

Rural Masterplanning Village Evaluation: Mawsley

1. Evaluation Matrix

1. Profile	
Population	980 dwellings – population based on 2.4 persons per dwelling = 2352
Demographic Split	<p>These figures cover Mawsley and Great Cransley and predate the development of Mawsley village.</p> <p>Tenure:</p> <p>Owned Outright: 37.4%</p> <p>Owned with a mortgage or loan: 40.8%</p> <p>Shared Ownership: 0%</p> <p>Rented from Council: 15.7%</p> <p>Rented from Housing Association or RSL: 0%</p> <p>Private rented: 2.6%</p> <p>Rented other: 3.5%</p> <p>Age: Under 16 – 18.1% , 16-24 – 7.9% , 25-59 – 48%, 60+ - 26%</p>
No. of Jobs	N/A
Businesses / employers	Primary School, Barnwell Court (Offices, retail units, takeaway and restaurant (new dev, some units let)
2. Functional Relationships	
Regional Catchment	Nearest regional centre - Northampton
Primary Movement Infrastructure	Average distance travelled to a fixed place of work (Census 2001) – No information available
Nearest major employment centre	4989m to Kettering (Telford Lodge Industrial Estate) 4623m to Rothwell Town Centre
Modal Split	N/A
Public Transport Provision	Route 39 Northampton-Molton-Holcot-Old-Mawsley-Boughton-Kettering hourly, Mon-Sat, 7am-6pm Nearest train station: Kettering Railway Station – 5414m
Foot / cycle path links to other settlements	ROW: Footpaths to Great Cransley Links to Kettering and Boughton via Great Cransley
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	None
3. Quantum	
Total Area	44ha
No. Houses	980 dwellings (monitoring information)
Residential Density	22 dph
Land Use Split	Predominantly residential
No. of affordable housing units & tenure split	20 x 2 bed house (rented) 30 x 3 bed house (rented) 2 x 4 bed house (rented) 7 x 2 bed bungalow (rented) 1 x 3 bed bungalow (rented) 25 x 2 bed house (shared) 22 x 3 bed house (shared) 11 x 2 bed house (NBHB) 4 x 3 bed house (NBHB)
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	No conservation area
No. Listed Buildings	0
Flood Plain	No areas of flood plain
Ecological (SSSI, RAMSAR etc.)	SSSI Birch Spinney and Mawsley Marsh is located north of the village.
Landscape Designation / typology	Landscape Character Assessment – Clay Plateau – Sywell Plateau Environmental Character Assessment – Central Northamptonshire Plateaux and Valleys Biodiversity Character Assessment – Cropped Claylands – Sywell, Hardwick and Mawsley Plateau Historic Landscape Character – Earlier Parliamentary Enclosure – Lamport – Moulton Uplands
5. Landscape	
Setting	The village is set within the open countryside in an agricultural landscape.
Agricultural Uses	Surrounded by agricultural land, predominantly arable.
Ecology	Birch Spinney and Mawsley Wood SSSI is located north of the village.
Watercourses	No watercourses within the village.
6. Amenities	
Shops	Food shop and non-food shop.
Post office	No
Bank / cash machine	Yes
Pub	No
Restaurant/café	Unit to let
Takeaway	Unit to let
Other	No
Pre-school provision	No
Schools, primary, secondary etc.	Mawsley Community Primary School
School capacity / subscription	N/A
Healthcare provision, inc dentists	Mawsley Medical Centre and Dental Clinic
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	No CSS corridors in close proximity to the village Mawsley Pocket park Sloe Lane Amenity green space Id 17 On Hawthorn Avenue Id 6 No 1 Children's play area Id 31 No
Museum/library (inc mobile libraries) etc	Mobile library on a Monday, every three weeks.
Broadband facilities / speed	Yes 2.93Mb
7. Social Infrastructure	
Community Buildings	Mawsley Village Hall
Places of Worship	Mawsley Church meets in The Centre

Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	Mawsley Baby and Toddler Club, Mawsley Walking Group, Mawsley Football Club, Mawsley Allotment Association, Walgrave and Mawsley Amber FC, Women's Institute, Mawsley Gardening and Wildlife Club
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2. Summary of Parish Plan

No Parish Plan.

3. Summary of Conservation Area Appraisal

No Conservation Area.

4. Summary of Housing Need Assessments

No Housing Need Assessment has been carried out for Mawsley. A significant number of affordable homes were part of the development of Mawsley.

5. SHLAA findings and Site Assessment

Two sites on the periphery of Mawsley were put forward for assessment in the Strategic Housing Land Availability Assessment (SHLAA). The findings of the SHLAA are summarised below.

Site Reference	Summary of detailed assessment
RA/115	Scale of site would require a policy decision to extend Mawsley. Smaller parcels may be possible. Those areas closest to Mawsley most suitable. Western extent well placed to access local centre facilities in Mawsley and open space. Agent has confirmed that they would consider development of part of the site if a lower number of houses were required in Mawsley during the plan period. Good connections to the centre of Mawsley would need to be provided. There are major constraints to provision of sewage and water infrastructure which would need to be overcome. Further assessment is required on archaeology.
RA/116	This site is detached from Mawsley by open space and it would be difficult to integrate development on this site with the village. Access to the site would need to be from the route to Mawsley so there would be no vehicle connection to the existing village. There are also significant constraints relating to the impact of development on Birch Spinney and Mawsley Marsh SSSI. Further information is required to assess the impact of development on archaeology.

6. Parish Council Consultation

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 Mawsley Parish Council.

7. Village Assessment

Landform and Movement network

The primary route which links Mawsley with other settlement is outside the village as shown on the Landform and movement network map. This route connects Mawsley with Harrington and Loddington and the A43 which links to Broughton and Kettering.

There are three secondary routes which provide the main routes through the village. These routes are:

- Loddington Way
- Broughton Road, Main Street, The Green
- School Road

The remaining routes in the settlement are tertiary routes which link to residential areas. The settlement has a complex network of tertiary streets which in the form of loops and cul-de-sacs.

There are good pedestrian links within the settlement but there are poor connections with the open countryside. There is only one pedestrian link out of the village and there are barriers around the settlement preventing access to the open countryside.



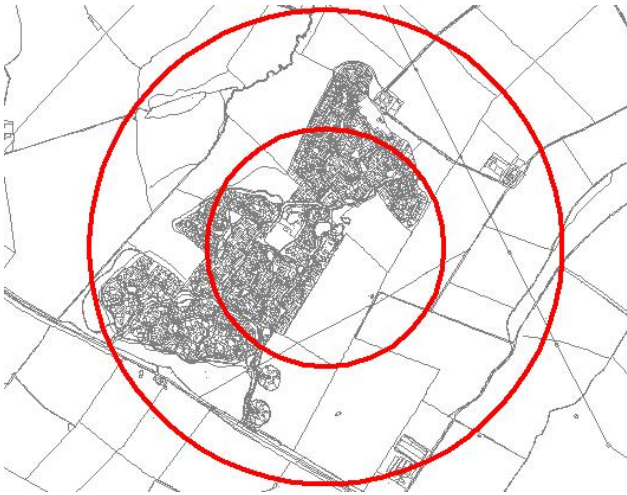
Barriers preventing access to the open countryside

The settlement is difficult to navigate around both on-foot and in the car. This is due to the winding nature of the streets and lack of distinctive character areas and landmarks.

No visible issues with speeding or parking. Majority of parking is provided in parking courtyards or off-road.

Isochrones

The map below shows the 400m and 800m isochrones. This shows that the majority of the village is located within 800m of the centre of Mawsley. When considering future development this provides a good indication of the proximity of sites to the centre of the settlement.



Landform

The village slopes down from the south east to the north west. Two of the secondary streets run parallel to the contours but there is no real relationship between the road network and the contours.

There is a clear distinction between the settlement and the open countryside and although some development looks out across the countryside there is little integration between the village and the open countryside.

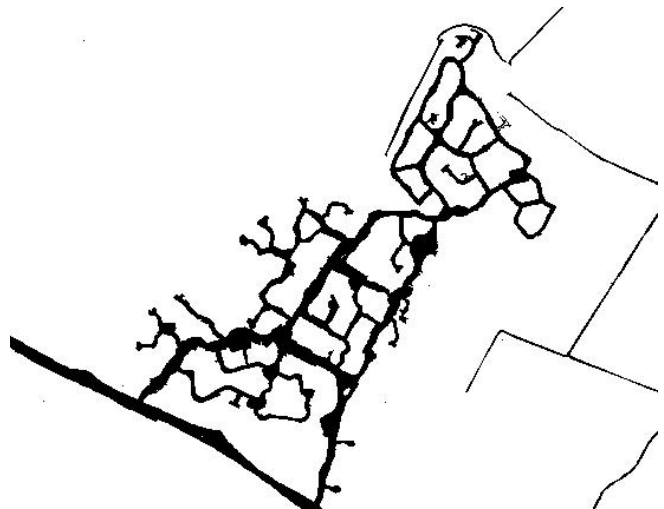
Character

Mawsley is a new village and as such doesn't have character areas in the same way as other villages in the Borough, although Long Breech and some of the recent developments to the north have a distinct character for Mawsley. The whole village is a development with its own unique character derived from the use of traditional design and materials combined with modern dwellings and house types. The village has a good range of facilities including a local shopping centre, medical centre, school and community centre.

The figure ground diagrams below show the built form and street patterns in Mawsley. These show the close relationship between the built form and the pattern of streets reflective of the planned nature of the settlement.



Mawsley Built form



Mawsley Street pattern

Summary of character:

- Mix of detached, semi-detached and terrace properties
- Materials include brick, ironstone and limestone with slate and tile roofs, ironstone buildings tend to be in visually prominent locations
- Clear distinction between public and private space
- Mix of boundary treatments including low fences, picket fencing, metal railings
- Mix of parking courts and off-road parking
- Some properties front directly onto the street while others have gardens to the front, around open spaces properties tend to face on to these
- Significant amount of open space although in some cases this has been used in road design to create traffic islands. In spite of the amount of green areas very little is usable open space, except for the recreation ground. Most of the greenery in Mawsley has been used to soften the visual impact of the development and not to provide usable green space.



Fronting onto open space



Landmark building



Parking court



Wide road



Ironstone dwelling



Shared surface



Traffic island

Public realm and landscape

Key landmarks in the settlement include the school, 10 to 18 Main Street and the medical centre. There are panoramic views out of the settlement from the open space which runs along the north western edge of the village, across the cricket ground and from Main Street at the south eastern edge of the settlement. Within the settlement view tend to focus on key buildings or along streets which frame views of the open countryside.



Mawsley Medical Centre | Views of open countryside across Mawsley Meadow

Public realm is generally higher quality along the tertiary streets where roads are narrower and more pedestrian friendly than the secondary streets which have been designed to accommodate more traffic. Some of the traffic islands or areas which appear to be traffic islands detract from the appearance of the village.



Loddington Way | Cransley Rise

Open space

There is a significant amount of open space in the settlement. Some of this is more successful than others, for example the areas of open space around the southern and western edge of the settlement provide an attractive area for walking. Other areas for example the pond feature have not been maintained and have a neglected feel.



Pond feature not maintained | Open space around the settlement

There are two key gateways into the settlement one on Loddington Way and one on Broughton Road. Broughton Road has two landmark developments which create a good gateway into the settlement. The Loddington Way gateway is a softer entrance as this is open space. There are opportunities to enhance this gateway.

8. Opportunities/ Issues

There is an opportunity to enhance the gateway into the village at Loddington Way.

Housing site assessments

There are two sites in Mawsley which have been promoted for development. These sites have 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/115** – Large potential development site, development of whole site would be inappropriate but development of a small part closely linked to the existing village may be appropriate if Mawsley is considered a suitable location for future growth. Although the site is close to the village centre connectivity between the site and the village will be an important factor when considering the site as there are limited opportunities to achieve connectivity.
- **Site RA/116** – Majority of the site is more than 800m from the village centre. This is not considered to be a suitable location to expand the village.

9. Draft Design Principles

Any new development at Mawsley should adhere to the following draft design principles.

- Mawsley had a very distinct character and new development should be designed to reflect the character of the village
- Development should seek to improve connections to the open countryside
- Development should create soft edges between the village and the open countryside through the use of planting. Use of high close-boarded fences and walls at the boundary between the village and the open countryside or at gateway locations should be avoided
- Development should front onto the street or onto open space providing natural surveillance

Principles for development of site RA/115, were it to be developed.

