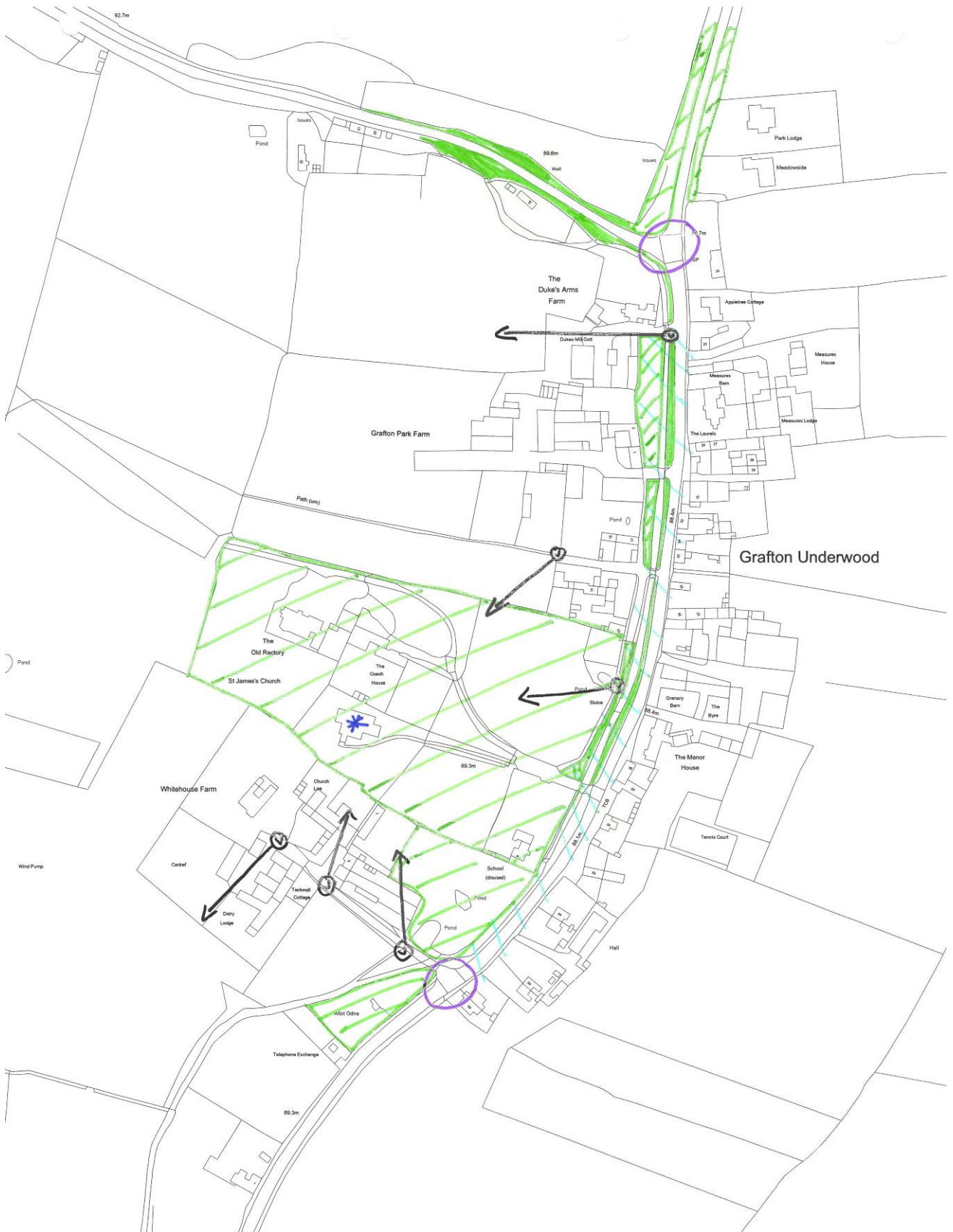
Development in Grafton Underwood should be extremely limited. Grafton Underwood has remained largely unchanged since medieval times and new development within the village would erode the special character of the village. New development would only be acceptable where this involves the conversion of existing buildings.

New development should:

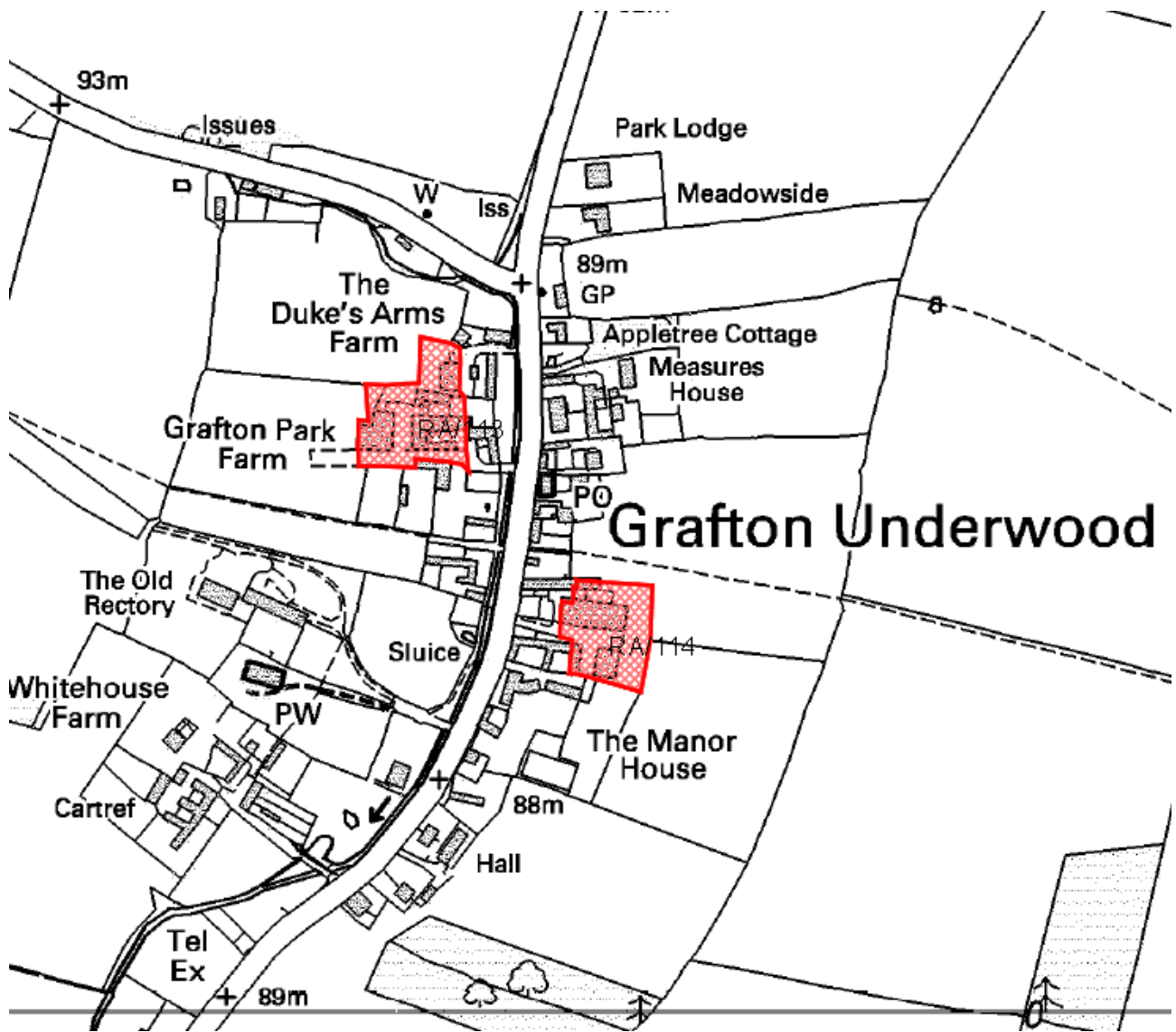
- Protect the unique historic character of the village;
- Not result in the loss of important open space throughout the village;
- Not result in the subdivision of garden land;
- Retain views of the church;
- Reflect the informal layout of existing development;
- Abut the main street or where set back stone walls should be used to continue built form;
- 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; and
- Suitably designed traffic calming along the main street to reduce the speed of vehicles through the village.



Grafton Underwood character areas map



Grafton Underwood public realm & landscape map



Grafton Underwood assessed housing sites map

Rural Masterplanning Village Evaluation Summary: Great Cransley

1. Evaluation Matrix

1. Profile	
Population	281 (2001 Census information includes Mawsley)
Demographic Split	<p>Tenure:</p> <ul style="list-style-type: none"> ▪ Outright ownership 37.4%, ▪ Ownership mortgage/ loan 40.9%, ▪ Shared ownership 0%, ▪ Rented from local authority 15.7%, ▪ Rented from housing association/ RSL 0%, ▪ Rented from private landlord 2.6%, ▪ Rented from other 3.5% <p>Age: Under 16 18.2%, 16-24 7.8%, 25-59 48%, 60+ 26%</p> <p>(Census 2001 information includes Mawsley)</p>
No. of Jobs	Unknown
Businesses / employers	Agriculture related employment and pub
2. Functional Relationships	
Regional Catchment	Nearest Regional Centre: Leicester
Primary Movement Infrastructure	<p>Roads into & out of settlement & their classification:</p> <ul style="list-style-type: none"> ▪ Broughton Hill leads onto the A43 ▪ Minor roads link to nearby villages e.g. Broughton and Loddington <p>Distance to nearest town:</p> <ul style="list-style-type: none"> ▪ Kettering: 2.6 miles to centre to centre; 1.4 miles edge to edge; <p>Distance travelled to work:</p> <ul style="list-style-type: none"> ▪ 9 miles (census 2001 information includes Mawsley);
Nearest major employment centre	<ul style="list-style-type: none"> ▪ Kettering: 2.1 miles to North Kettering Business Park
Modal Split Number of people who own 1 or more cars	92.2% (Census 2001)
Public Transport Provision	<p>Bus Service (304 and GC) Mondays to Saturdays, daily</p> <p>Nearest Train Station</p> <ul style="list-style-type: none"> ■ 2 miles to Kettering
Foot / cycle path links to other settlements	<p>Footpaths to Loddington and Thorpe Underwood</p> <p>Footpath/Bridleway to Kettering and Mawsley</p> <p>Short connecting footpath to Broughton off Broughton Hill Road</p>
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	None
3. Quantum	
Total Area	11.2ha
No. Houses	124
Residential Density	11 (dph)
Land Use Split	Predominately residential and agricultural
No. of affordable housing units & tenure split	19 (12 Bungalows and 7 Houses)

No. of elderly / supported housing units	N/A
No. of bungalows	N/A
Housing type split, e.g. terraced, semi-detached, detached etc.	N/A
4. Planning Designations / Constraints	
Conservation Areas coverage	Approximately 50% of the village is CA but CA extends outside of village boundary
No. Listed Buildings	6
Flood Plain	Village is outside of the floodplain
Ecological (SSSI, RAMSAR etc.)	None
Landscape Designation / typology	N/A
5. Landscape	
Setting	The village of Cransley, which is located some 2 ½ miles south-west of Kettering, to the north of Broughton is comprised of two distinct elements, Great and Little Cransley. Much of the village is located astride the Broughton to Loddington Road, with the cross-roads junction of Broughton Hill, Loddington Road, Bridle Way and Church Lane, providing the principal focal point of the village.
Agricultural Uses	The village is predominantly surrounded by pasture land although there is arable farm land to the south east of the village.
Ecology	Cransley wood is located west of the village.
Watercourses	A watercourse runs parallel to Church Lane to the south of the village and Cransley reservoir is located north of the village.
6. Amenities	
Shops	None
Post office	No
Bank / cash machine	No
Pub	Yes – Three Cranes
Restaurant/café	No
Takeaway	No
Other	No
Pre-school provision	No
Schools, primary, secondary etc.	No
School capacity / subscription	N/A
Healthcare provision, inc dentists	No
Green Infrastructure	
Sub-regional & local GI corridors	Close to local corridor – Rothwell (Triangular Lodge) - Wicksteed Park (10a) and Sywell Reservoir – Broughton (8)
Natural and semi-natural green space	0
Amenity green space	0.14ha
Outdoor sports facilities	0
Cemeteries and churchyards	0.17ha
Children's play areas	0.05ha
Allotments	0
Museum/library (inc mobile libraries) etc	Mobile Library: Monday's every 3 weeks
Broadband facilities / speed	Yes, 3.7 Mb
7. Social Infrastructure	

Community Buildings	Village Hall
Places of Worship	St Andrews C of E Church
Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	None

2. Summary of Parish Plan

No Parish Plan.

3. Summary of Conservation Area Appraisal

The Cransley Conservation Area was designated by Kettering Borough Council on the 2nd May, 1984. It is comprised of two distinct elements, Great and Little Cransley. Church Lane, provides the principal focal point of the village. The majority of the older buildings of this part of the village are located in two distinct areas; at the cross-roads junction previously referred to, and at the lower end of Church Lane. Many of these buildings are constructed of stone, with a variety of roofing materials; including thatch and Welsh slate, and are domestic in style.