- Development should be well connected to the existing village this should include pedestrian and vehicle connectivity
- Development should provide links from the village to the open countryside

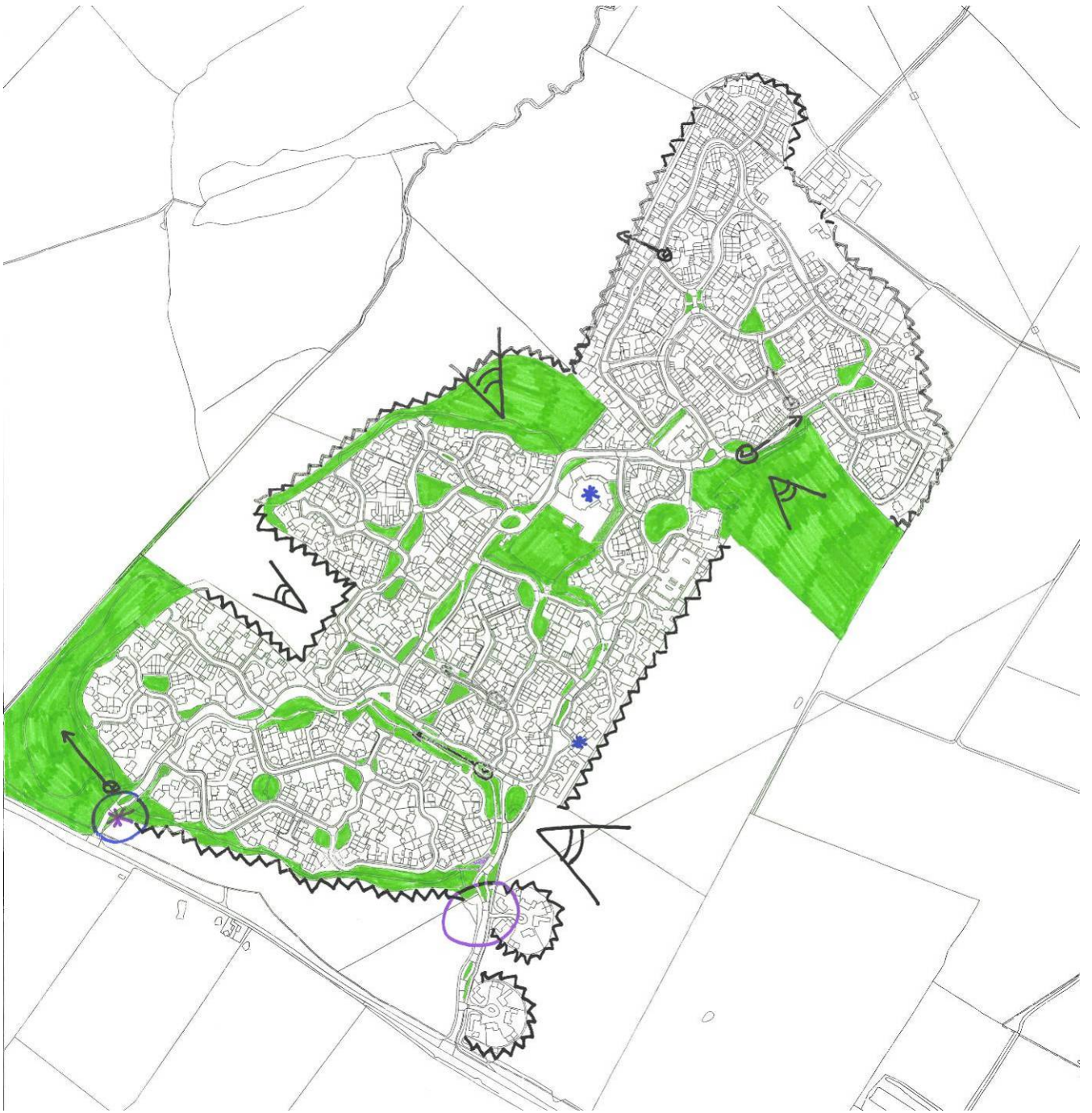


Mawsley landform & movement map

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

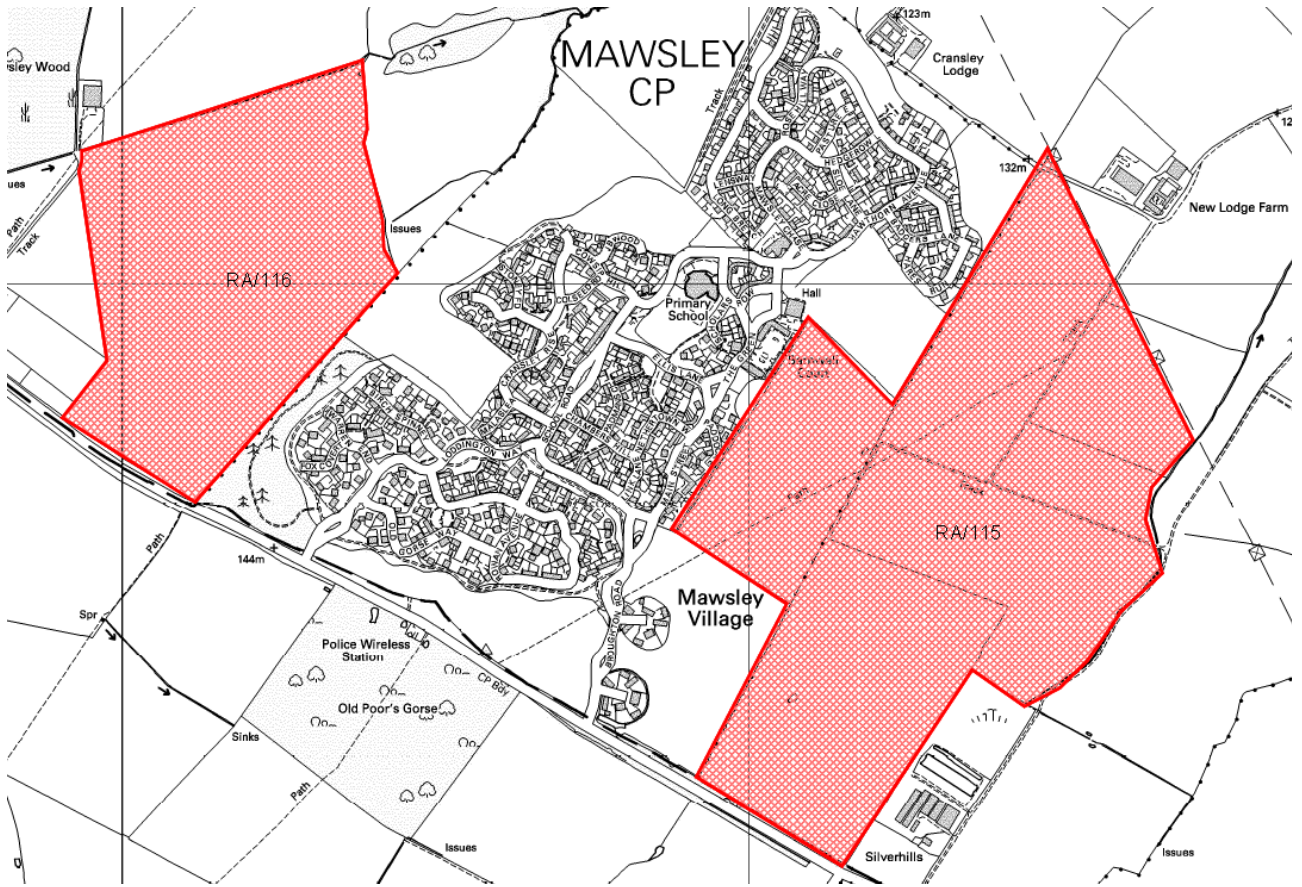


Mawsley character areas map



Mawsley public realm & landscape map

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



Mawsley assessed housing sites map

Rural Masterplanning Village Evaluation: Newton

1. Evaluation Matrix

1. Profile	
Population	145 (Census 2001 information shared with Little Oakley)
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% (Census 2001 information shared with Little Oakley)</p>
No. of Jobs	Unknown
Businesses / employers	Employment associated with Dovecote Farm – Restaurant, tea rooms, function rooms, farm shop and pick your own fruit.
2. Functional Relationships	
Regional Catchment	Nearest regional centre is Northampton
Primary Movement Infrastructure	Newton Road connects the village to the A43 which provides access to Corby and Kettering
Nearest major employment centre	Kettering – 2.4 km to Kettering North Business Park Kettering – 4.3km to Kettering Town Centre
Modal Split	100% (Census 2001 information shared with Little Oakley)
Public Transport Provision	There are no bus services passing through Newton
Foot / cycle path links to other settlements	Footpath links to Geddington and Kettering
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	Dovecote Farm - Restaurant, tea rooms, function rooms, farm shop and pick your own fruit.
3. Quantum	
Total Area	27575m ² / 2.75ha
No. Houses	19 (Electoral Roll)
Residential Density	6.9 dph
Land Use Split	Predominantly residential
No. of affordable housing units & tenure split	None
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	Conservation Area covers the whole of the village with the exception of agricultural buildings on the eastern side of the village.
No. Listed Buildings	11 Listed Buildings and significant area of listed curtilages
Flood Plain	None within the village but there are areas of flood

	zones 2 and 3 south of the village along the River Ise
Ecological (SSSI, RAMSAR etc.)	SSSI River Ise and Meadows is located south of the village Newton Field NWT is located south east of the village Dovecote Quarry & Sq. Pond RFT is located east of the village End Quarry, Newton NWT is located north of the village Newton Old Railway & Pit NWT is located west of the site
Landscape Designation / typology	Landscape Character Assessment – Wooded Clay Plateau Environmental Character Assessment – Rockingham Forest Biodiversity Character Assessment – Limestone Slopes; River Ise area – Minor Flood Plain Historic Character Assessment – Reinstated Mineral Extraction
5. Landscape	
Setting	The Ise Valley is located on a south facing slope overlooking the River Ise
Agricultural Uses	Predominantly arable farmland
Ecology	SSSI River Ise and Meadows is located south of the village Newton Field NWT is located south east of the village Dovecote Quarry & Sq. Pond RFT is located east of the village End Quarry, Newton NWT is located north of the village Newton Old Railway & Pit NWT is located west of the site
Watercourses	The River Ise runs south of the village
6. Amenities	
Shops	No
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	No
Healthcare provision, inc dentists	No
Green Infrastructure	
Sub-regional & local GI corridors	Sub-regional River Ise GI corridor runs to the south
Natural and semi-natural green space	Disused Quarry North of Newton – Id 550, 2.46ha
Amenity green space	No
Outdoor sports facilities	No
Cemeteries and churchyards	St Faiths Church – Id 538, 0.16ha
Children's play areas	No
Allotments	No
Museum/library (inc mobile libraries) etc	Mobile Library Friday every 3 weeks.

Broadband facilities / speed	1.27mb
7. Social Infrastructure	
Community Buildings	Newton Field Centre
Places of Worship	St Faiths Church now used as Newton Field Centre
Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	None

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.

Newton:

- It is important that the footpaths and benches around the village are properly maintained
- Newton Field Centre and the 16th Century Tresham Dovecote need to be maintained
- There are issues with the speed of traffic travelling along Newton Road making access to and from the village dangerous
- The post box and telephone box are important

3. Summary of Conservation Area Appraisal

The Newton Conservation Area was designated in November 1990.

- Although small in size, Newton is a compact village which is characterised by a number of attractive stone-built houses and cottages linked by stone walls. The village is approached along a cul-de-sac from the Rushton to Geddington Road, emphasising the tranquil setting of the landscape of the Valley of the River Ise.
- Within the area covered by this document are a number of stone built buildings of considerable merit, in particular the Manor House and the adjacent Stone Barn, both of which are listed buildings. Dovecote Farm house and a number of individual cottages make an important contribution to the special character of the village, but of equal importance are the stone-built agricultural buildings, several of which have been granted permission for conversion to dwellings.
- Also, within the village framework is the former St. Faith's Church, a listed building and the Dovecote which is one of the very few Grade I listed buildings in the country and also classified as an ancient monument.
- The boundary of the Conservation Area for Newton, as indicated on the plan which forms part of the document, has been drawn so as to include all the buildings and significant features, including the open spaces, which contribute to the character of the village proper. It will be the policy of this authority to ensure the preservation and enhancement of the character and appearance of all the features of the village.

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 Newton.

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 Ashley were put forward for assessment in the Strategic Housing Land Availability Assessment (SHLAA).

6. Summary of Parish Council consultation

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

7 Village Assessment

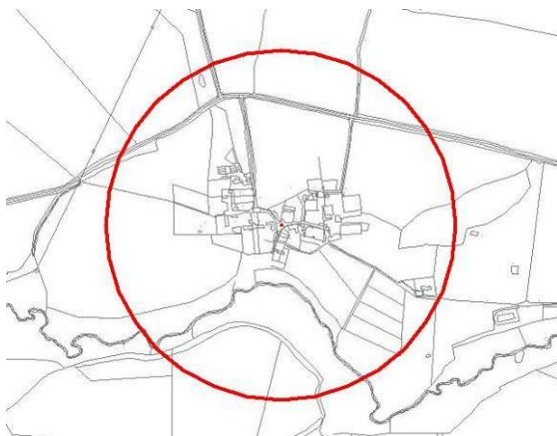
Landform and Movement network

Newton has no primary route. The village is accessed by a secondary route which only provides access to the village. There are three tertiary streets which link to the secondary route and provide access to properties. The only traffic entering the village is to access properties in Newton so the road is very quiet and there is no issue with traffic travelling through the village. Access to Dovecote Farm is provided directly from the Newton Road and does not connections through to the village.

The village is easy to navigate around and there are good pedestrian connections to the open countryside in the south, east and west of the village. These footpaths connect the village to Geddington in the east and Kettering to the south. There are no footpath connects out of the settlement to the north.

Isochrones

The diagram below shows the 400m isochrone. Newton is a very compact village and the whole village is well within 400m of the centre.



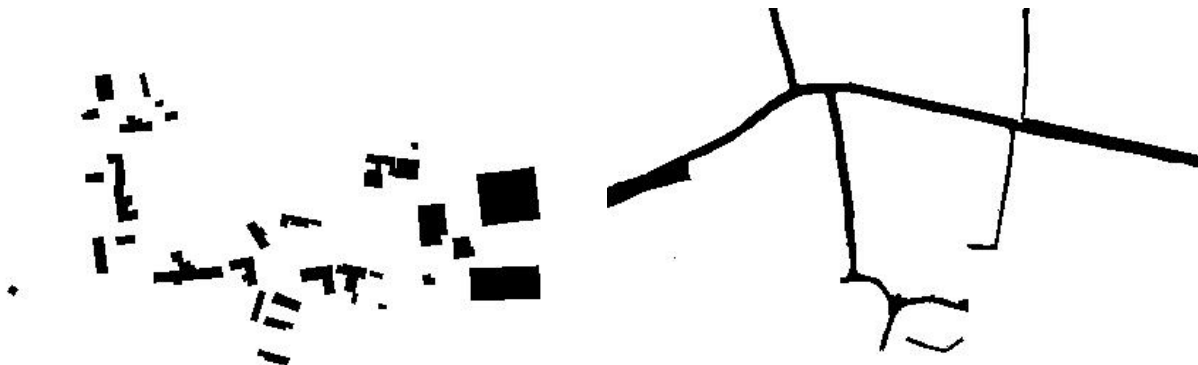
The village slopes from north to south down towards the River Ise. The buildings sit well in the landscape and have large gardens which provide soft edges to the open countryside.

Throughout the village pavement is intermittent and only on one side of the road. The pavement is standard concrete paving which does not really suit the historic character of this village.

Character

Newton is a very small village with no facilities within the tight village envelope. The Newton Field Centre is located to the south east of the village in a converted church.

The figure ground diagrams below show the built form and street pattern in Newton. These illustrate the compact nature of village as well as highlighting the spacious plots in which the dwellings are set.



Built form

Street pattern

Due to the size of the village there are no distinct character areas. There is a mix of historic development with some limited more modern infill development. The dominate character is traditional rural with attractive stone buildings well related to the surrounding countryside. Dovecote Farm provides an important economic function in the village with Polytunnels forming a prominent feature north of the village.

Buildings in the south eastern section of the village front directly onto the street where as development to the west and north is set back from the road with large front gardens.

Materials in the village include limestone and brick with slate, thatched and tile roofs. The historic buildings are stone built with newer infill development built in brick.



Stone building with thatched roof



Stone dwelling

Public realm and landscape

Key views in the village are views out of the village to the south, south east and south west. These provide panoramic views of the open countryside and the River Ise and Meadows SSSI.

Open space

There are two important open spaces in the village. The garden to the front of Newton Lodge and the open area to the west of this are visually important open spaces which create an open character and provide links to the open countryside.

There is only one gateway into the village. The gateway reflects the rural nature of the village as the first buildings are agricultural in appearance but are particularly attractive.

Other comments

The village contains many features which add to its overall character. These include the red phone box and letter box. Unsympathetic features such as grit boxes, typical concrete paving and unsightly visibility splays should be avoided.



8. Opportunities/ Issues

Following public consultation on the Kettering Site Specific Proposals LDD a site in Newton 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/130 - The site performs poorly in terms of accessibility and adequate access could not be gained to the southern section of the site. Part of the site to the east, may have potential for redevelopment if Newton is considered a location suitable for development but the site to the south would result in development not sympathetic to the rural and historic character of the existing village.

The site to the east could provide some employment linked to Dovecote Farm and also allow a pedestrian access from this end of the village to the café and farm shop. In addition, some development on this site could improve the appearance of some of the buildings through conversion and/or the removal of some unsightly buildings.

This site is therefore taken forward as an option for redevelopment in the Site Specific Proposals LDD Options Paper.

9. Draft Design Principles

Development in Newton will be extremely limited. That said it is important that any future proposals for development which do come forward are strictly controlled in order to respect the unique character and setting that Newton has. For this reason some draft design principles have been outlined, below.

Any new development that comes forward in Newton will:

- Reflect the small scale, low density, traditional and rural characteristics of the village;
- If in the south eastern section of the village, development will front directly onto the street; or
- If to the west and north be set back from the road with large front gardens;
- Use a limited palette of materials of limestone and red brick with slate and thatched roofs;
- Protect views out of the village to the south, south-east and south-west to the open countryside and the River Ise and Meadows SSSI; and
- If involving the conversion or replacement of traditional farm buildings, not significantly increase the footprint or mass of the existing structure.

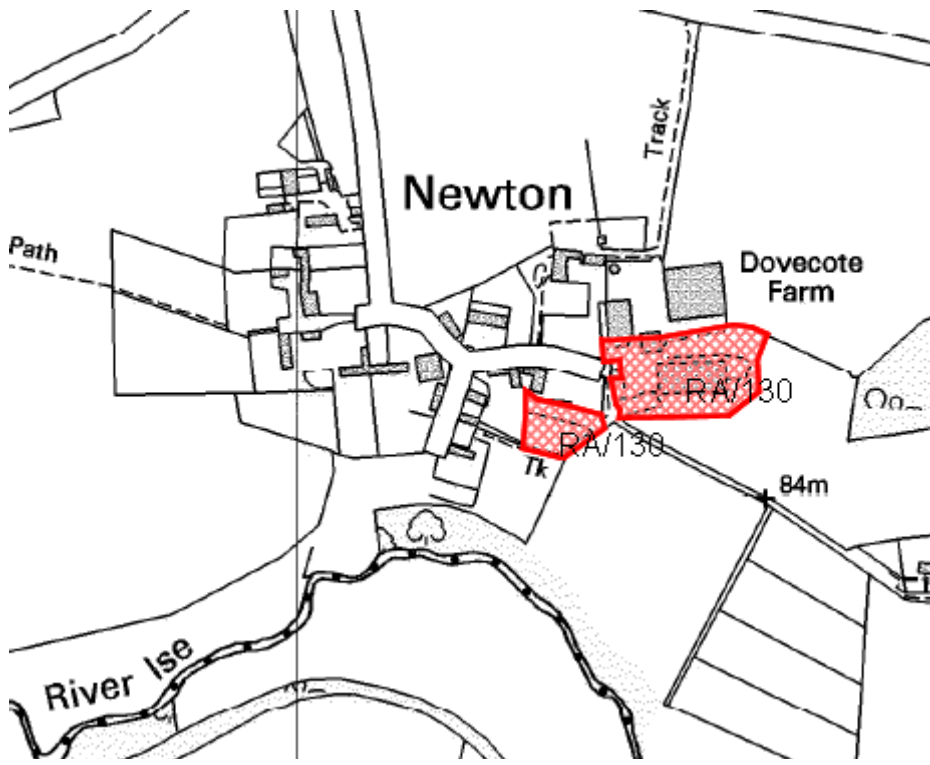


Newton landform & movement map

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



Newton public realm & landscape map



Newton assessed housing site map

Rural Masterplanning Village Evaluation: Pytchley

1. Evaluation Matrix

1. Profile	
Population	496
Demographic Split	<p>Tenure:</p> <p>Owned Outright: 22%</p> <p>Owned with a mortgage or loan: 36.9%</p> <p>Shared Ownership: 0%</p> <p>Rented from Council: 18.2%</p> <p>Rented from Housing Association or RSL: 0%</p> <p>Private rented: 14.5%</p> <p>Rented other: 8.4%</p> <p>Age: Under 16 – 19.6% , 16-24 – 8.6% , 25-59 – 51%, 60+ - 20.8%</p> <p style="text-align: right;">(Census 2001)</p>
No. of Jobs	Unknown
Businesses / employers	Mainly farming, Golf course/ driving range, Transport Company, pub, school
2. Functional Relationships	
Regional Catchment	Nearest regional centre Northampton
Primary Movement Infrastructure	Average distance travelled to a fixed place of work 17.32km (Census 2001)
Nearest major employment centre	Kettering – 1.7kmm to Pytchley Lodge Industrial Estate, 3.2km to Kettering town centre
Modal Split	Number of people who own 1 or more cars 87.4%
Public Transport Provision	<p>Bus services</p> <ul style="list-style-type: none"> • Route 34 – Wellingborough – Little Harrowden – Orlingbury – PYTCHLEY – Kettering, Mon-Sat, Daily • Route 37 - Kettering - PYTCHLEY - Orlingbury - Little Harrowden - Mears Ashby - Sywell - Overstone – Moulton, Mon-Sat, 4 a day <p>Nearest train station</p> <ul style="list-style-type: none"> • 3.3km to Kettering Station
Foot / cycle path links to other settlements	<ul style="list-style-type: none"> • Bridleway to Broughton • Footpath to Kettering but involves small section along Pytchley Lane
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	Pytchley Golf Course is located north east of the village
3. Quantum	
Total Area	20ha (area within village boundary)
No. Houses	222 (electoral roll)
Residential Density	11.1dph
Land Use Split	Predominantly residential
No. of affordable housing units & tenure split	<p>15 x 3 bed houses</p> <p>6 x 1 bed bungalows</p> <p>16 x 2 bed bungalows</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 central area of the village, excludes Lower End and Church Road and residential properties along Isham Road
No. Listed Buildings	12 - Church is Grade 1 Listed
Flood Plain	No areas of flood zones 2 or 3 within the village
Ecological (SSSI, RAMSAR etc.)	None
Landscape Designation / typology	<p>Landscape Character Assessment – Rolling Ironstone Valley Slopes – Kettering and Wellingborough Slopes</p> <p>Environmental Character Assessment – Central Northamptonshire Plateau and Valleys</p> <p>Biodiversity Character Assessment – Cropped Clayland – Brafield and Hackleton and Liassic Slopes – Ise Valley Liassic Slopes</p> <p>Historic Character Assessment – Large Modern Fields – Ise Valley site: Broughton to Harrowden</p>
5. Landscape	
Setting	Landscape Character Area Summary:
Agricultural Uses	Mixed agricultural uses surround the settlement including arable and grazing land.
Ecology	No wildlife sites
Watercourses	There is a drainage ditch running from the village south east to one of the tributaries running into the River Ise.
6. Amenities	
Shops	Farm Shop
Post office	No
Bank / cash machine	No
Pub	The Overstone Arms
Restaurant/café	(The Overstone Arms serves a restaurant function)
Takeaway	No
Other	No
Pre-school provision	No
Schools, primary, secondary etc.	Pytchley Endowed Church of England Primary School
School capacity / subscription	N/A
Healthcare provision, inc dentists	No
Green Infrastructure	
Sub-regional & local GI corridors	No
Natural and semi-natural green space	No
Amenity green space	Lower Encl (Id 955) 0.09ha
Outdoor sports facilities	Pytchley playing field (Id 676) 0.81ha Cricket Pitch (not included in PPG17)
Cemeteries and churchyards	All Saints Church (Id 672) 0.27ha, Pytchley cemetery (Id 673) 0.1ha, Pytchley cemetery 2 (Id 678) 0.2ha
Children's play areas	Pytchley Playing Field Playground (Id956) 0.1ha
Allotments	Pytchley allotment (Id 675) 2.1ha
Museum/library (inc mobile libraries) etc	Mobile library service – mon every three weeks
Broadband facilities / speed	Unknown
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	Bell ringers, Church, Church Heritage Trust, Cricket Club, Kettering Movie Makers, Friends of Pytchley School, Indoor Bowls, Neighbourhood Watch, Outings Fund, Parents and Tots, Wine Club

2. Summary of Parish Plan

The Parish Plan for Pytchley was prepared in 2003, the Parish Plan has not yet been adopted by the Council and is currently being updated.