4. Summary of Housing Need Assessments

There is an identified need for affordable housing in the rural areas of the Borough, though this has not recently been identified at the individual settlement level. The North Northamptonshire Strategic Housing Market Assessment (SHMA) identifies a shortfall in provision of affordable housing in the rural areas of the Borough of 148 units per annum. No settlement-specific assessment has been conducted for Great Cransley.

5. SHLAA findings

No sites in Ashley were put forward for assessment in the Strategic Housing Land Availability Assessment (SHLAA).

6. Summary of Parish Council Meeting

- Would like to get S106 monies from Cohens Yard
- Concerns over existing planning framework e.g. housing development at Pytchley. Need to be reassured that new policies will be more robust
- There is a need for affordable housing in the village. Need to be reassured that it will stay affordable. There are young people that want to stay in village
- Infill opportunities in oblong opposite village hall - suggest infill all the way to bungalow (and beyond?) and north of church
- Because CA is south, therefore maybe better to develop north
- Difficult to access by car – gets difficult to access at Crematorium
- Crossing A43 is very dangerous. Brick Lane to Crematorium is a race track
- Needs upgrading to make safer
- Industry opportunities (top left on map) at site of old garden centre
- More infill opportunities – village hall site, need to replace village hall
- Need something to make easier for people to understand working @ home?
- Any new development in village may need new sewerage system – have been told that at 1973 it was at capacity
- There is no gas in village – all oil or electric
- Would like control over who gets any affordable housing so village youngsters get priority - aware that this was not done in Mawsley therefore locals missed out

- Suggested arrangement to swap properties e.g. elderly can swap a 3 bed house for bungalow to ensure accommodation maximized.

7. Village Assessment

Landform and Movement Network

The primary route through the village is Broughton Hill and Loddington Road. This route connects to Broughton and the A43 in the south and Loddington in the north.

There is also a secondary route to the north east of the village which links Great Cransley to Thorpe Malsor and Kettering.

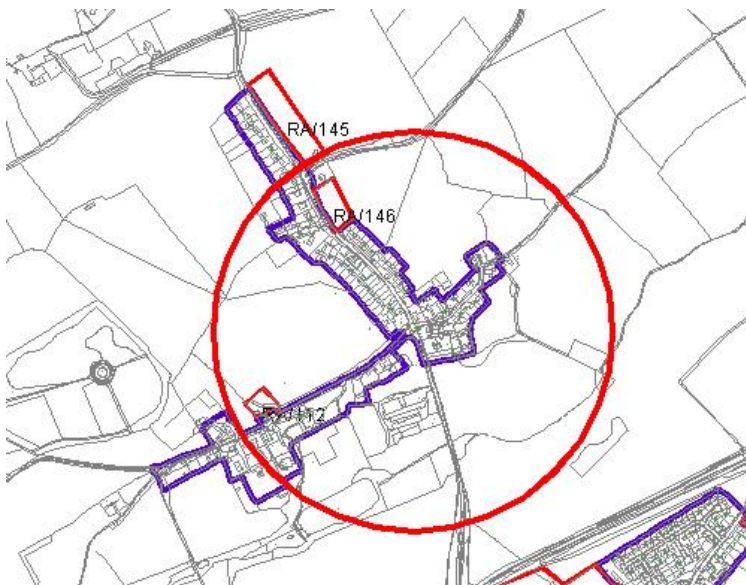
The only other two streets in the village are Church Lane and Bridle Way. These are tertiary routes which provide access to properties. Church Lane also provides access to farms located beyond the village. Church Lane would have historically been the main street in the settlement.

The settlement is easy to navigate around on foot and there are a significant number of pedestrian routes out of the settlement to provide access to the open countryside. Footpaths link Great Cransley to Loddington, Mawsley, Kettering and Broughton.

These were no visible issues with parking or speeding through the village.

Isochrones

The map below shows the 400m isochrone. This shows that the majority of the village is located within 400m of the centre of Great Cransley. When considering future development this provides a good indication of the proximity of sites to the centre of the settlement.



Landform

Church Lane which is the historic part of the settlement runs adjacent to the contours. Loddington Road and Broughton Hill run parallel to the contours. Loddington Road slopes moderately upwards to the north and Broughton Hill slopes moderately/steeply downward to the south.

The Historic Core sits well within the landscape and the tree planting and hedgerows create a soft edge to the villages. The modern ribbon development along Loddington Road creates a harder edge to the village, although there are still some good visual links out to the open countryside there is a more clear definition between the boundary of properties and the open countryside.

Character

The centre of the villages is located at the cross roads of Broughton Road, Bridle Way, Church Lane and Loddington Road. Key facilities are the Pub and Village Hall.

The figure ground diagrams below show the build form and street patterns in Great Cransley. The build form diagram shows the linear character of development along the historic main road and the primary route through the settlement. Development in the Historic Core is much more dispersed and informal in character than the linear development along Loddington Road which is more uniform. The buildings along Loddington Road and Bridle Road front onto the street but are set back with large gardens to the front. Some development in the Historic Core fronts directly onto the street but there are also a number of court yard style developments. The cross roads form the centre of the village and is a key gateway in to the village.



Great Cransley – Build Form



Great Cransley – Street Pattern

Character Areas

Historic Core

- Buildings front onto the street or stone walls continue the build form creating a good sense of enclosure and intimate character
- Sense of enclosure is enhanced by the mature trees and hedgerows which line Church Lane
- Buildings are ironstone with tile, thatched and slate roofs
- Streets are informal with single sided pavements
- Includes Cransley Hall which is an important building in the settlement with extensive gardens which contribute to the character of this area



Post War Linear Development

- Included post war semi-detached development, 1960's bungalows and in the northern section detached properties.
- Large front gardens which slope up from the road. Buildings are set well back from the road
- Road dominates the public realm.

- Open character with views out to the open countryside, although views are limited by the topography as this slopes up from the road to the houses



20th Century Development

- 20th Century development, includes pre-war semi's, 1960' bungalows and more modern individual development
- Road dominates the public realm with pavements on both sides
- Panoramic views out across the open countryside
- Mix of property styles and materials.



Farmstead

- There is one farmstead located north of the cross roads. This is a historic farmstead although there are modern agricultural buildings to the rear
- Buildings are a mix of brick and ironstone with slate and tile roofs.



Public Realm and Landscape

The pub and the church are key landmarks in the village. Views out of the settlement are prominent along Bridle Road and parts of Loddington Road.



The Three Cranes



View from Bridle Road

Church Lane is a good example of public realm. The location of buildings, stone walls and mature trees and hedgerows create a good sense of enclosure. Street widths and single pavements create a pedestrian friendly environment. The public realm along Loddington Road is less successful. The wide roads create a public realm dominated by the car and the long front gardens create an open character which lacks the intimacy of the Historic Core.



Church Lane



Loddington Road

Open Space

There are a limited number of open spaces in the village. Key open spaces include the Church Yard which is important in creating the setting for the church. There is also a small play area and some amenity space around the village hall. In addition to accessible open space the grounds of Cransley Hall are an important influence on the character of the Historic Core.

8. Opportunities/ Issues

The existing farm plays an important economic role in the village. If this is redeveloped, it should seek to include a mix of residential and work space to retain employment. Redevelopment should reflect the existing arrangement of buildings and where possible should seek to retain buildings worthy of retention.

Loddington Road is a wide road and the public realm is dominated by the highway. Sensitive traffic calming along this route would help reduce the speed of traffic and create a more pedestrian friendly environment. Sensitive landscaping along this route would help improve the sense of enclosure along this street.

Housing Site Assessments

Following public consultation on the Kettering Site Specific Proposals LDD, 3 sites in Great Cransley, were put forward as potential new housing sites. These have been assessed in accordance with criteria outlined in the 'Background Paper - Housing Allocations'. The findings of these assessments have been summarised as follows:

Site RA/112 - Development would need to be limited to five dwellings due to constraints on access and capacity of road network. Main constraints include impact on Cransley Hall and the conservation area, impact on the landscape and impact on the form and character of the settlement. Agent has confirmed site would be considered for affordable housing. This site has no road frontage and development of the site would have a negative impact on the character and form of this part of the village. For these reasons, this site should not be taken forward for consideration in the Site Specific Proposals LDD Options Paper.

Site RA/146 - Site does not perform particularly well in terms of accessibility but there are a limited number of constraints. Key constraints include requirement for further information on archaeological impact. Site is well related to the form of the village and any development should be of a linear form fronting on to Loddington Road. Development should contribute towards the provision a new footway on this side of the road. This site would provide a good opportunity to meet local housing needs in the plan period. This site is therefore taken forward as an option for development in the Site Specific Proposals LDD.

Site RA/145 - Site does not perform particularly well in terms of accessibility but there are a limited number of constraints. Key constraints include requirement for further information on archaeological impact. Any development should be of a linear form fronting on to Loddington Road. Development should contribute towards the provision a new footway on this side of the road. This is a relatively large site for the size of the village and within the plan period this level of growth in Great Cransley is not considered necessary. Site RA/146 is better related to the current extent of the village and should be developed first. However in the long term site RA/145 offers a good opportunity for the village to expand. For these reasons, this site should not be taken forward for consideration in the Site Specific Proposals LDD Options Paper at this time.

9. Draft Design Principles

Notwithstanding the above potential opportunity sites for development, elsewhere development in Great Cransley will be extremely limited. That said it is important that any future proposals for development which do come forward respect the village's unique character. For this reason some draft design principles have been outlined, below.

Any new development which may come forward in Great Cransley should:

- 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. The design and access statement should identify which character area a proposed development relates to and should describe how the context of the character area has been reflected in the design of the development. Reference should be made to the Rural Masterplanning project. Where possible proposed development should reflect the positive character of the Historic Core.
- Development proposals within or closely related to the Historic Core should:
 - 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.
 - Not result in the loss of mature trees or hedgerows which are an important part of the character of this area
 - Maintain the informal nature of streets
 - Use landscaping to create a soft edge to the village
- Development proposals along Loddington Road should:

- Front on to Loddington Road but be set back in a similar style to adjacent properties.
- Allow for the retention of views out to the open countryside to be retained.
- Use planting to the rear of properties to create a soft edge to the village and avoid the use of high close-boarded fencing or walls to create the boundary to the open countryside

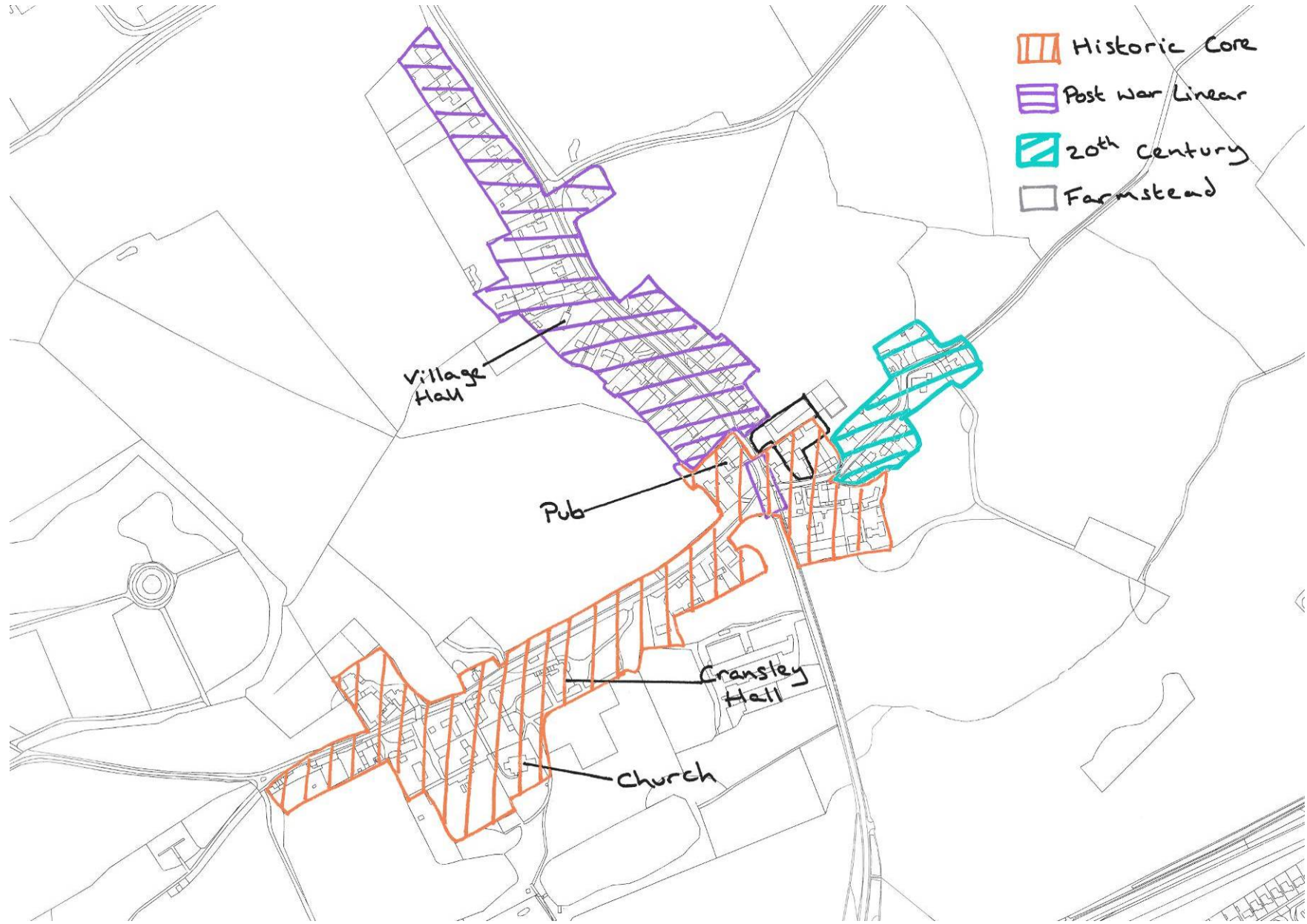
Should redevelopment of **site RA/146** come forward, the following principles will be adhered to:

- Development should front onto Loddington Road but be set back in a similar style to adjacent properties.
- Properties should be spaced to allow for views out to the open countryside to be retained.
- Boundary treatments to the rear of the properties 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.
- Density of development should reflect that of adjacent development.
- Should include affordable housing to meet local needs



Great Cransley landform & movement map

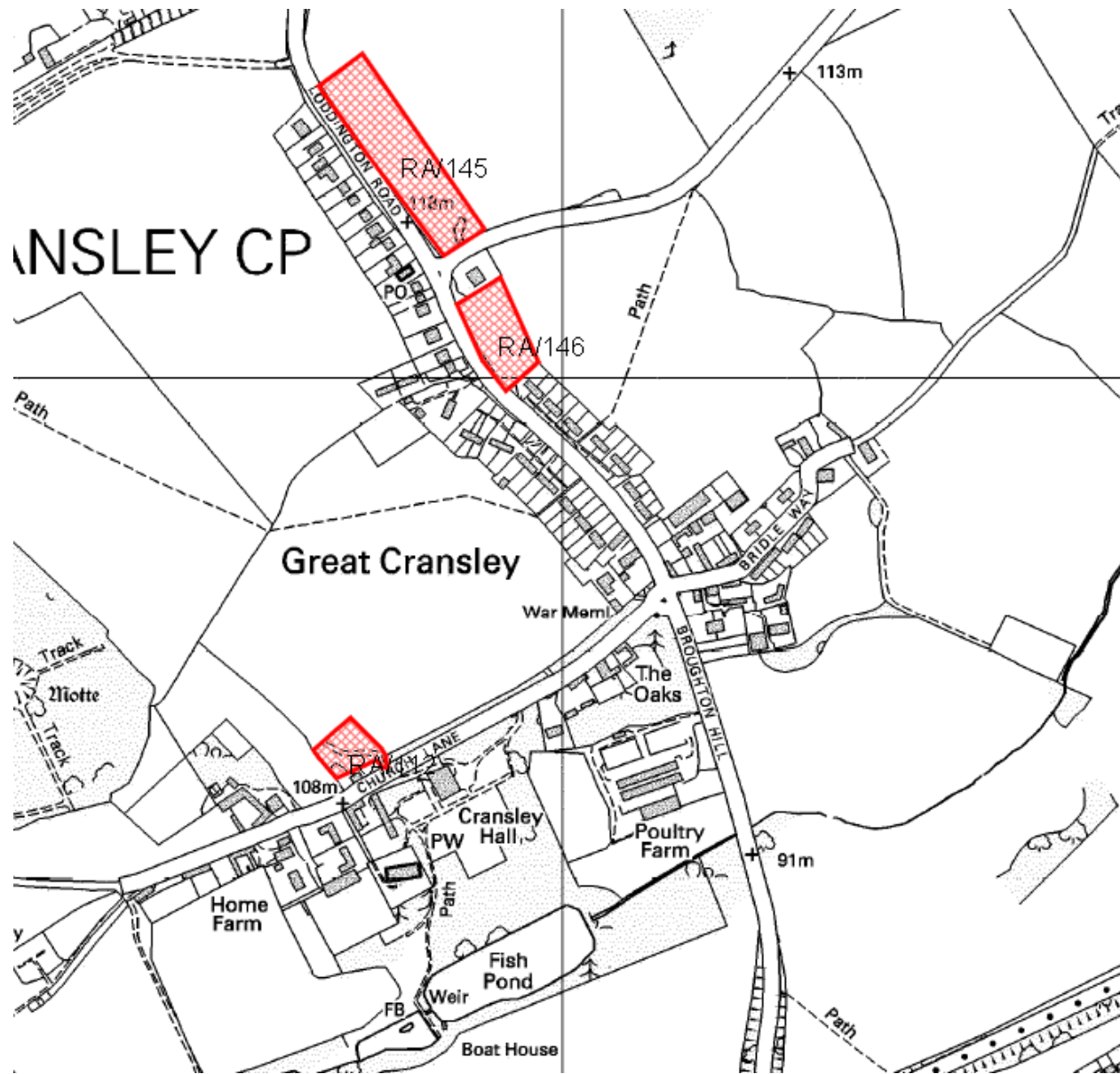
NB the keys to the maps are provided in Part 1, Introduction on page 8



Great Cransley character areas map



Great Cransley public realm & landscape map



Great Cransley assessed housing sites map

Rural Masterplanning Village Evaluation: Harrington & Thorpe Underwood

Thorpe Underwood

Thorpe Underwood is a settlement that consists of a small number of dwellings, at low density in the open countryside. These dwellings are currently considered, in planning terms, as scattered dwellings in the open countryside, rather than a place defined by a village boundary, and given the small number of dwellings it is considered that this remains the most appropriate designation for Thorpe Underwood. It has therefore been decided that it is not appropriate to apply the Rural Masterplanning methodology to Thorpe Underwood or to develop settlement specific design principles. Any future development is likely to be extremely limited and limited to those buildings which currently exist in Thorpe Underwood. This is not to say that Thorpe Underwood does not have an important character which should be protected. In this connection, any proposals for new development in Thorpe Underwood will be controlled in design terms by the general design principles for the Borough's rural area, which were informed by the Rural Masterplanning project.

Harrington

1. Evaluation Matrix

1. Profile	
Population	142 (Village Design Statement)
Demographic Split	<p>Tenure:</p> <p>Owned Outright 45.3%</p> <p>Owned with a mortgage or loan 43.8%</p> <p>Shared Ownership 0%</p> <p>Rented from Council 0%</p> <p>Rented from Housing Association or RSL 0%</p> <p>Private rented 0%</p> <p>Rented other 10.9%</p> <p>Age: Under 16 – 17.4% , 16-24 – 7.1% , 25-59 – 53.6%, 60+ - 21.9%</p> <p>(Census 2001 figures for Harrington and Thorpe Underwood)</p>
No. of Jobs	Unavailable
Businesses / employers	Small and large businesses run from households in the village
2. Functional Relationships	
Regional Catchment	Nearest regional centres: Northampton and Leicester
Primary Movement Infrastructure	<p>Nearest main route: A14 and A6</p> <p>Average distance travelled to a fixed place of work 26km (Census 2001 figures for Harrington and Thorpe Underwood)</p>
Nearest major employment centre	<p>Kettering – 7.7km to Telford Lodge Industrial Estate</p> <p>Market Harborough – 7.8km to town centre</p>
Modal Split	Number of people who own one or more cars 100% (Census 2001 figure for Harrington and Thorpe Underwood)
Public Transport Provision	<p>Bus services:</p> <ul style="list-style-type: none"> No bus service

Foot / cycle path links to other settlements	Footpath links to Arthingworth Footpath links to Rothwell and Desborough require some walking along roads
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	Tourist and business accommodation provided at Church Farm
3. Quantum	
Total Area	53424m2/ 5.3ha
No. Houses	66 (electoral roll)
Residential Density	12.6 dph
Land Use Split	Predominantly residential
No. of affordable housing units & tenure split	1 x 3 bed house
No. of elderly / supported housing units	N/A
No. of bungalows	N/A
Housing type split, e.g. terraced, semi-detached, detached etc.	N/A
4. Planning Designations / Constraints	
Conservation Areas coverage	Majority of village is covered by the conservation area.
No. Listed Buildings	6 Listed Buildings, Historic Park & Garden 2036, Scheduled Ancient Monument SAM 133
Flood Plain	No Flood Plain
Ecological (SSSI, RAMSAR etc.)	None
Landscape Designation / typology	Landscape Character Assessment –Undulating Hills and Valleys – Cottesbrooke and Arthingworth Environmental Character Assessment – West Northamptonshire Uplands Biodiversity Character Assessment – Liassic Slopes – Ise Valley Liassic Slopes Historic Landscape Character – Pre 19 th Century non-parliamentary enclosure – Brampton Brooke – River Ise watershed
5. Landscape	
Setting	
Agricultural Uses	Village is surrounded by predominantly grazing land with some areas of arable land to the south and east of the village.
Ecology	TPO at the Old Rectory and along the front of The Falls
Watercourses	None
6. Amenities	
Shops	No food store, Craft Shop
Post office	No
Bank / cash machine	No
Pub	Tollemache Arms
Restaurant/café	No
Takeaway	No
Other	No
Pre-school provision	No
Schools, primary, secondary etc.	No
School capacity / subscription	No
Healthcare provision, inc dentists	No

Green Infrastructure Sub-regional & local GI corridors Natural and semi-natural green space Amenity green space Outdoor sports facilities Cemeteries and churchyards Children's play areas Allotments	Local corridor 22 – Top Lodge - Desborough No Main Street AGS (Id 714) 0.19ha No St Peter's and St Paul's Church (Id 592) 0.65ha No Harrington Allotments (Id 590) 2.7ha
Museum/library (inc mobile libraries) etc	No mobile library
Broadband facilities / speed	Yes - 0.31Mb
7. Social Infrastructure	
Community Buildings	Village Hall
Places of Worship	St Peter's and St Paul's Church
Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	Coffee mornings and film night at the village hall

2. Summary of Parish Plan/ Village Design Statement

A brief summary of the Harrington and Thorpe Underwood Village Design Statement is provided below:

- Development should fit with the peaceful, agricultural setting of the area
- Existing linear pattern with houses set back from the road should be maintained and development should be in a sympathetic form, materials and design to the surroundings
- No new build development should be permitted outside the Harrington village boundary
- Visual qualities of the villages should be preserved
- New buildings should provide adequate off-road parking
- Re-use of existing buildings should be a priority
- Subdivision of gardens should be discouraged
- Spacious layout, open areas and large gardens are an important characteristic and should be respected
- Planting of native species should be encouraged in new development and where these have died or been felled.
- Mature trees and copses in the open countryside close to the villages should be maintained
- Traditional hedgerows should be retained and incorporated within new development

3. Summary of Conservation Area Appraisal

Designated May 1984

- Two areas of open land on the High Street are significant in the character of the village
- Majority of older buildings in the village are constructed of stone

4. Summary of Housing Need Assessments

There is an identified need for affordable housing in the rural areas of the Borough, though this has not recently been identified at the individual settlement level. The North Northamptonshire Strategic Housing Market Assessment (SHMA) identifies a shortfall in provision of affordable housing in the rural areas of the Borough. No settlement-specific assessment has been conducted for Harrington or Thorpe Underwood.

5. SHLAA findings

No sites in Harrington or Thorpe Underwood were put forward for assessment in the Strategic Housing Land Availability Assessment (SHLAA).

6. Summary of Parish Council Consultation

- Village Design Statement is a very recent and detailed document and they want to stick to this approach. High response rate from the Village. The PC agreed to look at the statement again and provide any updated comments to KBC.
- No children's play space provision, the local pub is to turn part of the car park into a play area.
- Large percentage of home working, but broadband is problematic. The Rothwell exchange is overloaded and can't cope with the demand. Average speed of 0.5 Mbps.
- Mix of views as to whether any new development would be appropriate - some people in the village who felt it should not change and some who felt it would die if there was no change and that we need to find a balance between these views.

7. Village Assessment

Landform and Movement Network

The primary route through Harrington is the High Street. This route connects Harrington to Rothwell, Desborough and Arthingworth. This route is not a strategic route so there is little traffic travelling through the village and speeding does not appear to be a problem. The nearest strategic route is the A14 but this can only be accessed from junction 3 near Rothwell, this junction also links to the A6.

There is a secondary route from the north of the village which provides a link to the Church and Thorpe Underwood. There is a footpath along this route which provides a pedestrian connection to the Church.