Summary of the 2003 Parish Plan:

- Some villagers thought there should be some small scale development of less than 10 houses and development of single dwellings within the village framework but no one thought that large groups of houses outside or bordering the village boundary should be built.
- Need for smaller more affordable properties.
- Reluctance for development outside the existing village boundary.
- Need for a safe pedestrian/ cycle route to Kettering.
- Need to protect important village facilities such as the school, pub, village hall and recreation ground.
- Suggested improvements to the recreation ground; skateboard ramp, more play equipment and sports facilities.
- Surrounding countryside is very important to residents.
- Little support for further business or industrial development in the village.

3. Summary of Conservation Area Appraisal

The Pytchley Conservation Area was designated in May 1984. The village is characterised by the complexity of its street pattern which creates distinct parts to the village. There are a significant number of older buildings which although not listed make a significant contribution to the character of the village. The majority of old buildings are stone with a variety of roofing materials. Most of the buildings are domestic, although Manor House and Pytchley House provide two examples of a grander style of building.

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 every 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 Pytchley.

5. SHLAA findings

2 sites in Pytchley were assessed in the Strategic Housing Land Availability Assessment (SHLAA). The findings of the SHLAA are summarised below.

Site Reference	Summary of detailed assessment
RA/117	Site is fairly flat to east with a gentle slope to the centre. Development of the entire site would be unacceptable in terms of scale given the size of settlement & character. Parts of site may be worthy of further consideration should need be identified. Key constraints include; provision of water and sewage infrastructure, impact on the

	historic environment and accessibility of key services and facilities.
RA/119	Site slopes quite steeply east-west. Development of entire site would have unacceptable impact on landscape –scale too large given size of settlement & character. Northern and western parts of site best connected to centre of village & fairly well screened from rest of village, Isham Road & Stringers Hill. High quality development worthy of further consideration should a need be identified. Main constraints include; capacity of water and sewage infrastructure, safe access to the site, impact on the historic environment and accessibility of key facilities.

6. Summary of Parish Council Consultation

Aspirations:

- To protect the open space between Pytchley and Kettering and to resist development this side of the A14.
- The village boundary is just about right and does not need amending.
- All developments in the village in the last 10 years have been large detached homes. There is a need for a more balanced approach and smaller homes. However, is there a market for starter homes in the village? Do young people prefer to live in a town?
- Some support for some affordable housing within the village, if in keeping with character. Particularly if it could be for local people (within the village).
- Acceptance that village is unlikely to be viable for retail or employment – too small and Kettering is too close.
- Strong desire to protect facilities especially the viability of school and pub. Some affordable homes could perhaps help with this.
- Should perhaps explore the possibility of modest growth – affordable homes in keeping with character an idea to pursue. Although some doubt was expressed that any site would be found within the village envelope that would gain widespread support.
- Maintaining the pub and school will keep a sense of community, even if village is increasingly becoming a dormitory village.
- Village would support further traffic calming. Rat running is a problem including vehicles from Moulton Park using route A43 – Pytchley – A14. Further traffic calming like the ones the Parish Council paid for (approx £16,000) would be supported – solution by the school is good – by the church less so.
- Footpaths etc:
 - Strong support for a non –vehicular link to Kettering. Preferred route for this is along Back Road – better route; land available; crossing of the A14 is already there and is suitable; brings you out at the back of Tescos & links to Green Links into Kettering town centre. Possible idea to make Back Road single carriageway with cycle lane with passing places for vehicles – takes away convenience / through route / rat running and speeding vehicles. Top Road / Isham Road has larger vehicles, is less safe and has no way for pedestrians and cyclists to cross large roundabout at junction with A14.
 - There should be a direct footpath from the bus stop to the school
 - Access around the village for wheelchair users / mobility scooters / pushchairs is atrocious. Impossible to get about, e.g. from the church – pub – school – village hall. Need for carefully considered dropped kerbs, crossings etc.

7. Village Assessment

Landform and Movement network

Movement

There are two primary routes through the settlement:

- Isham Road, High Street and Broughton Road. This is a main route through the settlement and links between Kettering and the A43. This is used as a cut through for people travelling between Kettering and Northampton.
- Stringers Hill and Orlingbury Road. This is the main route out of the settlement to the south.

The only other route which provides a link out of the settlement is Kettering Road. This is a secondary route which links Pytchley with Kettering.

The remainder of roads in Pytchley are tertiary streets used to access residential areas and to move around the settlement.

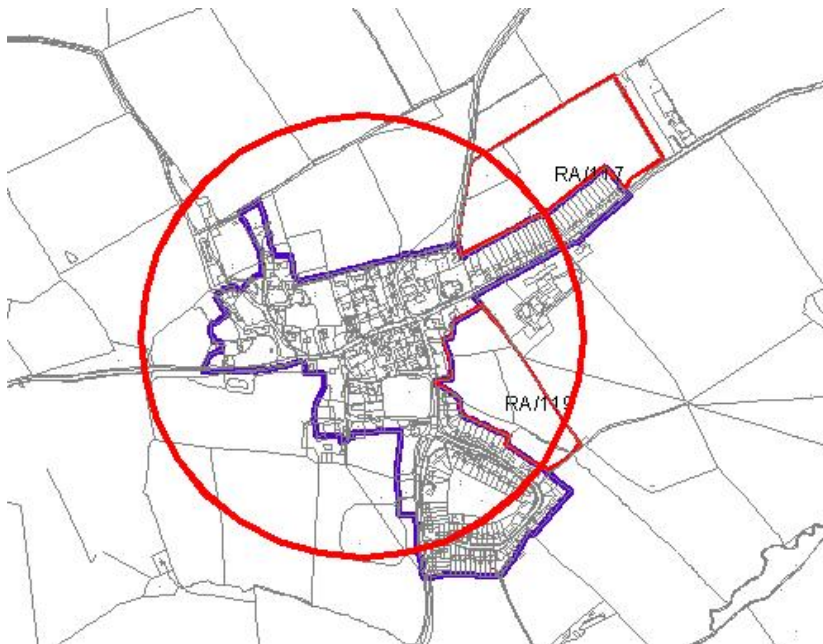
Pytchley has a number of footpath links which allow access to the open countryside. The village is relatively small and is pleasant to walk around. The Suburban Edge is slightly detached from the heart of the village but there are pedestrian routes which link this area to the centre of the village.

Parking is an issue outside the school at the beginning and end of the school day.

The primary route through the settlement is used as a rat run between Kettering and the A43 and this can cause problems with traffic speeding through the settlement. However parking along the High Streets limits the speed with which vehicles can travel.

Isochrones

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



Landform

The High Street is the main street and runs parallel to the contours. The other primary route Stringers Hill and the secondary route Kettering Road run parallel to this. The slope down Stringers Hill to the Edge Suburb is moderate.

The Historic Core and development along the High Street sits well in the landscape and soft edges create good physical and visual links with the countryside. The linear development along Isham Road and the Edge Suburbs create a more hard edge with the countryside, although there are still visual links with the open countryside and pedestrian routes which allow access to the open countryside.

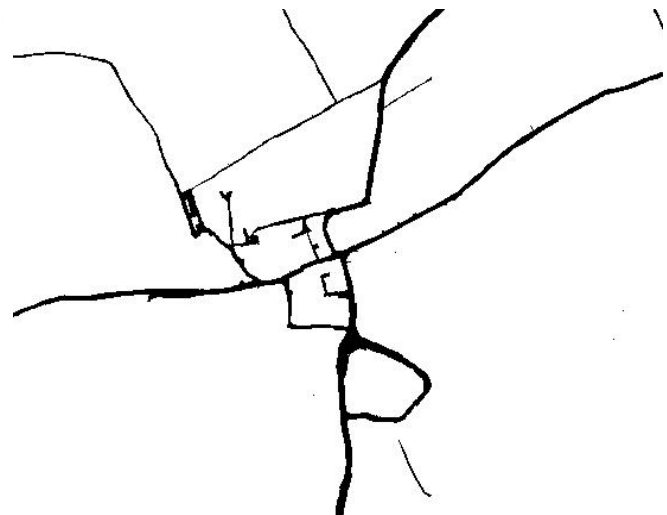
Character

The centre of the village is the area along the High Street. Key facilities are the Primary School, Pub, Church and Village Hall. The village hall is located at the Edge Suburbs alongside the recreation ground.

The figure ground diagrams below show the built form and street patterns in Pytchley. The built form diagram clearly shows the difference between the informal patterns of Historic Core and the more uniform development of the Edge Suburbs and Linear development along Isham Road. In these areas the built form is closely related to the street pattern where as in the Historic Core the buildings are more scattered in nature. Development along the High Street fronts on to this street. Development on the southern side of the High Street fronts directly onto the street and creates a dense frontage on to the High Street. On the opposite site of the street buildings tend to be set back with gardens to the front.



Pytchley – Built Form



Pytchley – Street Pattern

Character Areas

Historic Core

- Buildings front on to the street and have an intimate character with a good sense of enclosure
- Building materials include limestone & ironstone with a mix of thatched, slate and tile roofs
- Stone walls create a continuous built form which adds to the sense of enclosure
- Streets are informal with pavements on one side of the road only.



Top End

- An area with its own distinct historic character
- Defined by the informal, enclosed approach to some of the villages higher status dwellings, such as Manor House, Dower House and Pytchley House
- Character is derived from tight enclosed streets and lack of planned form



High Street/ Village Centre

- Redbrick Georgian and Victorian development fronting onto the High Street
- This is the main street and forms the centre of the settlement
- Buildings front directly onto the High Street on one side of the road but are set back with gardens to the front on the opposite side of the road



20th Century linear development

- Post war ribbon development
- Development fronts on to Isham Road but is set back with large gardens to the front and rear
- Predominantly two storey detached and semi-detached properties with two rows of large terraces. Brick built with tile roofs.
- Few old buildings



Edge suburbs

- Mainly detached and semi-detached houses and bungalows developed on a loop around the recreation ground. Backs of the properties face on to the recreation ground
- Development is urban in character and does not reflect the specific character of Pytchley
- Large front gardens and wide roads create an open character to the area which is in contrast with the enclosed intimate character of the historic areas of the village



Farmsteads

- There are three farmsteads on the edge of the village. These are historic farmsteads although there are new agricultural buildings associated with these. Some of the historic buildings associated with these farms have been converted into residential use.

There has been some infill development in the settlement. In some cases this does not reflect the materials and characteristics of the settlement, however there are some examples of infill development which reflects the materials and characteristics of the settlement. Below are some good examples:





Development reflecting local materials

Public realm and landscape

The church is a key landmark and views of this can be seen throughout the settlement. Views out of the settlement are most prominent along Isham Road and down Stringers Hill and Orlingbury Road where the open nature of development and topography in these areas allows wide views out of the village.

Butchers Lane is an example of good quality public realm. This street forms part of the Historic Core and the location of buildings, stone walls and hedgerows create an attractive and intimate public realm.

The public realm along Lower End is lower quality. The wide roads and long gardens create an open character in addition the wide roads and double footpaths create an environment dominated by the car.



Butchers Lane | Lower End

Open space

There is an area of open space in the centre of the settlement which is grazing land. Although this is not accessible open space it is environmentally important open space and forms part of the setting of the village.

There are four gateways into the village:

- Orlingbury Road – this gateway could benefit from enhancement. Tree planting could soften the entrance to the village and create a less hard edge to the village
- Broughton Road – this creates an attractive gateway into the village, trees and hedgerows give a sense of enclosure and arrival into the village
- Kettering Road – opportunity for gateway enhancement
- Isham Road – opportunity for gateway enhancement

8. Opportunities/ Issues

- Gateway enhancements and public realm improvements as shown on the opportunities plan
- Creating of a footpath link to Kettering
- Improvements to recreation ground
- Parking is an issues outside the school at the start and end of the school day

Housing site assessments

Following public consultation on the Site Specific Proposals LDD 2 sites in Pytchley were put forward as potential sites for new housing. These sites have been assessed in accordance with criteria outlined in the 'Background Paper - Housing Allocations'. The findings of these assessments have been summarised as follows:

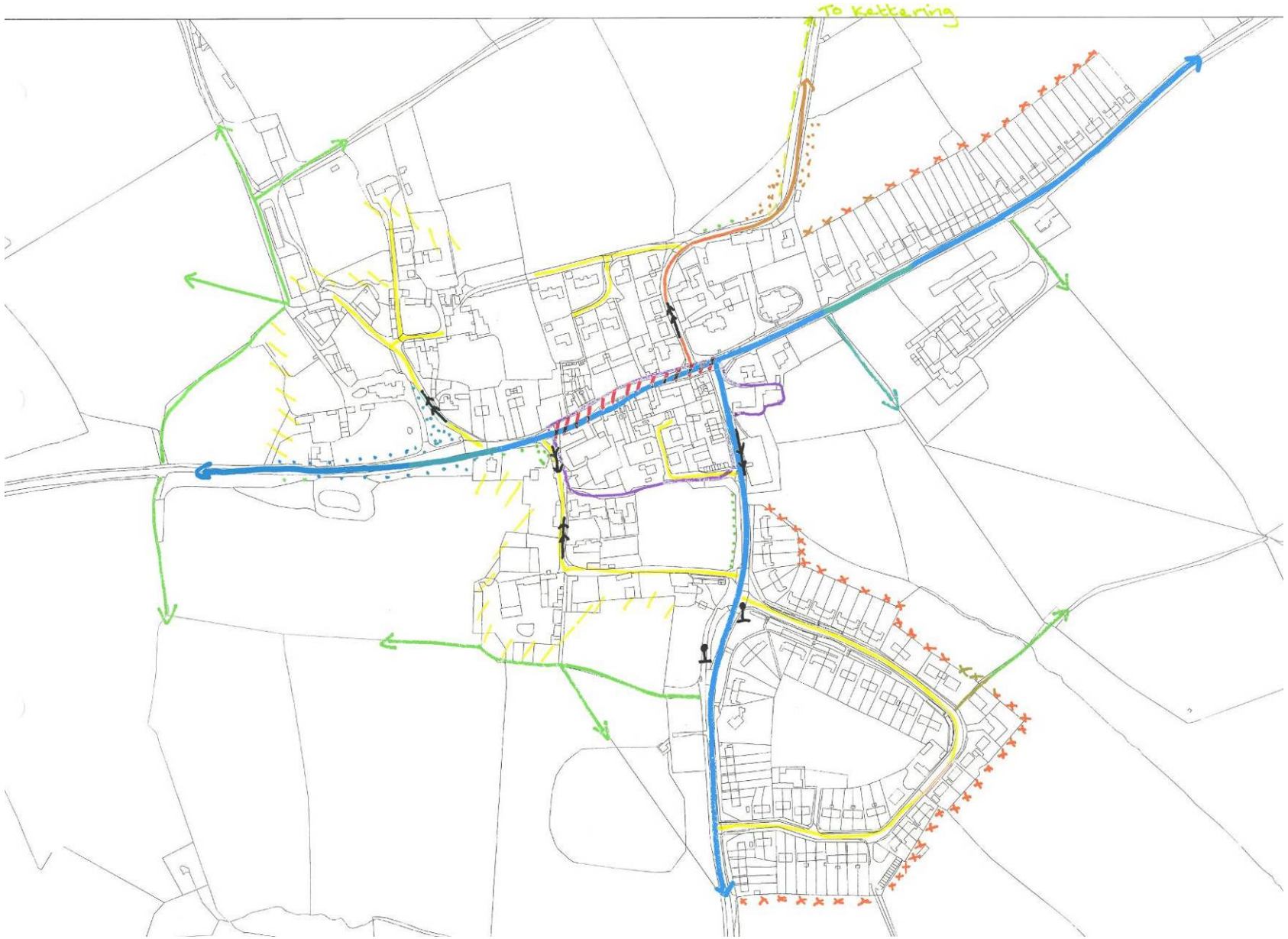
- **Site RA/117** – Site is fairly flat to east with a gentle slope to the centre. Development of the entire site would be unacceptable in terms of scale given the size of settlement & character. The parts of the site fronting Isham Road may be worthy of further consideration should need be identified.. Key constraints include; provision of water and sewage infrastructure, impact on the historic environment and accessibility of key services and facilities. Site would need to link to the centre of the village. Development would need to reflect the character of Pytchley. A small scale frontage development onto Isham Road, continuing the linear form of development along this road is taken forward as an option development in the Site Specific Proposals LDD Options Paper
- **Site RA/119** – Site slopes quite steeply east-west. Development of entire site would have unacceptable impact on landscape and character of Pytchley as the scale is too large given the size of the settlement and its character. The main constraints include; capacity of water and sewage infrastructure; safe access to the site; impact on the historic environment; and accessibility of key facilities. Gaining safe access to the site is a considerable constraint. For these reasons, this site should not be taken forward for consideration in the Site Specific Proposals LDD Options.

There is a garage site between numbers 22-24 Church Road, which is a potential redevelopment site for a small scale residential development, subject to the ownership and level of use of the garages.

9. Draft Design Principles

Development in Pytchley is likely to be limited. That said, it is important that any future proposals for development which do come forward respect the village's unique character and environmental quality. For this reason draft development principles to be applied to any development proposals are proposed, below:

- Development should reflect the character of the historic core.
- The gap between Pytchley and Kettering should be maintained
- Development should front onto and abut the street or where set back stone walls should be used to continue the sense of enclosure.
- Development should create soft edges to the village through the use of planting. Use of high close-boarded fences or walls should be avoided where the edge of the village meets the countryside or at gateway locations
- Development of streets should reflect the hierarchy of streets in the historic core, with narrow informal streets which create a pedestrian friendly environment.



Pytchley landform & movement map

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

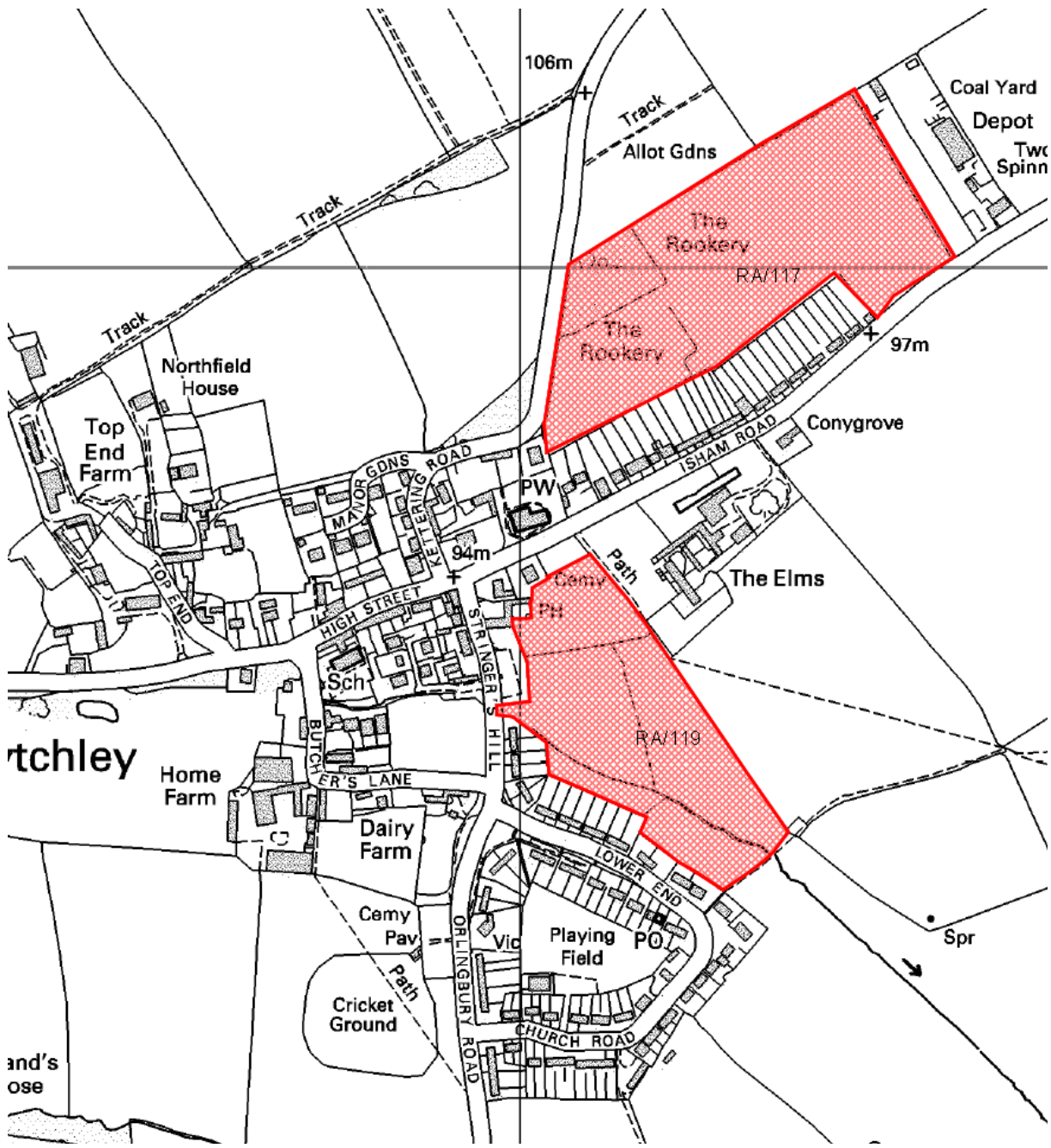


Pytchley character areas map



Pytchley public realm & landscape map

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



Pytchley assessed housing sites map

Rural Masterplanning Village Evaluation: Rushton

1. Evaluation Matrix

1. Profile	
Population	452 (Census 2001)
Demographic Split	Tenure: <ul style="list-style-type: none"> ▪ Outright ownership 32.8%, ▪ Ownership mortgage/ loan 44.6%, ▪ Shared ownership 0%, ▪ Rented from local authority 6.5%, ▪ Rented from housing association/ RSL 0%, ▪ Rented from private landlord 11.8%, ▪ Rented from other 4.3% Age: Under 16 19.9%, 16-24 8%, 25-59 53.8%, 60+ 18.4% <div style="text-align: right;">(Census 2001)</div>
No. of Jobs	Unknown
Businesses / employers	Thornton arms(pub), Rushton Hall Hotel, Spa and Restaurant
2. Functional Relationships	
Regional Catchment	Nearest Regional Centre: Leicester
Primary Movement Infrastructure	Roads into & out of settlement & their classification: <ul style="list-style-type: none"> ▪ Station Road leading to A6003 to Kettering and Corby ▪ Desborough Road, which leads to Desborough, Rothwell and Kettering Distance to nearest town: <ul style="list-style-type: none"> ▪ Corby: 4.3 miles centre to centre; 1.7 miles edge to edge; ▪ Kettering: 2.8 miles; 1.8 miles to edge Distance travelled to work: <ul style="list-style-type: none"> ▪ 8.8 miles (census 2001);
Nearest major employment centre	<ul style="list-style-type: none"> ▪ Kettering – 1.1 miles to North Kettering Business Park, 2.6 miles to town centre; ▪ Corby – 1.7 miles to employment site to the south of Corby, 4.1 miles to town centre;
Modal Split Number of people who own 1 or more cars	92.5% (Census 2001)
Public Transport Provision	Bus: RUSHTON – ROTHWELL (Mondays only) PIPEWELL/RUSHTON – KETTERING (Fridays only) (Community Mini-bus) Nearest Train Station: <ul style="list-style-type: none"> • Corby – 4.5 miles • Kettering Railway Station – 3.2 miles
Foot / cycle path links to other settlements	Footpath and Bridleway run North to Pipewell. Bridleway runs south to Kettering and footpath/bridleway to North of North Kettering Business Park.