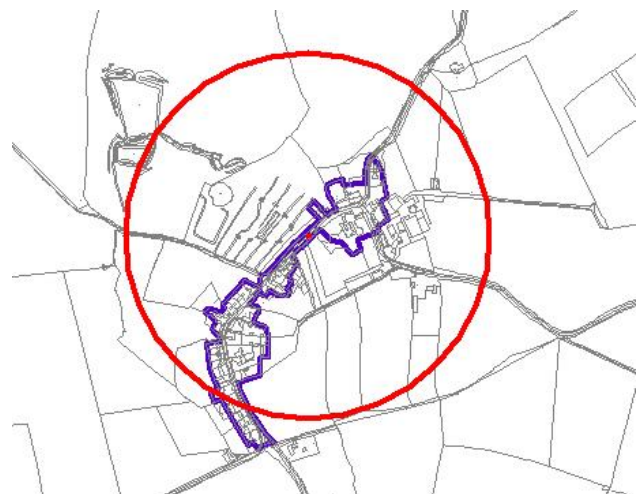
Harrington is a linear settlement and there are no tertiary streets in the village. The village is easy to navigate around as it is predominantly formed along one street. There are good pedestrian links into the open countryside, these provide connections to Thorpe Underwood, Rothwell and Arthingworth. These provide links to the open countryside in north, south, east and west directions although the connections to the south are limited by the A14 which runs approximately 580m to the south of the village.

Pavement exists on one side of the street only throughout the village and switches side throughout. A small post and rail fence marks the edge of the footpath along Church Lane but only for a small section and stops shortly after you exit the village.

Landform

The main street runs parallel to the contours so the majority of the settlement is fairly flat. The southern end of the High Street slopes moderately and Church Lane slopes down towards the church. The Falls slopes down away from the settlement allowing wide views of the open countryside.

The village sits well within the landscape and there are good visual links from the village to the open countryside. The older parts of the settlement which have softer edges provide a more gradual move between the open countryside and the village. The more modern developments tend to have clearly defined gardens which create a harder edge to the village.



The village is shallow as there are no tertiary streets and development fronts onto the primary or secondary routes through the village.

Isochrones

The map below shows the 400m isochrones. Although there is no distinct settlement centre the isochrone shows that the majority of the village is within 400m of the middle of the main street. This analysis is useful when considering the accessibility of potential development sites. However, in the case of Harrington where the village centre is not clearly defined there is some flexibility in the location of isochrones.

Character

Harrington is a linear settlement with development fronting onto the street, the only exception to this is the historic farmsteads which have a more scattered form. There is no distinct centre to the settlement but the main street is the northern section of the High Street.

Key buildings within the village include:

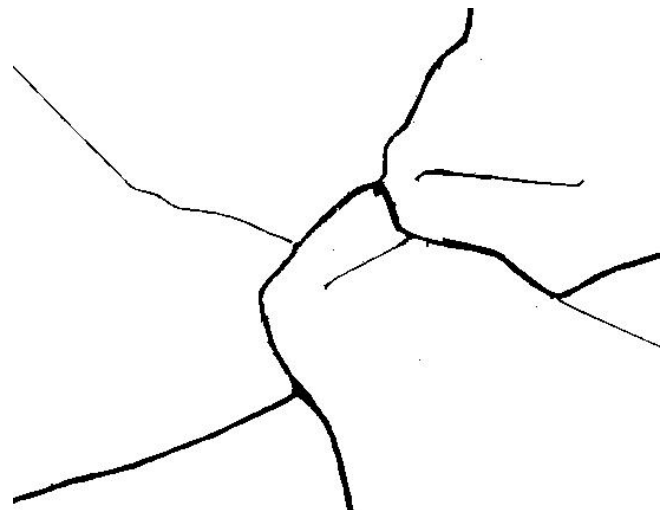
- The Tollemache Arms Public House – an attractive painted brick and thatched building with large car park to side and rear; and
- The Harrington village hall - a small stone building with slate roof, the side of this building fronts the highway and it has a small courtyard to front.

Both are located on the main street.

The figure ground diagrams below show the built form and street patterns in Harrington. These diagrams clearly show the linear form of the settlement but they also show the more scattered pattern of development related to the farmsteads in the village. These are all located on the eastern site of the High Street. The large areas of open space located at the northern end of the High Street are clearly visible and the village has an open spacious character.



Harrington Street Pattern



Harrington Built Form

There are two distinct character areas in Harrington. The Historic Core which represents the original historic village and Modern Linear development which has taken place mainly at the southern end of the High Street. In addition to these two character areas within the Historic Core there are also three farmsteads which have unique character.

Historic Core

- Stone walls continue the built form, with development located behind them
- Building materials include Ironstone and Limestone, roofs are tiles or thatched
- Buildings front onto the street or with small gardens to the front



Modern Linear

- Detached and semi-detached properties
- Primarily buff brick built with concrete tile roofs
- Buildings set back from the street with large front gardens
- Despite this modern infill, most of these properties are set behind the historic village stone walls maintaining this element of the character of the village to a degree



Farmsteads

- There are three historic farmsteads in Harrington which form part of the village.
- Buildings are informal and scattered in form
- Building materials are Ironstone and Limestone with tile and thatched roofs
- The farmstead to the north of the village has been converted to provide Bed and Breakfast accommodation. This provides a good example of diversification and has retained the economic function of the farm.



Public realm and landscape

Key landmarks in the village include the Tollemache Arms Public House and The Old Rectory. Key views in the village are along the western edge of the High Street looking out across the open countryside. The most significant of these is the wide view across The Falls, however there are several open spaces along this edge of the High Street which provide views out to the open countryside and these are an important part of the character of the village.

The Gateways into Harrington reflect the rural character of the village. To the south the gateway has built form on the western edge with open space on the eastern site. This creates a gradual approach to the village. The north eastern gateway again is very rural in character with agricultural buildings forming the entrance to the village with open space in front of a red brick wall on the opposite site of the road. The northern gateway to the village again has dwellings on one side of

the road with open space opposite. Where Church Lane meets the High Street, the Tollemache Arms Public House car park creates a hard entrance to the village and would benefit from some softening to reflect the attractiveness of the building and this end of the village.

The main street is a good example of public realm, the stone wall creates a continuous built form which creates a distinction between the open countryside and the village while still creating a visual link between the two. The junction of the High Street and Church Lane is an attractive open junction with the red brick wall around The Old Rectory providing an attractive feature.



Main Street public realm | Open space along Main Street | Boundary of The Old Rectory

Parking in Harrington is a mix of on and off street parking. Off street parking is mainly associated with the more modern development and has involved punching access points into the traditional stone boundary walls and often the creation of visibility splays, not characteristic to the village. This should be avoided in the future to ensure the historic character of the village is retained.

Open space

There are two important open spaces located either side of the northern section of the High Street, the grounds of The Rectory and The Falls. These spaces are important spaces within the village which contribute to its character and are recognised as a key element within the Conservation Area designation.



The Falls- important open space | Important open space

There are several large and small green ‘gaps’ in between properties which allow views over stone walls out to the attractive open countryside beyond the village boundaries. These small green open spaces form part of the character of the village and contribute to its rural setting. These spaces

are found mostly on the western side of High Street but do occur on the eastern side and are equally as important.

Other comments

There is some reasonably attractive street furniture contained within the village including benches set on wide verges, a water pump, red telephone box, street sign and bin. However, other street furniture such as grit bins could be improved to better blend into the historic character of the village and not stand out so much in the street scene.

8. Opportunities/ Issues

The car park of the Tollemache Arms could be softened to create an attractive gateway at this end of the village.

The boundary treatment around the village hall should be softened or changed to better reflect the character of the rest of the village.

Housing site assessments

Following public consultation on the Kettering Site Specific Proposals LDD, two sites were promoted for development in Harrington. These have been assessed in accordance with criteria outlined in accordance with criteria outlined in the 'Background Paper - Housing Allocations'. The findings of this assessment have been summarised as follows:

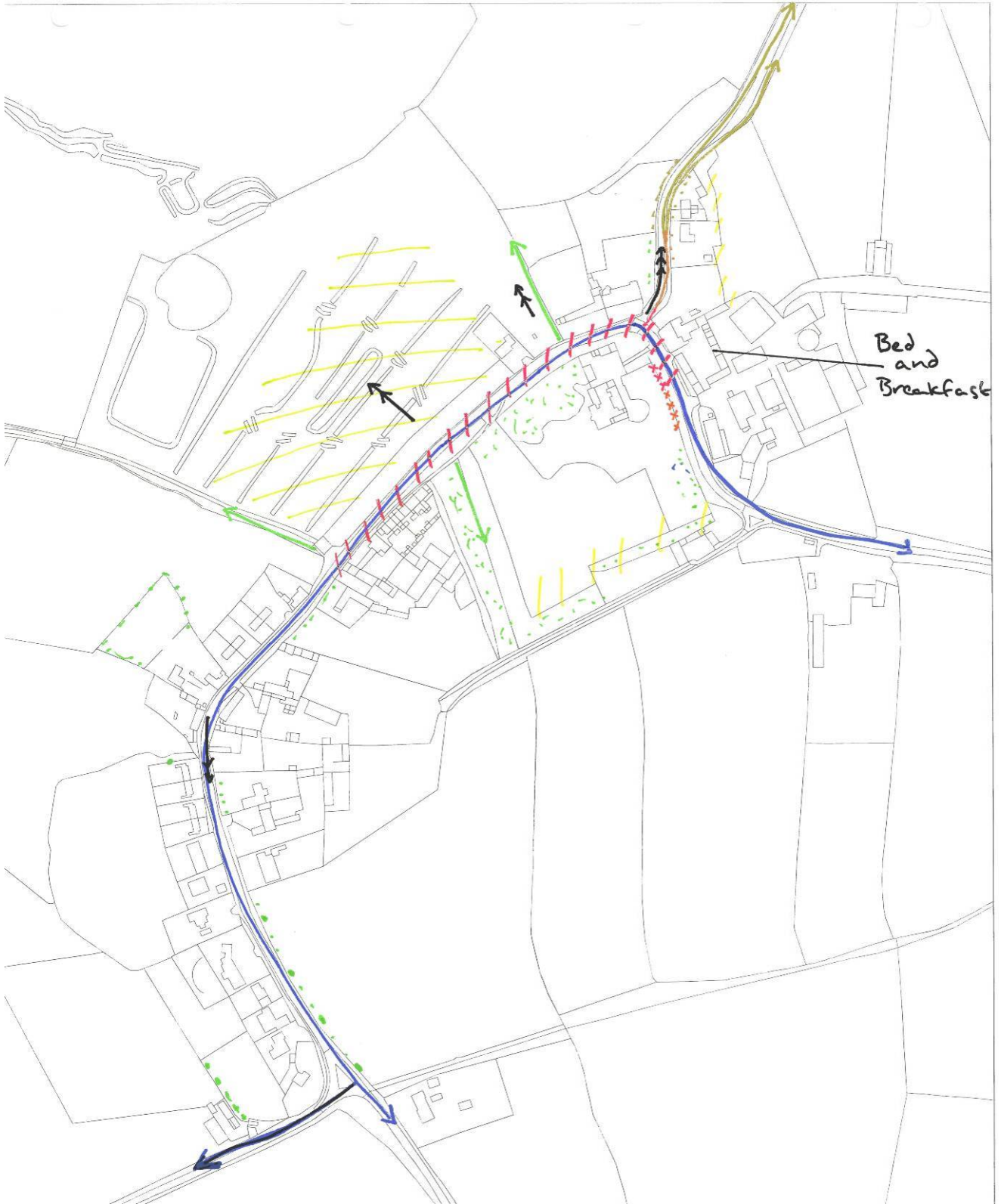
- **Site RA/134** – This is a small site. It performs poorly in terms of accessibility. Key constraints are impact on the adjacent Scheduled Ancient Monument and the historic environment. This is also one of the important 'gap' sites within the village envelope as referred to above.
- **Site RA/133** - This site performs poorly in terms of accessibility. The site is located at an important gateway into Harrington and development would have a significant impact on the character of the settlement and on the historic environment. Due to the sites raised ground level any development would be a prominent feature in the village. Development of the site would have a significant negative impact on archaeology.

For the reasons given above, these sites will not be allocated as they are not suitable for development.

9. Draft Design Principles

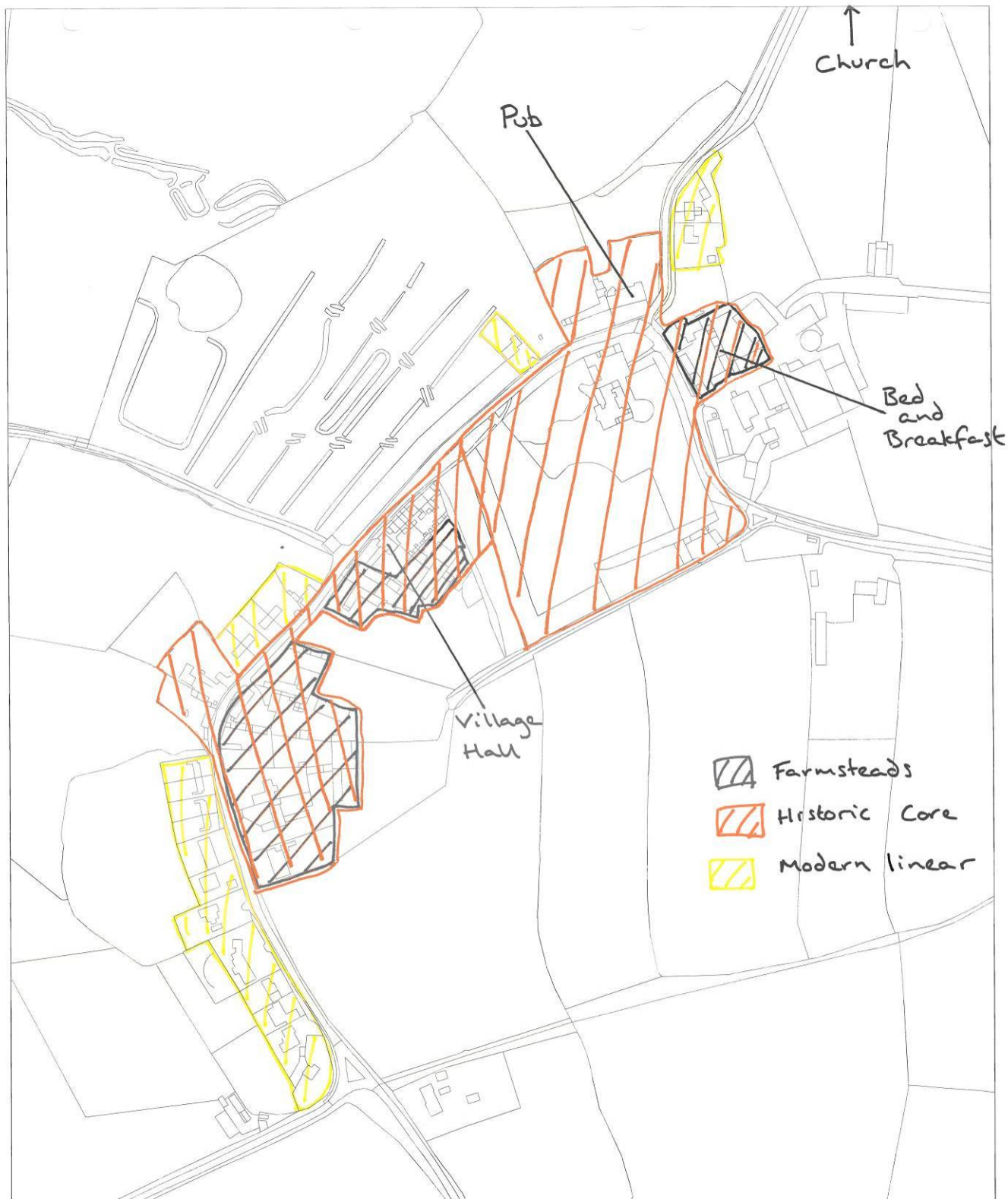
Development in Harrington is likely to be extremely limited. The following principles will be applied to any development that may come forward:

- Development should reflect the linear character of the settlement;
- Any new development should be set behind stone boundary walls or abut the public highway;
- Materials should be limestone or ironstone with tile or thatched roofs;
- Where historic stone walls are present new development should be avoided where this may involve making new openings in the wall;
- Views and open spaces between dwellings should be retained as these contribute to the rural character of the village; and
- The 'soft' edges to the village boundary should be maintained 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.

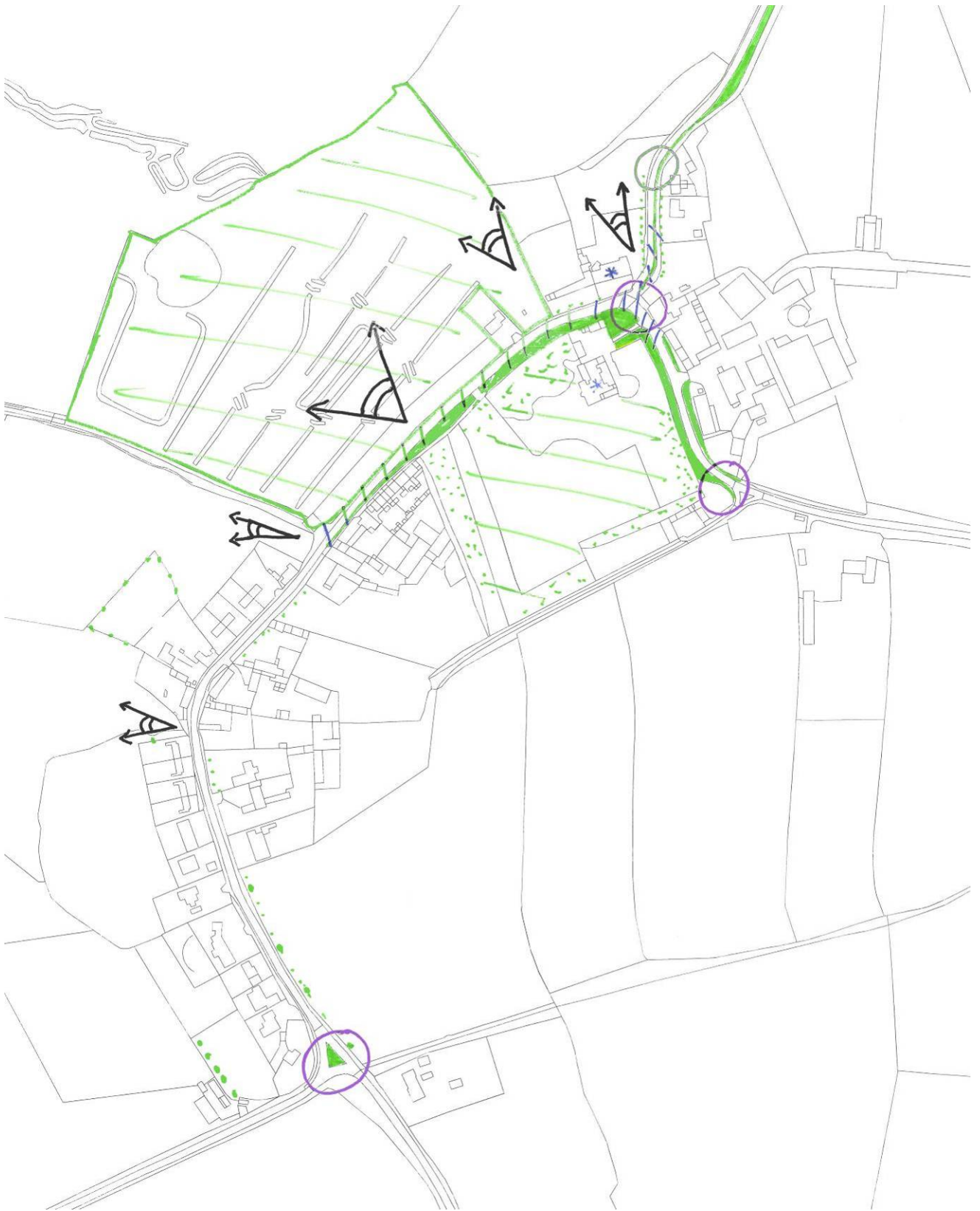


Harrington landform & movement map

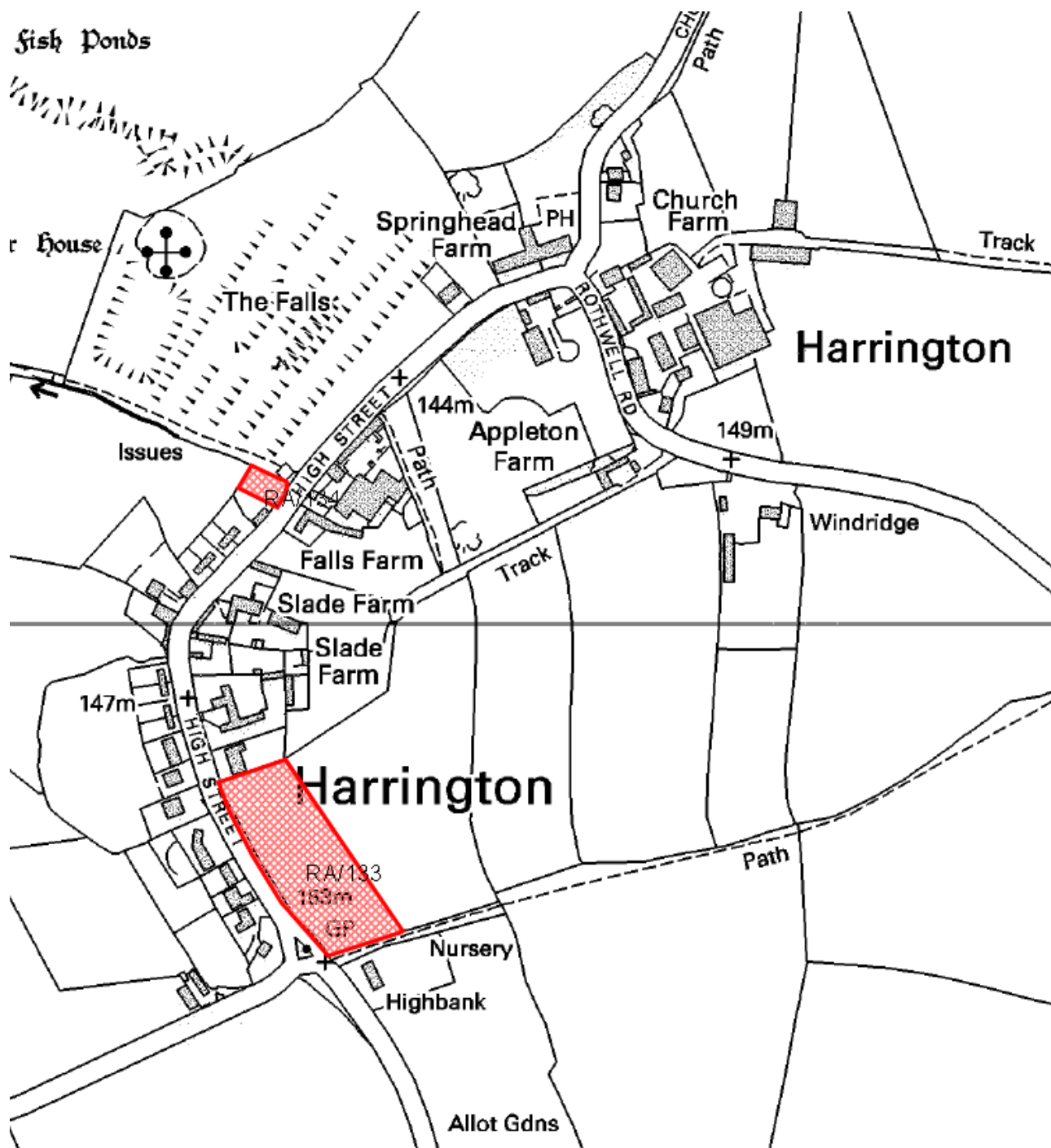
NB the keys to the maps are provided in Part 1, Introduction on page 8



Harrington character areas map



Harrington public realm & landscape map



Harrington assessed housing sites map

Rural Masterplanning Village Evaluation: Little Oakley

1. Evaluation Matrix

1. Profile	
Population	145 (Census 2001 information shared with Newton)
Demographic Split	<p>Tenure:</p> <ul style="list-style-type: none"> ▪ Outright ownership 23.5%, ▪ Ownership mortgage/ loan 9%, ▪ Shared ownership 0%, ▪ Rented from local authority 0%, ▪ Rented from housing association/ RSL 0%, ▪ Rented from private landlord 18%, ▪ Rented from other 18% <p>Age: Under 16 23.5%, 16-24 9%, 25-59 52.4%, 60+ 15.2%</p> <p style="text-align: right;">(Census 2001 information shared with Newton)</p>
No. of Jobs	N/A
Businesses / employers	Agriculture related employment
2. Functional Relationships	
Regional Catchment	Nearest Regional Centre: Leicester
Primary Movement Infrastructure	<p>Roads into & out of settlement & their classification:</p> <ul style="list-style-type: none"> ▪ Oakley Road connects to the A43 to Geddington ▪ Minor roads link to Corby and Little Stanion <p>Distance to nearest town:</p> <ul style="list-style-type: none"> ▪ Corby 1.9 miles to centre to centre; 0.5 miles edge to edge; <p>Distance travelled to work:</p> <ul style="list-style-type: none"> ▪ 13.7 miles (census 2001 information shared with Newton);
Nearest major employment centre	<ul style="list-style-type: none"> ▪ Corby – 1.2 miles to Euro Hub, 1.7 miles to town centre;
Modal Split	100% (Census 2001 information shared with Newton)
Public Transport Provision	<p>Bus services:</p> <ul style="list-style-type: none"> • There are no services passing through Little Oakley <p>Nearest Train Station</p> <ul style="list-style-type: none"> ▪ 1.8 miles to Corby
Foot / cycle path links to other settlements	Footpath to south of Corby and Geddington Bridleway just outside Little Oakley, runs south towards Geddington and Newton
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	Primrose Cottage Bed And Breakfast.
3. Quantum	
Total Area	3.3ha
No. Houses	36
Residential Density	11dph
Land Use Split	Mainly residential
No. of affordable housing units & tenure split	0
No. of elderly / supported housing units	N/A
No. of bungalows	N/A