	Footpath runs west and connects to Rothwell Road.
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	Rushton Hall/ Hotel Rushton Triangular Lodge
3. Quantum	
Total Area	14.3ha
No. Houses	200
Residential Density	14dph
Land Use Split	80% residential 15% open space 5% commercial, leisure and tourism
No. of affordable housing units & tenure split	13 (3 Houses, 10 Bungalows)
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	90% of village within conservation area. CA extends outside of the village boundary to include important open space.
No. Listed Buildings	7 within village boundary
Flood Plain	Flood zones 2 and 3 can be found south of the village
Ecological (SSSI, RAMSAR etc.)	Wildlife sites to the west of the village, no SSSI.
Landscape Designation / typology	
5. Landscape	
Setting	The village of Rushton is situated approximately three miles to the north-west of Kettering on a south facing slope overlooking the valley of the River Ise.
Agricultural Uses	Village is surrounded by predominantly pasture land and parkland with some arable farm land to the north and south of the village.
Ecology	Rushton Pocket Park is located north of Station Road Rushton Park Woodland is located south west of the village
Watercourses	The River Ise runs south of the village.
6. Amenities	
Shops	No
Post office	No
Bank / cash machine	No
Pub	Thornhill Arms
Restaurant/café	Thornhill Arms includes a restaurant / Rushton Hall Restaurant
Takeaway	No
Other	No
Pre-school provision	Rushton Primary School
Schools, primary, secondary etc.	No
School capacity / subscription	Rushton Primary has a small amount of surplus places.
Healthcare provision, inc dentists	No
Green Infrastructure Sub-regional & local GI corridors Natural and semi-natural green space	CSS GI local corridor 8 - Sywell Reservoir to Broughton 0.3ha

Amenity green space	0.04ha
Outdoor sports facilities	2.3 ha (2ha outside of the village boundary but in walking distance)
Cemeteries and churchyards	0.3ha
Children's play areas	0.02ha
Allotments	0
Museum/library (inc mobile libraries) etc	Corby Mobile Route: 11 - Mondays - every three weeks (High Street and Desborough Road)
Broadband facilities / speed	Yes, 0.95 Mb
7. Social Infrastructure	
Community Buildings	Rushton Village Hall
Places of Worship	All Saints Church
Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	None

2. Summary of Parish Plan

There is no Parish Plan for Rushton.

3. Summary of Conservation Area Appraisal

The Rushton Conservation Area was designated by Kettering Borough Council on 10th June, 1986. A most important feature of the village is its setting which is provided by the contours of the land and the adjoining areas of open fields. The mid 19th century Midland Cottages and the post-war development fronting Desborough Road stand apart from the village proper as does Rushton Hall a Listed Grade I building, which is separated from the village by Desborough Road.

Within the village, there are a number of stone-built buildings of considerable individual merit, most notably All Saints Church, most of which dates from the 14th century, The Old Rectory, Manor Farm, Thornhill Arms and Rushton Manor dating from the 17th century. These buildings make an important contribution to the special character of the village, but of equal importance are the smaller 18th century stone built properties, many of which front the greater part of the High Street and give rise to the pleasing intimate character of the village. The attractive rural character of the village is reinforced by the presence of stone-built agricultural buildings, the external appearance of which had been little altered.

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 quantified at individual settlement level for every settlement. 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. Some settlements have had settlement-specific Housing Needs Surveys completed and KBC's Housing Strategy team are currently in the process of producing a study for Rushton which should be complete in November 2011. This study will inform later development of policies for the village.

5. SHLAA findings

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

6. Summary of Parish Council Consultation Meeting

General Observations:

- Has been in-filled a lot over recent years.
- Concern over railway cottages – unfinished road, boarded up houses.
- Would like to see things finished in an appropriate timeframe.
- Noted that some considered that there is no scope to expand village boundary but some would like to extend conservation boundary.
- No more development in village envelope.
- Suggested that existing housing at railway sidings (unfinished/unoccupied) could be reallocated to provide land for commercial development.
- Suggested that landfill/tip could be redeveloped for commercial use (7 acres).
- Land that could be in-filled has poor access opportunities off Desborough Road. There is a big chunk in the middle of village (outside boundary) that is in single ownership. It was suggested (by landowner) that the site provided a 'logical' extension / infill of the village and could improve the setting and accessibility to the adjoining play area.
- Community Centre needed - Village Hall exists but would like a new one – with landfill tax grant aid?
- Traffic – is rat run between Desborough and Corby /Desborough and Rothwell. Speed calming humps haven't been effective.
- Further growth may not be sustainable considering existing road congestion.
- Bypass might be needed, as existing traffic calming measures do not work well.
- Parking problems because of success of pub.

Aspirations:

- Would like Pocket park in centre to be protected open space (has access problems, would like solution identified)
- Would like cycle path to link to Desborough – preferably with hard standing
- Would like policy to protect pub
- Would like policy to protect views from/of church
- Would like policy to protect views from Glendon into village

7. Village Assessment

Landform and Movement network

Rushton is located on a valley side overlooking the River Ise corridor. The main streets run parallel to the contours. The village sits well within the attractive rural landscape and with the contours of the land and the adjoining areas of open fields.

Desborough Road is a main route which practically bypasses the village, only passing a small number of properties contained within the village boundary. This route links Rushton to Desborough to the west and Kettering to the south. The primary route through Rushton is Station Road and this links to Corby to the north east. Secondary routes include High street which loops and connects to Station Road at either end of the village. Other tertiary routes within the village link to residential properties. Traffic using the village as a cut-through is reportedly a problem at peak times.

Footpaths and bridleways run north, east and south out of the village.

Pavements exist on both sides of the street for the majority of Station Road, however, are limited to one side of the road along High Street and along other tertiary streets. On some of these streets

pavements are non-existent. Pavements tend to be standard highways and do suit the historic character of this village.

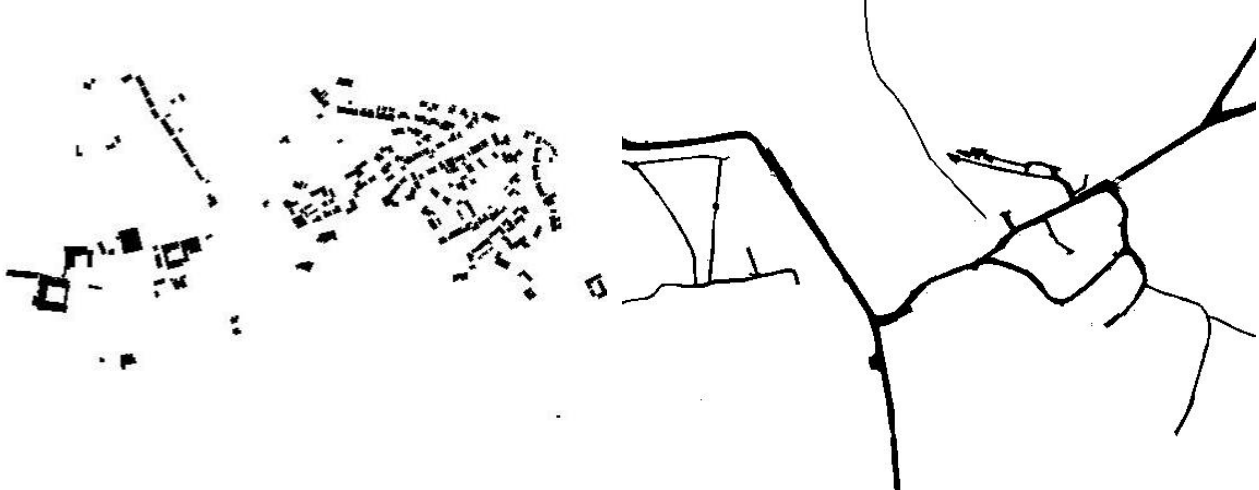
Ground levels within the village slope upwards from south to north.

Character

The general character of the village is a historic settlement based around the views to the church which is surrounded by open space further demonstrating its important historic setting. Modern development has occurred throughout the village and tends to be interspersed between more historic red brick and stone properties. Characterful stone cottages of an intimate scale predominate and are set within frequent examples of individual stone built buildings which make an important contribution to the special character of the village, including the Old Rectory, Manor Farm, Thornhill Arms and Rushton Manor dating from the 17th century.



The diagrams below show the built form and street patterns in Rushton. The built form diagram clearly shows the clustering of development to the east of the village and also the stand-alone church and the surrounding open space. The route structure analysis shown below clearly shows the main route through the village and also the loop which Station Road forms.



Rushton Built Form

Rushton Street Pattern

Partly due to the large area of the open space which surrounds the church and the rural character of the southern side of the village views to open countryside are prominent along the whole of the southern edge of the village. Station Road is much more enclosed as are the eastern elements of High Street where development is featured on both side of the road.

Properties along Desborough Road are physically detached from the village and almost do not feel part of the village for this reason.

Character Areas

Station Road/Historic Core

From the west the gateway entrance to the village consists of large stone properties set behind stone boundary walls. At the junction of Station Road and High Street as you carry along Station Road, this area of the village begins to feel very enclosed and consists primarily of stone buildings abutting the highway. Modern Infill along Station Road is of varying quality, some constructed of stone which better suits this area of the village. The majority of this development is set back from the public highway and has a different feel to that of the older property in terms of materials and the creation of a new building line.

Properties surrounding the school and including this building are constructed of traditional red brick with gable ends fronting the highway, painted brick detailing and bay window features. Buildings in this area are red brick until you reach the gateway entrance village to the east where properties are ironstone.

High Street

Along high street the majority of properties to the southern side of the street abut the highway but to the northern side properties tend to be set back at varying distances, with those to the east closer to the highway and gradually becoming further away to the west. Properties on this side of the public highway are at a raised ground level to those on the southern side.

The majority of properties along this street are rows of stone cottages with slate roofs, some more modern and less sympathetic infill has occurred.

Boundary treatments in this location are limited and properties remain open contributing to the rural character of the village.



Midland Cottages

Modern infill has occurred towards the village but at the end of the lane Midland cottages are small traditional terrace properties set in small plots but with impressive views to the open countryside to the front elevations.

Desborough Road

Properties are single and two storey buff brick and semi-detached/terrace. Previously council owned properties. These residential dwellings feel detached from the main village and are poorly linked to the rest of the village. Properties are set back from the public highway or based around a pleasant green space and predominantly face onto the public highway. There are some pleasant views in between properties to the open countryside beyond.

The main route past these properties is a busy route to Desborough.

Manor Lane

Is primary characterised by large properties set in large plots, set back from the public highway. To the northern side of the street properties are modern and not in character with the rest of the village, however, due to their location they are not really visible from many parts of the village other than this part of the Manor Road.



Rushton Manor sits at the end of Manor Road and is a Grade II Listed Building, dating from 1694 and 1856. It is an H-shaped building, constructed of squared coursed ironstone with limestone dressings and Collyweston stone slate and plain tile roofs.

Public realm and landscape



Key buildings in the village include All Saints Church, which is a Grade II* Listed Building, Norman origin, largely rebuilt early C14 and restored 1853 and 1869. It is constructed of coursed squared ironstone with limestone dressings and lead and Collyweston stone slate roof.

Opposite the church are large grandly designed historic stone properties, set behind attractive stone boundary walls; some large more modern infill; and some more modest attractive stone cottages providing an impressive gateway into the village from the west. The entrance into the village from the east is under a small railway bridge and is less impressive although this presents an interesting entrance from this direction. Some improvements would enhance this gateway to the village. This also feels like a natural end to the village and development should not be encouraged beyond this bridge.



Behind the church is the cricket club and social room. On the apex of Station Road and High Street is the Thornhill Arms Public House, another key building within the village. This is a Grade II Listed, early 19th Century and constructed of coursed limestone rubble with ironstone quoins and hipped slate roof.