Housing type split, e.g. terraced, semi-detached, detached etc.	N/A
4. Planning Designations / Constraints	
Conservation Areas coverage	100% + some areas of open space outside of the Village boundary
No. Listed Buildings	9
Flood Plain	River runs to the south of the village and flood zones 2 and 3 extend towards Little Oakley. A small part of flood zones 2 and 3 fall within the village boundary.
Ecological (SSSI, RAMSAR etc.)	None
Landscape Designation / typology	
5. Landscape	
Setting	The village of Little Oakley is located some five kilometres north-east of Kettering, off the A43 Kettering to Stamford road. The village is of linear form, located either side of the main street.
Agricultural Uses	The village is surrounded by pasture land but there are areas of arable farm land to the north and south of the village.
Ecology	Harpers Brooke is located south of the village Sart Wood County Wildlife Site is located south west of the village
Watercourses	Harpers Brooke is located south of the village Flood zones 2 and 3 meet the main road in places
6. Amenities	
Shops	None
Post office	No
Bank / cash machine	No
Pub	No
Restaurant/café	No
Takeaway	No
Other	No
Pre-school provision	No
Schools, primary, secondary etc.	No
School capacity / subscription	N/A
Healthcare provision, inc dentists	No
Green Infrastructure	
Sub-regional & local GI corridors	Little Oakley is located on CSS GI local corridor 12b – Stoke Albany – Little Oakley
Natural and semi-natural green space	0
Amenity green space	0
Outdoor sports facilities	0
Cemeteries and churchyards	0.2ha
Children's play areas	0
Allotments	0
Museum/library (inc mobile libraries) etc	No Mobile Libraries stop in Little Oakley.
Broadband facilities / speed	Yes, 1.41 Mb
7. Social Infrastructure	
Community Buildings	None
Places of Worship	St Peter's Church

Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	None
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2. Summary of Parish Plan

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 August 2003. The Plan states that 'there is no meeting place in Little Oakley, although villagers have identified a patch of land as a 'Community Field' on which a hut in which to meet could be sited'. Issues for Little Oakley are summarised as follows:

- Support for chicanes at either end of the village
- Improved street lighting is required, particularly near Grange Farm
- Tree planting
- Improved response from police when crime is reported
- Enforcement against dog fouling
- Retention of footpath and bridleways.

3. Summary of Conservation Area Appraisal

The Little Oakley Conservation Area was designated by Kettering Borough Council on 28th September 1983. The village is of linear form, located either side of the main street. The village is characterised by group of stone cottages and farms interspersed by fields, fronted by attractive stone walls. The majority of the buildings within the village are constructed of stone (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) provide an imposing entrance to the village when it is approached from the west. Although there have been several new dwellings built within the village in recent years, these have largely blended in with the character of the area.

4. Summary of Housing Need Assessments

A housing Needs Assessment for Geddington, Newton and Little Oakley was undertaken in February 2011. Housing in the Parish has a high proportion of detached properties and is predominately privately owned. There is no affordable housing stock in Little Oakley.

A need has been identified for the following:

- 6 x 2 bed maisonettes/flats for rent
- 3 x 2 bed houses for rent
- 1 x 2 bed bungalow for rent
- 1 x 2 bed bungalow for shared ownership
- 1 x 2 bed house for shared ownership
- 3 x 3 bed houses for rent
- 1 x 3 bed house for shared ownership

Of this identified need, it is considered that this should be primarily located in Geddington.

5. SHLAA findings

No sites in Little Oakley were put forward for assessment in the Strategic Housing Land Availability Assessment (SHLAA).

6. Summary of Parish Council Consultation Meeting

- No change to village boundary.
- Support for disused barns and agricultural buildings to be brought back into use, probably residential.
- Development on barns should remain within the current built footprint – no overdevelopment. Could include affordable units.

7. Village Assessment

Landform and Movement network

Little Oakley is formed along the primary route, Mill Hill, which runs through the village. This route links the village with Corby, Stanion and Geddington. All properties in the village are accessed from this road.

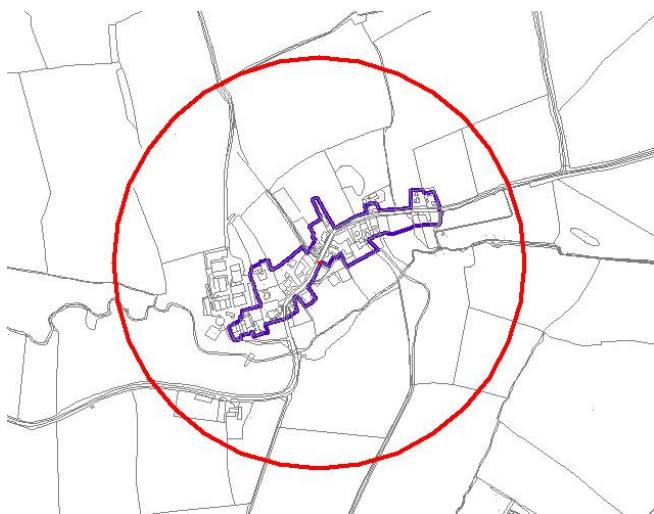
Little Oakley is easy to navigate around and there are good footpath links to the south-east and west of the village, linking the village with Geddington and Corby. There are no routes out of the northern edge of the village although the western route links with a route which does link to areas north of the village.

Traffic through the village is an issue as the route through is a main commuter route.

There are pavements on both sides of the road running throughout the village.

Isochrones

The map below shows the 400m isochrone. The whole village is located within 400m of the main street.



Landform

The main street runs along the contours and is parallel with the Harpers Brooke. Topography slopes down towards Harpers Brooke. The village sits well in the countryside and there are good visual links out of the village.

Character

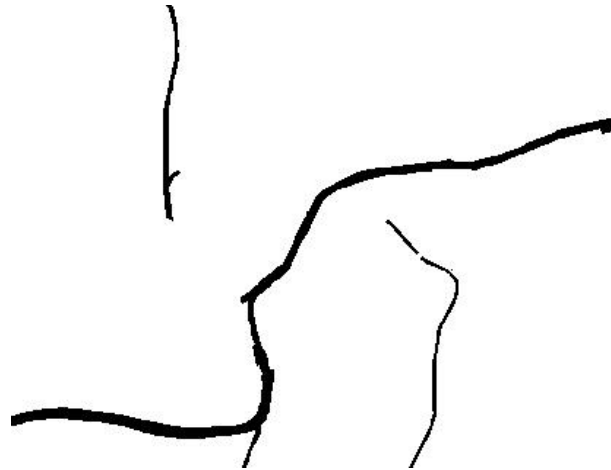
Little Oakley is a small village. The only facilities are the church and bowls club. There is also a Bed and Breakfast. There is no distinct village centre but the main street runs from the church to the Moat Farm.

The figure diagrams below show the built form and street patterns in Little Oakley. These show the simple street pattern and the form of development along this 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 back, set in large gardens. The principle pattern is properties on the southern side of the street abut the pavement and properties on the northern side of the street are set back at a raised ground level. The exception to this pattern is the modern infill property, number 17a Orchard Cottage. This building is not sympathetic to the over-riding character of the village due to its position, design and building materials used.



Little Oakley Built Form



Little Oakley Street Pattern

The village largely comprises of ironstone buildings, set behind stone boundary walls or abutting the highway and linked by stone boundary walls. There has been limited modern infilling mainly garages, extensions and a limited number of residential properties. Properties within the village are fairly well spaced out, giving the village a very rural feel and providing views to the open countryside. However, the village does feel slightly more enclosed as you approach the Church, where development is slightly denser than the rest of the village.

Historic Core

- Buildings front on to the main street or are set back in large grounds
- Stone walls continue the built form
- Materials include limestone and ironstone with thatched and pan tile and tile roofs



Modern Infill

- Brick and stone build. Brick does not reflect the historic character of the village
- Buildings set back from the street



Farmsteads

- There are two farmsteads in the village. These are historic farmsteads although there are modern agricultural buildings which have been added to these.



Public realm and landscape

The public realm is attractive but traffic has a negative impact on this and creates a vehicle dominated environment. Traffic calming measures could help create a better public realm.

Key views in the settlement are of the church which is the key landmark and panoramic views out of the village to the open countryside.

Gateways

At the south-western end of the village, the Grade II* Listed Manor Farmhouse, the river, stone walls, trees, hedgerows and views of the C13/C14, Grade II* Listed church create an attractive entrance to the village and provide a good sense of arrival in the village. At the eastern end of the village the large thatched cottages and stone buildings, set in large plots and impressive views of the open countryside highlight the rural character of this settlement combined with a good sense of arrival.

Open Space

The open space around the church is important to the setting of the church. There are also several open spaces within the village which although not accessible are important in terms of the character of the settlement and in creating links between the settlement and the open countryside. These are shown on the public realm and landscape map.

Other comments

There is some attractive and historic street furniture contained within the village including bench, red telephone box and letterbox, which should be retained where possible.

8. Opportunities/ Issues

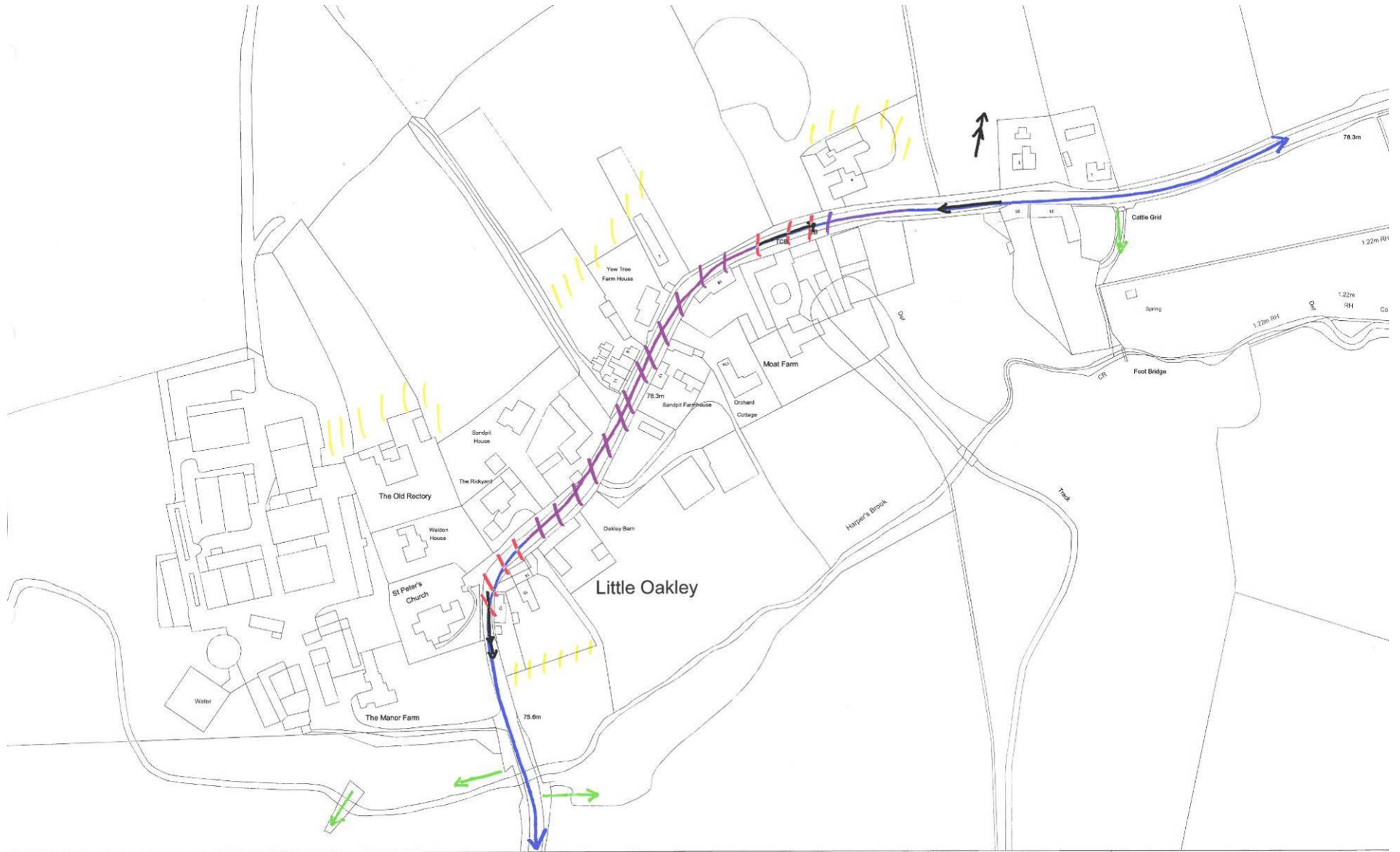
- Traffic calming measures should be implemented to slow traffic travelling through the village.
- Conversion of farmyards should these seek to be actively used.