Although screened somewhat from the road, the Grade II Station house at the eastern entrance of the village is a particularly attractive former station house and station-master's house. Constructed in mid C19 and built of pale squared coursed limestone with red and blue brick dressings, slate roofs with decorative barge boards and brick ridge and lateral stacks. Development around the Station House, off Beswick Close, has somewhat undermined its setting as the proportions of buildings and scale of development directly adjacent to this Listed Building are intrusive and undermine the special interest of this building. These new properties are also out of character with the neighbouring Midland Cottages which comprise of rows of small terrace cottages primarily constructed of red brick.

The village primary school is located off Station Road with an access footpath off High Street.

Open Space



Areas of open space are extremely important in the village especially around the church as they provide a special setting for this key building. This open space includes the Cricket Ground to the south, which provides a key sporting opportunity within the village. Other areas of important open space include the two green spaces either side of the road at the western end of the village. These are important open spaces within the conservation area and also provide a setting for the church and an impressive gateway to Rushton Hall. There is a significant area of open space, including children's play facilities and field behind the homes on Desborough Road, though this space is accessed only via a very narrow rough pathway, is not overlooked by development and feels isolated from the remainder of the village. A pocket part provides a green backdrop to Railway cottages and an important area for wildlife.

8. Opportunities/ Issues

- Better access to Pocket park.
- Better access and overlooking of open space / play area behind Desborough Road.
- A new village hall.
- The majority of the properties located along the railway, off of Station Road, are currently unoccupied / unfinished, these provide an opportunity to either meet housing needs within the village or as a site to be allocated for an alternative use.

Housing site assessments

Following public consultation on the Site Specific Proposals LDD a site in Rushton was put forward as a potential new housing site - land in between the properties off Desborough Road and the east of the village. 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/161 - The scale of development if the whole site was developed would not be appropriate in this location. If the site is progressed development should only take place on a small part of the site. Development of the site would have an impact on the historic form of the village and on the setting of the conservation area. Site performs poorly in terms of accessibility. Development of this site could improve the link with properties off Desborough Road to the rest of the village. Due to the potential benefits partial development of this site could bring, an option for this is taken be taken forward for consideration in the Site Specific Proposals LDD Options.

9. Draft Design Principles

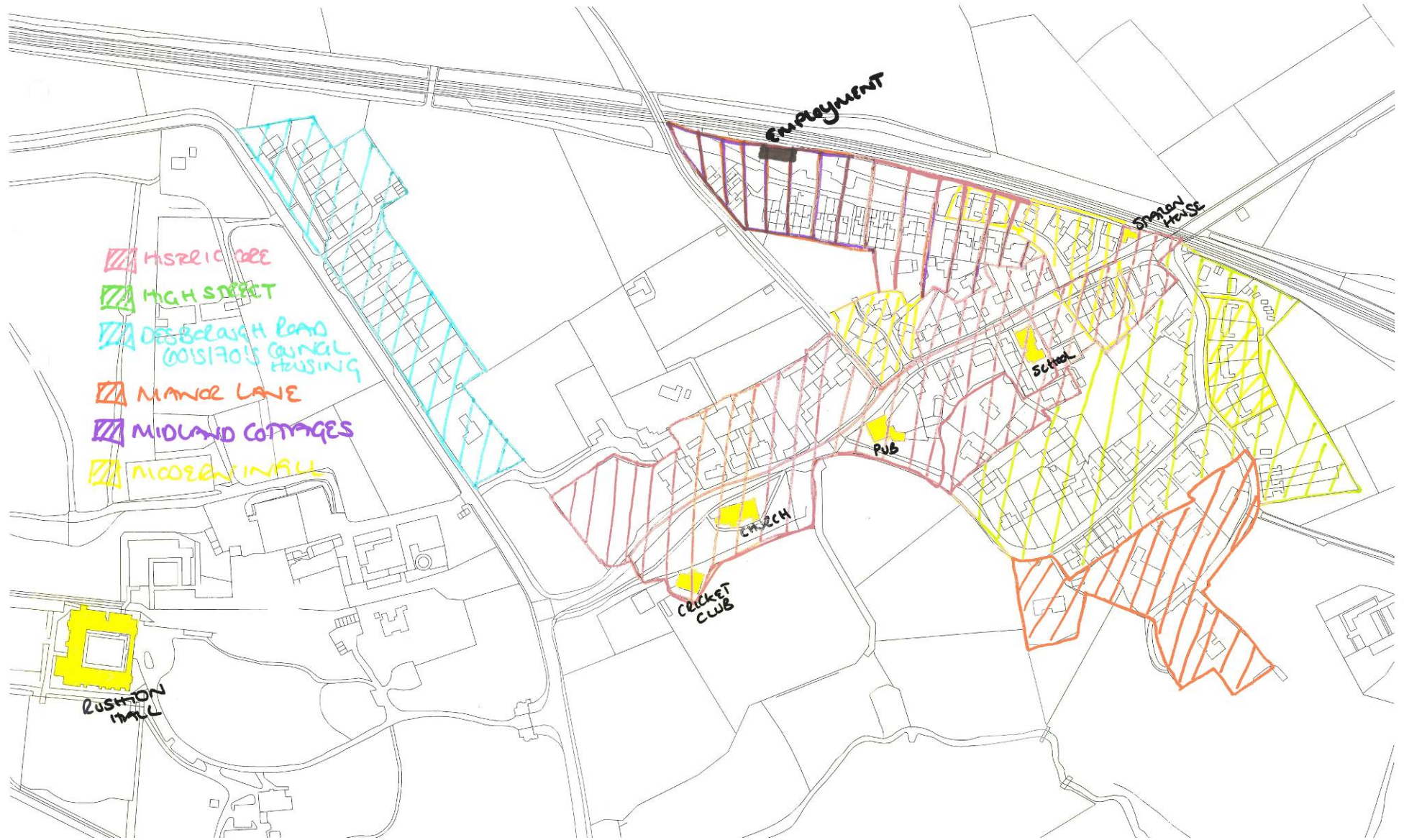
New development in Rushton is likely to be limited. The following principles have been drafted to apply to any development proposals that may come forward. Development should:

- Not take place beyond the railway bridge;
- Take design, character and materials cues from the Historic Core and High Street character areas – ironstone, limestone and slate should predominate;
- Follow the built line of surrounding development and either abut the highway or be set back with attractive front gardens;
- Bring definition and enclosure to the street through the built line or stone wall boundary treatments;
- Protect views of the church and views out to the open countryside from the High Street and Station Road;
- Have a positive impact on views into the village from the wider area reflecting the prominence of the settlement from the landscape; and
- Provide 'soft' edges around the village boundary, with gaps and good views through and into the countryside, 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.



Rushton landform & movement map

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

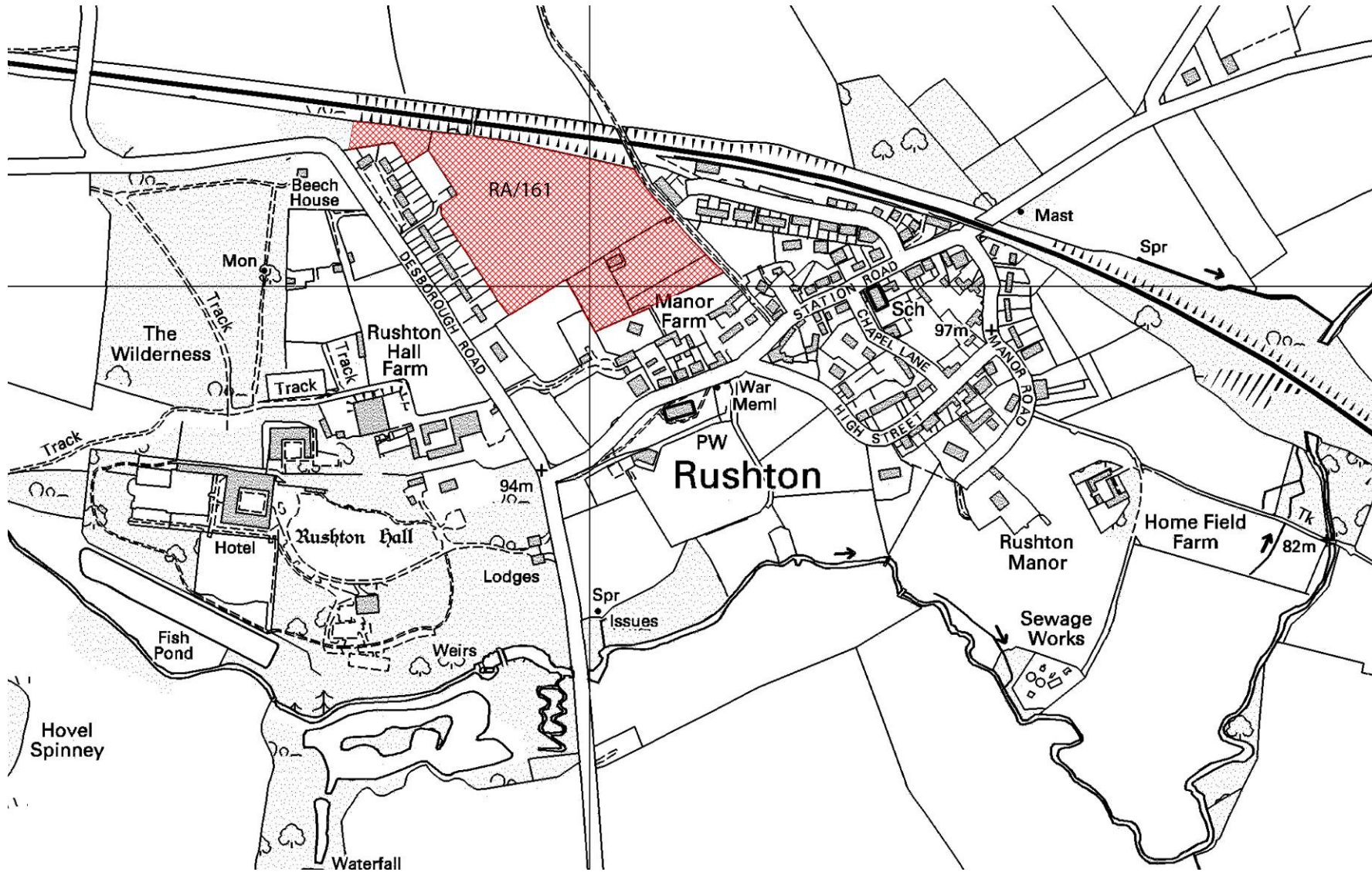


Rushton character areas map



Rushton public realm & landscape map

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



Rushton assessed housing sites map

Rural Masterplanning Village Evaluation: Stoke Albany, Brampton Ash & Dingley

Brampton Ash & Dingley

Brampton Ash and Dingley are 2 settlements that consist of a small number of dwellings, of 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 Brampton Ash and Dingley. It has therefore been decided that it is not appropriate to apply the Rural Masterplanning methodology to these 2 settlements or to develop settlement specific design principles. Any future development is likely to be extremely limited and 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. Each settlement should have a section in the Site Specific Proposals LDD addressing any issues and opportunities for that place.