Opportunities for new development in Little Oakley are limited, potential development sites within the village boundary lie on important green spaces which contribute to the overall character of the settlement and provide the setting for Listed Buildings and the Conservation Area. Development of the village could follow its linear form through extending to the east or west. Development to the west would have a detrimental impact on the setting and curtilage of the Grade II* Listed St Peters Church and Manor Farm. Development to the east is outside the current village boundary, due to the lack of facilities in the village it is not considered significant development outside the boundary is sustainable.

9. Draft Design Principles

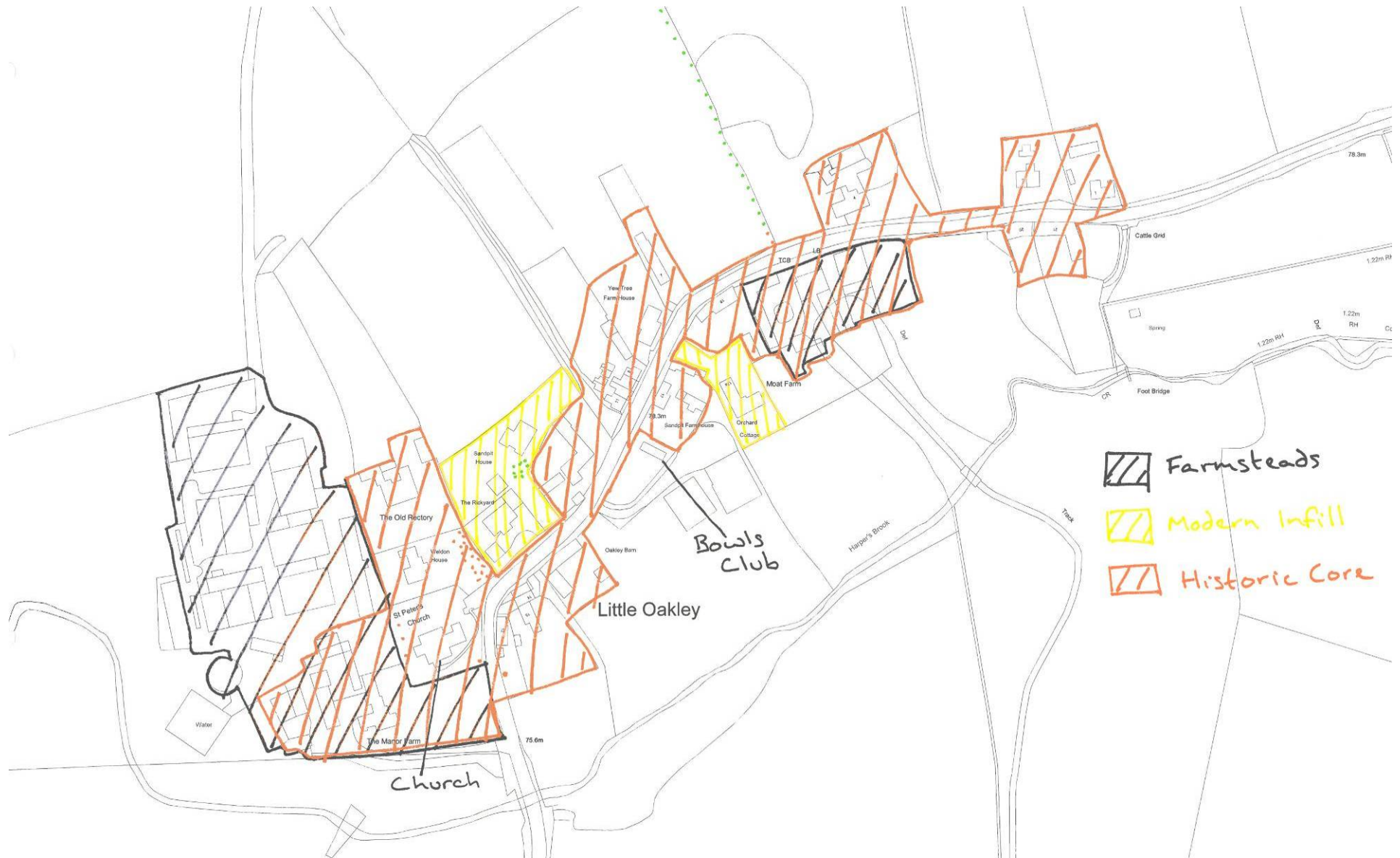
Development in Little Oakley is likely to be extremely limited. The following principles will be applied to any new development that may come forward:

- Maintain the linear nature of the settlement;
- Development on the southern side of the street should abut the pavement;
- Development on the northern side of the street should be set back at a distance which reflects that of neighbouring properties;
- Materials should be limestone or ironstone with tile or thatched roofs;
- The historic boundary walls should be retained and no additional openings in it;
- Traffic calming measures would help to create an improved public realm;
- The 'open' entrance to the south-western part of the village provides the setting of the Listed Building and should be protected on both sides of the road; and
- The wide open spaces within the village contribute to its character and should be retained.



Little Oakley landform & movement map

NB the keys to the maps are provided in Part 1, Introduction on page 8



Little Oakley character areas map



Little Oakley public realm & landscape map

Rural Masterplanning Village Evaluation Summary: Loddington & Orton

Orton

Orton consists of a small number of dwellings, at low density in the open countryside. These dwellings are currently considered, in planning terms, as scattered dwellings in the open countryside, rather than a place defined by a village boundary, and given the small number of dwellings in each settlement it is considered that this remains the most appropriate designation for Orton. It has therefore been decided that it is not appropriate to apply the Rural Masterplanning methodology to Orton or to develop settlement specific design principles. Any future development is likely to be extremely limited and limited to those buildings which currently exist in Orton. This is not to say that Orton does not have important characteristics which should be protected. In this connection, any proposals for new development Orton will be controlled in design terms by the general design principles for the Borough's rural area, which were informed by the Rural Masterplanning project.

Loddington

1. Evaluation Matrix

1. Profile	
Population – Loddington and Orton	293 Under 16... 17.93%; 16-24... 6.16%; 25-59 ... 52%; over 60 ... 23.91% (2001 census)
Demographic Split Loddington and Orton	Owner occupied: Owns outright 37.33% Owner occupied: Owns with a mortgage or loan 48.44% Owner occupied: Shared ownership - Rented from: Council (local authority) 8.00% Rented from: Housing Association / Registered Social Landlord - Rented from: Private landlord or letting agency 4.9% Rented from: Other 1.33%
Number of Jobs	Unknown
Businesses / employers	The Hare, CFW Accountants
2. Functional Relationships	
Regional Catchment	Kettering/Northampton Ise Valley
Primary Movement Infrastructure	2.5km minor roads to A14 and Rothwell
Nearest major employment centre	Kettering – approx 3 miles to Telford Way Industrial Estate
Modal Split	Unknown
Public Transport Provision	304 Desborough/Broughton/Northampton Wed only Community transport – Brooksdale Travel Bus service linking Great Cransley, Loddington and Thorpe Malsor.
Foot / cycle path links to other settlements	Footpaths to Orton (1.4km GV001 and GR003); Great Cransley (2.25km, GR005 and GG007) and incomplete

	link to Broughton (3.3km).
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	Attractive village and conservation area; Rights of Way
3. Quantum	
Total Area	19.5Ha
No. Houses	205
Residential Density	10 dwellings/Ha
Land Use Split	Residential 80%, Open space and community inc education 20%
No. of affordable housing units & tenure split	17 all KBC rented
No. of elderly / supported housing units	Not known
No. of bungalows	9 bungalows, 8 houses (affordable)
Housing type split, e.g. terraced, semi-detached, detached etc.	Detached 117; Semi-D 30; Terraced 58
4. Planning Designations / Constraints	
Conservation Areas coverage	9.8 Ha
No. Listed Buildings	16
Flood Plain	No, 64m from nearest dwelling to zone 3
Ecological (SSSI, RAMSAR etc.)	None
Landscape Designation / typology	GI 19 ECA: Central Northants plateau and valleys CLCA: Rolling ironstone Valley Slopes BCA: Liassic slopes HLCA: Pre 19cent. non-parliamentary enclosure
5. Landscape	
Setting	Rural
Agricultural Uses	Mixed farming
Ecology	N/A
Watercourses	N/A
6. Amenities	
Shops	Village shop
Post office	Mon pm
Bank / cash machine	None
Pub	The Hare
Restaurant/café	None

Takeaway	None
Other	None
Pre-school provision	None
Schools, primary, secondary etc.	C of E Primary school
School capacity / subscription	70 pupils
Healthcare provision, inc dentists	Nearest GP Mawsley 2.7km, Dentist Rothwell 2.7km
Green Infrastructure Sub-regional & local GI corridors Natural and semi-natural green space Amenity green space Outdoor sports facilities Cemeteries and churchyards Children's play areas Allotments	N/A None Main Street AGS 0.04ha Harrington Road AGS 0.26ha Loddington Cricket Club & grounds 1.8ha St Leonard's Church 0.3 Ha Children's Play Area 0.07ha Loddington Playing Fields Skate Board Ramp 0.03ha None
Museum/library (inc mobile libraries) etc	Mobile library every 3 weeks for 15 mins
Broadband facilities / speed	Yes, 1.88Mb
7. Social Infrastructure	
Community Buildings	Village hall
Places of Worship	St Leonards C of E
Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	Nothing online, school organises some events.

2. Summary of Parish Plan

No Parish Plan.

3. Summary of Conservation Area Appraisal

- A typical linear rural Northamptonshire village, with stone-built buildings.
- The Church and Loddington Hall add special character to the historic form.

4. Summary of Housing Need Assessments

There is an identified need for affordable housing in the rural areas of the Borough, though this has not recently been identified at the individual settlement level. The North Northamptonshire Strategic Housing Market Assessment (SHMA) identifies a shortfall in provision of affordable housing in the rural areas of the Borough of 148 units per annum. No settlement-specific assessment has been conducted for Loddington.

5. SHLAA findings

No sites in Loddington were put forward for assessment in the Strategic Housing Land Availability Assessment (SHLAA).

6. Summary of Parish Council Consultation

- Parish council consulted over a year ago about potential parish plan – response from village was to stay as is.
- Approximately 2.5 years ago ACRE undertook survey of people in the village and although it had a flawed methodology it did indicate the need for 4 or 6 affordable houses. A subsequent village

meeting about the findings was very hostile with the majority of those attending not wanting any further development outside of the village boundary.

- Issue of new development outside of the village boundary at the former Old Forge Kennels to the NE of the hall – new houses built where old kennel stood; otherwise village boundary has remained intact.
- The parish voted in favour of the new village at Mawsley rather than significant new development within the village.
- The two areas of environmentally important open space should be retained.
- Play area has been provided adjacent to the cricket ground
- A number of people work from home but there appears little demand for employment provision within the village
- Pub is no longer the focal point of the village – it is more of a restaurant than a pub, a policy that protects the village pub was supported by members of the parish council
- Restricted infill village designation should remain – there is still room for more infill.
- The avenue of trees SW of hall should be protected
- Parking is a problem within the village – however the solution may be worse than the problem.

7. Village Assessment

Landform and Movement network

There is one primary street through the settlement, Harrington Road, which is the primary route into the village from Kettering. There are traffic calming measures on this route which, coupled with on-street car parking, seems to do a reasonable job of slowing down traffic.

The secondary streets form a loop from Harrington Road along Main Street and Richardsons Lane which link to Orton Road which forms a rural route to the settlement of that name. In Main Street there would appear to be a problem with parked cars at certain times of the day, particularly around the school. The remainder of the streets in the village are tertiary and provide access only to residential areas.

There are two bus stops which serve Loddington, in Main Street and Harrington Road.

Pedestrian connections in the village are generally good and well linked, with a choice of routes linking the activities of Main Street with the Harrington Road area. Connections into the wider countryside are fair with direct footpaths to Orton to the north and Cransley to the south. There is no direct off-road link to Kettering despite the relatively short distance – just under 2 miles to the outskirts of town. A potential new footpath link to the east towards Thorpe Malsor is suggested.

Loddington's topography is generally flat. The village lies on elevated land affording it excellent views of the surrounding countryside, particularly to the south. The ground falls away fairly sharply to the north, for example down Orton Lane, into a valley of a small watercourse which leads to Thorpe Malsor Reservoir. This valley forms a natural boundary to the village to the north. To the south the land again falls away, though less steeply and in lesser proximity to the village edge. Again a small valley contains a minor watercourse which leads to Cransley Reservoir.

The settlement is located at a logical point, on the elevated ground between these watercourses. The older buildings in the village have a better relationship with the landscape than more modern developments. The former generally have soft edges and strong visual links with the countryside and sit well in relation to the valley to the north. More recent development presents hard edges to the countryside with the rear of properties and 2m high fencing typically facing out. The southern boundary of the village forms a very hard edge, broken only intermittently, for example by a paddock and cricket pitch.

Isochrone

The map below shows the 400m isochrone. This shows that the activities of the centre of the village are very accessible to the whole village, except those in the far eastern corner.



400m Isochrone

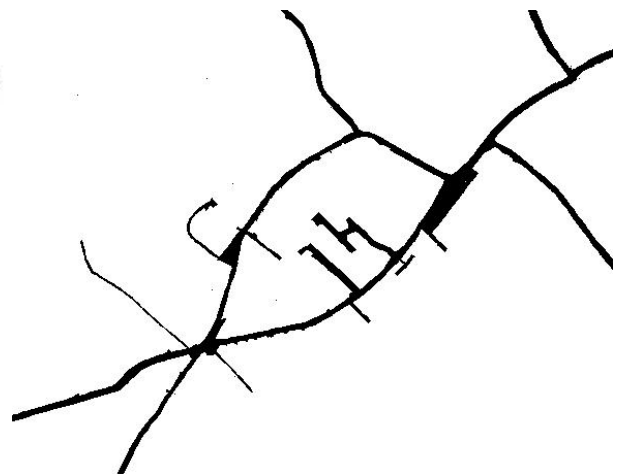
Character Areas

The centre of the village remains in the historic core around Main Street. Here the settlement's facilities are focussed in a relatively small space, including the school, village hall, pub, shop and church. Each of which play an important functional and social role in the village.

Several distinct phases of development are evident in Loddington which creates several different character areas. Despite this, as can be seen from the figure ground and street patterns diagrams below, the village retains a linear form with development focussed along the main routes of Main Street and Harrington Road with some infill in between.



Loddington – Built form



Loddington – Street pattern

The figure ground diagram demonstrates the overall low density of development though this is generally more pronounced in the older areas of the village around Main Street. Here development is more scattered, incremental and less formally arranged in relation to the street, for example sporadic mews or development which extends back at right angles to the street. Modern suburban type developments are uniformly arranged in small cul-de-sacs or, in the case of the post-war social housing in defined runs of terrace units.

The overriding character area remains the Historic Core where the buildings date from the late 18th and early 19th centuries. Earlier examples include the St. Leonards Church which dates from the 14th century and Loddington Hall dating from the 17th century. The main building materials are

sandstone and ironstone with decorative stonework constructed from local limestone. Roofing materials vary from concrete tiles to more traditional grey Welsh slates and Collyweston slates.

The church forms an obvious focal point within the village and the open space to the south of it plays an important part within this, and provides an important link between the old and the newer parts of the village. The character is further enhanced by a number of individual trees fronting Main Street, some of which are the subject of tree preservation orders.



Elsewhere the character is more mixed and a variety of different character areas are noted on the character areas map:

- Central open space – 2 areas of open space including the open space to the south of the church and the paddock area at Richardsons Lane play an important role in the character of the village, maintaining the open and rural feel and providing important views within the village.
- Modern / 60s - 70s Suburbia – A few areas of modern, mostly detached residential properties, which tend to be large and set back from the street in large plots, spanning a variety of styles and built materials.
- Detached / Semi-detached Bungalows - A concentration of bungalows exist to the south east around the intersection of Main Street and Harrington Road. Bungalows are set back in individual plots and constructed of either stone or brick.
- Modern Stone Built Detached – An area of large detached houses built fairly recently of stone and slate. Some are separated from the street by a 2m tall historic ironstone wall which serves to bring definition to Main Street but also means the area is somewhat of a gated community.
- Victorian Terraces – 2 short runs of late Victorian red brick terraces bring definition and enclosure to a section of Harrington Road with small uniform length front gardens onto the street.
- Post-war social housing – The north-eastern extent of the village contains an area of brick built terraced houses with large front gardens and on plot frontage car parking.

Overall the character of the village is very rural, leafy and green. Open spaces and trees play an important part in several areas and the village retains a good array of facilities for its size. Whilst more recent developments have, on the whole, failed to reflect the character of the Historic Core, the quality and integrity of this central area is retained whilst the variety of development phases and character areas serve to create a rich, interesting and varied built fabric.

Public realm and landscape

There are 3 large areas of open space in the village. To the south-west the cricket pitch forms an important recreational space and provides a pleasant green edge to the village with attractive views into and out of the space. This area is also home to a play area and skate ramp. As has been discussed, above, the open areas around the church and at Richardsons Lane provide green spaces central to the character of the village and its green and open landscape. Important view corridors link into and out of these spaces and provide visual connections with the countryside and through the central part of the settlement. Elsewhere there are two small areas of Amenity Green Space, neither of which are very well utilised nor serve much of a function.

Trees and hedgerows throughout the village, particularly around the church and open spaces described above, play a further important part in Loddington's overall green and rural character.

There are several panoramic vistas out of the village to the surrounding countryside, particularly in the south and to the east at the entrance to the village. Another important rural vista occurs at the top of Orton Road. As this road leads into Main Street, attractive glimpses to the north are visible between buildings of the small rural valley behind the built form. There is an attractive view up Main Street at its western entrance, framed by the tall ironstone wall to the left. Views of the church and spire are prominent throughout the western half of the village.

Two attractive gateways occur within the village at either end of Main Street; however entrances into the village at either end of Harrington Road are underwhelming and lack a sense of arrival. There are opportunities for gateway enhancements at these locations.

Public realm is generally good with a pleasant walkable feel to the village throughout. The Historic Core around Main Street is the most successful of these areas where the built form, character and enclosure add to the quality of the public realm. Less successful are the frequent use of modern and standard street furniture and surface treatment, with the paths and roads mostly surfaced in standard tarmac which signifies an urban rather than a rural setting.

8. Opportunities/ Issues

There is an opportunity for any potential future development to better reflect the character of the Historic Core.

A good route for a potential new footpath would be a link to the east towards Thorpe Malsor where there are currently a lack of routes eastwards out of the village. There is also no direct off-road link to Kettering despite the relatively short distance – just less than 2 miles to the outskirts of town.

Gateway enhancements could be made to create a distinct point of arrival at either end of Harrington Road.

Housing site assessments

Two sites in Loddington were put forward for assessment as potential new housing sites. These sites were assessed in accordance with criteria outlined in the 'Background Paper - Housing Allocations'. The findings of this assessment have been summarised as follows:

Site RA/165 – Site scores well in terms of accessibility to a primary school, shop and open space but poorly in terms of accessibility to secondary school education, health provision and indoor sports and leisure. Low density development may be acceptable provided it is of high quality design which fronts onto the public highway and is spaced sufficiently to allow the views to the open countryside. Development of this site is likely to result in the removal of a dense hedgerow which does contribute to the character of this part of the village. The site is taken forward as an option for development in the Site Specific Proposals LDD Options Paper.

Site RA/166 – Site scores well in terms of accessibility to a primary school and shop but poorly in terms of accessibility to secondary school education, health provision and indoor sports and leisure. Development here could enhance the gateway entrance into the village through a quality design. Development should not hinder the footpath and front onto the highway following the linear form of this part of the village. Access opposite Cransley Road may be an issue. The site is taken forward as an option for development in the Site Specific Proposals LDD Options Paper.

9. Draft Design Principles

Were any development to come forward on identified opportunity sites, site specific design principles are drafted as follows:

Any redevelopment of **site RA/165** will:

- Reflect the scale, height and mass of surrounding development;
- Front the highway with consistent set-backs;
- Be at a low density and of high quality design and make a positive contribution to the streetscene;
- Be spaced sufficiently to allow the views to the open countryside from the highway; and
- Owing to the variety of styles and materials in existence along Harrington Road, high quality contemporary materials may be as appropriate as the traditional palette of ironstone, red brick and slate.

Any redevelopment of **site RA/166** will:

- Create an attractive gateway entrance into the village;
- Front onto the public highway and follow the linear form of the village;
- Present a soft edge to and enjoy a positive relationship with the countryside; and
- Owing to the variety of styles and materials in existence along Harrington Road, high quality contemporary materials may be as appropriate as the traditional palette of ironstone, red brick and slate.

Elsewhere, new development in Loddington is likely to be limited. The following principles have been drafted to apply to any development proposals that may come forward. Development will:

- Protect or enhance the important open spaces at either end of Harrington Road, and views into them;
- Maintain the characteristic of linear development along main streets and good pedestrian connectivity;
- Be well spaced so as views and glimpses to the open countryside, the church and village open spaces are preserved;
- 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;
- If north of the open space on Harrington Road or west of Main Street, new development will:
 - Use a limited palette of building materials comprising sandstone, ironstone, limestone detailing and slate;
 - Be traditional in design and take architectural cues from the surrounding historic buildings;
 - Use stone walls as boundary treatments onto streets; and
 - Either
 - Be linear to the street with frontages which face and abut the highway; or
 - Be arranged less formally, in development which extends back at right angles to the street or in sporadic mews.
- Or, if south or immediately north of Harrington Road, or east of Richardsons Lane, new development will:
 - 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
 - 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.

Gateway enhancements should be made to create a distinct point of arrival at either end of Harrington Road.

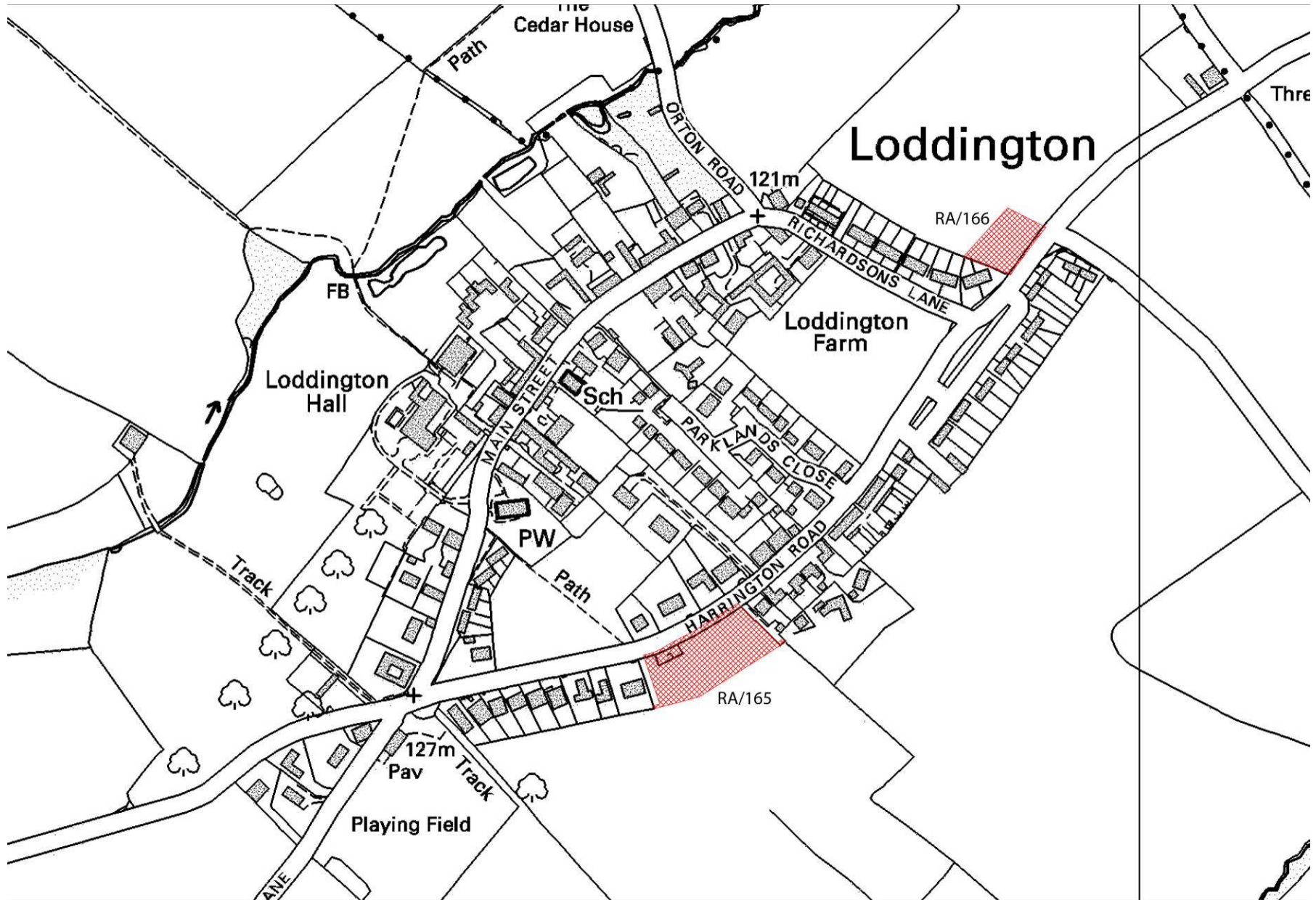
Footpath improvements could include a link to the east towards Thorpe Malsor and a direct off-road link to Kettering.



Loddington character areas map



Loddington public realm & landscape map



Loddington assessed housing sites map