Stoke Albany

1. Evaluation Matrix

1. Profile	
Population	319
Demographic Split	<p>Tenure:</p> <p>Owned outright 32.1%</p> <p>Owned with a mortgage or loan 46.9%</p> <p>Shared ownership 1.9%</p> <p>Rented from Council 3.1%</p> <p>Rented from Housing Association/ RSL 2.5%</p> <p>Rented from private landlord or letting agency 5.5%</p> <p>Rented other 8%</p> <p>Age: Under 16 – 16.6%, 16-24 – 8.5%, 25-59 – 52.1%, 60+ - 22.8%</p>
No. of Jobs	Unknown
Businesses / employers	Public house / agriculture
2. Functional Relationships	
Regional Catchment	Close to Market Harborough and Leicester
Primary Movement Infrastructure	Average distance travelled to work 19.25km (Census 2001)
Nearest major employment centre	<ul style="list-style-type: none"> ▪ Market Harborough – 5.2 miles to edge, 5.4 miles to town centre ▪ Corby – 5.8 miles to town centre, 6.9 miles Earlstrees Industrial Estate ▪ Kettering – 8.4 miles to Telford Way Industrial Estate, 9 miles to town centre ▪ Leicester – 19 miles to centre
Modal Split Number of people who own 1 or more cars	93.8%
Public Transport Provision	<p>Bus services:</p> <ul style="list-style-type: none"> ▪ Route 167 – Corby – WILBARSTON – STOKE ALBANY – Market Harborough / Market

	<p>Harborough – STOKE ALBANY - WILBARSTON - Corby, hourly, mon-sat, approx 7am-5pm, Centrebus</p> <p>Nearest train station</p> <ul style="list-style-type: none"> ▪ 5.3 miles Market Harborough; ▪ 6.2 miles Corby ▪ 10.2 miles Kettering; ▪ 19.1 miles Leicester
Foot / cycle path links to other settlements	<p>No foot / cycle link to Wilbarston along B669 (0.5m to the school).</p> <p>No off-road hard surfaced link between the 2 settlements.</p> <p>Rights of way:</p> <ul style="list-style-type: none"> ▪ Footpath to Wilbarston ▪ Footpaths to Desborough ▪ Footpath to Braybrooke (& Macmillan Way) ▪ Footpath to Corby ▪ Bridleway to Ashley ▪ Footpath to Weston-by-Welland (& Midshires Way) ▪ Footpath to Pipewell
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	The White Horse public house & B&B
3. Quantum	
Total Area	11.5ha
No. Houses	187 (GIS)
Residential Density	16 dph
Land Use Split	Largely residential
No. of affordable housing units & tenure split	Total of 13 affordable homes, 6 social rent, 2 shared ownership, 5 KBC ownership, 8 RSL
No. of elderly / supported housing units	None
No. of bungalows	Unknown
Housing type split, e.g. terraced, semi-detached, detached etc.	Mostly detached
4. Planning Designations / Constraints	
Conservation Areas coverage	Yes, covering most of the village
No. Listed Buildings	10
Flood Plain	Flood zones 2 and 3 occur to the north-west of the village, off Ashley Road, though this is outside of the village boundary.
Ecological (SSSI, RAMSAR etc.)	None
Landscape Designation / typology	<ul style="list-style-type: none"> ▪ Landscape Character Assessment –Undulating Hills & Valleys ▪ Environmental Character Assessment - West Northamptonshire Uplands ▪ Biodiversity Character Assessment – Liassic Slopes
5. Landscape	
Setting	<ul style="list-style-type: none"> ▪ Extensive undulating and productive rural landscape stretching across the west of the county; ▪ Cohesive and recognisable unity of character despite scale and extent; ▪ Watercourses form part of three principal river

	<p>catchments of the Cherwell, Nene and Welland;</p> <ul style="list-style-type: none"> ▪ Numerous small deciduous woodlands, copses and shelterbelts punctuate the rural landscape; ▪ Hedgerow trees, within the strong hedgerow network, contribute to the perception of a well treed landscape and combine with other landscape and landform features to create an intimate, human scale landscape; ▪ Strong historic character underlies this deeply rural landscape; ▪ Numerous villages linked by winding country lanes contribute to rural character; and ▪ Communication routes, urban influences and infrastructure have, where present, eroded local rural landscape character where present. <p>(Landscape Character Assessment)</p>
Agricultural Uses	Mixed farming predominates across the landscape although local land use and field patterns are strongly influenced by changes in landform.
Ecology	1 pocket park
Watercourses	2 small watercourses run in the gap between Stoke Albany and Wilbarston. A larger tributary of the River Welland runs to the north and west of Stoke Albany.
6. Amenities	
Shops	No
Post office	No
Bank / cash machine	No
Pub	1 public house
Restaurant/café	No
Takeaway	No
Other	Together with Stoke Albany, Wilbarston has a Community Care Scheme, a voluntary service whereby people without access to a car can call on someone to take them to hospital, a medical centre or dentist, or to collect an urgent prescription (Parish Plan)
Pre-school provision	Busy Bees Pre-School
Schools, primary, secondary etc.	None
School capacity / subscription	N/A
Healthcare provision, inc dentists	No
Green Infrastructure	
Sub-regional & local GI corridors	CSS GI local corridor 12b Stoke Albany - Little Oakley
Natural and semi-natural green space	Stoke Albany War Memorial and Stoke Albany Pocket 0.58ha (433)
Amenity green space	Chapel Lane 0.01ha (701), Top Green 0.07ha (490)
Outdoor sports facilities	Middle Lane Recreation Ground 0.72 (487), Stoke Albany Golf Course 46.68ha (430)
Cemeteries and churchyards	St Botolph's Church 0.32ha (432)
Children's play areas	Stoke Albany Recreation Ground Play Area 0.03ha (58)
Allotments	No
Museum/library (inc mobile libraries) etc	Mobile library service - Thursday every three weeks
Broadband facilities / speed	Unknown

7. Social Infrastructure	
Community Buildings	Village Hall
Places of Worship	St Botolph's Church
Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	None that we are aware of.

2. Summary of Parish Plan

There is no Parish Plan or Village Design Statement for Stoke Albany.

3. Summary of Conservation Area Appraisal

The Stoke Albany Conservation Area study dates back to 1982/3 and is somewhat limited in its scope and analytical content. The basic appraisal is provided below.

Appraisal

The Stoke Albany Conservation Area was designated by Kettering Borough Council on 30th November, 1982 (Minute 82.PT.173).

The village of Stoke Albany is located some 5 miles east of Market Harborough off the A427 Corby road, within an attractive undulating landscape of enclosed fields typifying the northern margins of Northamptonshire.

The older built area of the village is concentrated on the western side of Ashley Road and is characterised by vernacular stone-built cottages bordering narrow tapering lanes. These lanes extend westwards to a public footpath which conveniently defines the western boundary and gives attractive views into this part of the village.

There are a number of modern in-fill dwellings within the village which blend well with the character of the established buildings. However the more recent areas of both local authority and private development bordering Harborough Road tend to stand apart from the older parts of the village.

Mention should also be made of the attractive outlier situated around the war memorial, where a more open pattern of development still reflects the prevailing village character typified by the use of local materials and stone boundary walling, and dominated by the Church of St. Botolph.

Small grassed, open spaces make a significant contribution to the character of the village. Such areas are located fronting Ashley Road and the Old School House. A larger open area abutts Manor Farm and borders the eastern side of Ashley Road, permitting attractive views across the valley to Wilbarston.

Stoke Albany is, therefore, an attractive blend of buildings constructed over the last three centuries, together with small open spaces and narrow lanes which all have considerable charm and character, and its designation as a Conservation Area will help to safeguard its special appeal and qualities.

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 every 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.

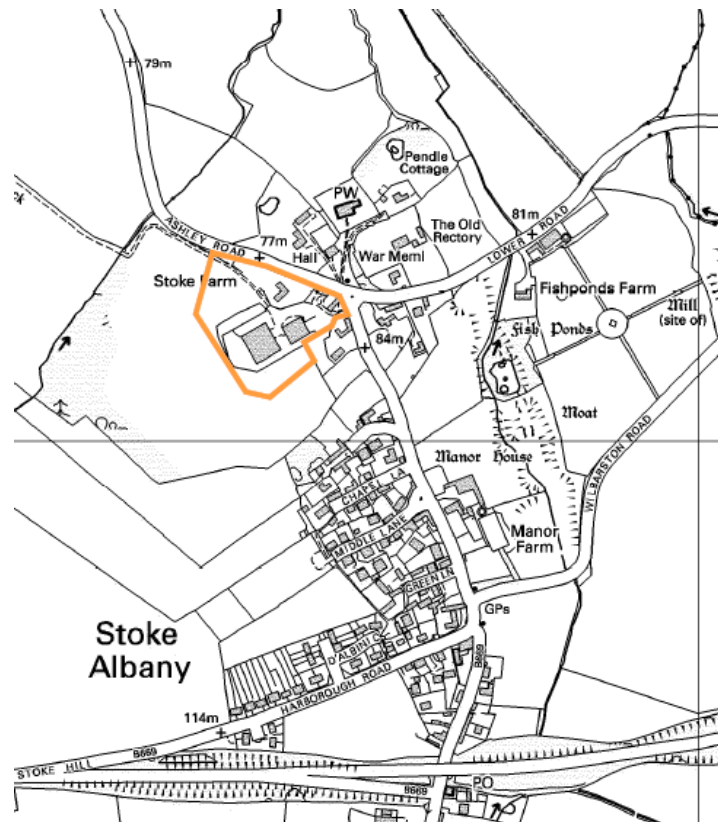
A settlement-specific Housing Needs Survey for Stoke Albany was completed in March 2011. The key findings from this study are detailed below:

- A potential need exists for 8 new affordable homes.

- Suggested mix based on the housing needs survey findings using the Keyways allocation Matrix (Keyways Allocations Policy v3 Sept 2010) would be the following:
 - 6 x 1 or 2 bed homes for rent
 - 2 x 1 or 2 bed homes for shared ownership
- It is also apparent from the survey findings that there is a need for smaller units of accommodation in the private market, for instance for elderly people to downsize to.

5. SHLAA findings

1 site in Stoke Albany was assessed in the Strategic Housing Land Availability Assessment (SHLAA) as being a Category 3 (least achievable/deliverable & most constrained) site. The site in question is shown on the map below (green Category 2 and orange Category 3).



6. Summary of Parish Council Consultation Meeting

- Approve of the village boundary being split into two sections because it provides more protection
- Do not want any coalescence with Wilbarston
- Would like a safer footpath between Stoke Albany and Wilbarston, but are concerned that if this is provided that NCC will use this as an excuse to stop running the school bus.
- Concerns were raised about the amount of traffic, including lorries, that goes through the village, as Corby and Desborough get bigger.
- Public transport links are not good.
- The village has a good pub – The White Lion. They would like to explore options for developing a policy to protect it from change of use.
- Affordable housing was not seen as a priority for the village.
- Concerns were raised about the number and size of traveller sites in proximity to the village.
- Concerns were raised about two existing sites becoming one large site
- They were worried that the area was seen as a good location for traveller sites because several already exist and that therefore more may be permitted

- The new play area (funded by KBC) is very well used. They would like to ensure that it is protected either through retaining it as open country side (as presently) or protected open space.

7. Village Assessment

Landform and Movement network

There is one primary street through the settlement which leads from the main A road to Wilbarston – Harbourough Road / Wilbarston Road. Typical geometry on Harbourough road – Carriageway 8m plus 2m footpaths either side. Front to front 17-18m.

The settlement is generally characterised by relatively wide rural lanes with built form enclosing one or both sides. Where there is no built form, hedgerows provide enclosure.

Secondary roads include 'Ashley Road South' which is narrower with narrower pavements which aren't on both sides and has a similar carriageway width of about 6-7m but the built form is less set back with front to front distances of about 10m.

Streets are well related to the topography which is higher in the west than the east and falls away quite steeply to the north. Ashley Road North is a wide street running along the contour parallel with the stream in the valley below and terminating at the Church, similar to Wilbarston. Few historic buildings front onto the street instead of facing into the small side streets, with Manor house 'gable on' to the street. This combined with the expansive views over the valley and lack of built form on the eastern side (apart from walls), make the road feel quiet and very open.

The lane 'Ashley Road South' descends the slope and tree cover increases, buildings are set back, but the sense of enclosure is greater due to tree cover and topography.

Tertiary Streets run at right angles to the main north-south route Ashley Road. These back lanes run up the contour to join a further linking footpath route which runs parallel with Ashley Road. These lanes create something very special to Stoke Albany as small lanes peter out into tiny alleys and link to the footpath network. They are very intimate, with built form fronting onto the lane, and then alleys. The street geometry is tight, with no pavements and a shared carriageway space of about 4-6m, reducing down to 1-2m footpaths. However, the building front to fronts vary, creating small spaces to park cars and allowing the building lines to step in and out. Buildings run parallel to the street and at 90 degrees creating variety, but also allowing for corner buildings to address the main and side street. Continuity and enclosure is maintained, despite the varied building line, by continuous stone walls and hedges.

Isochrones:

The map below shows the 400m isochrone. This shows that all of Stoke Albany is well within 400m of the historic centre of the village highlighting that the settlement is compact and walkable and well linked pedestrian routes are intuitive and legible.



Stoke Albany Isochrone

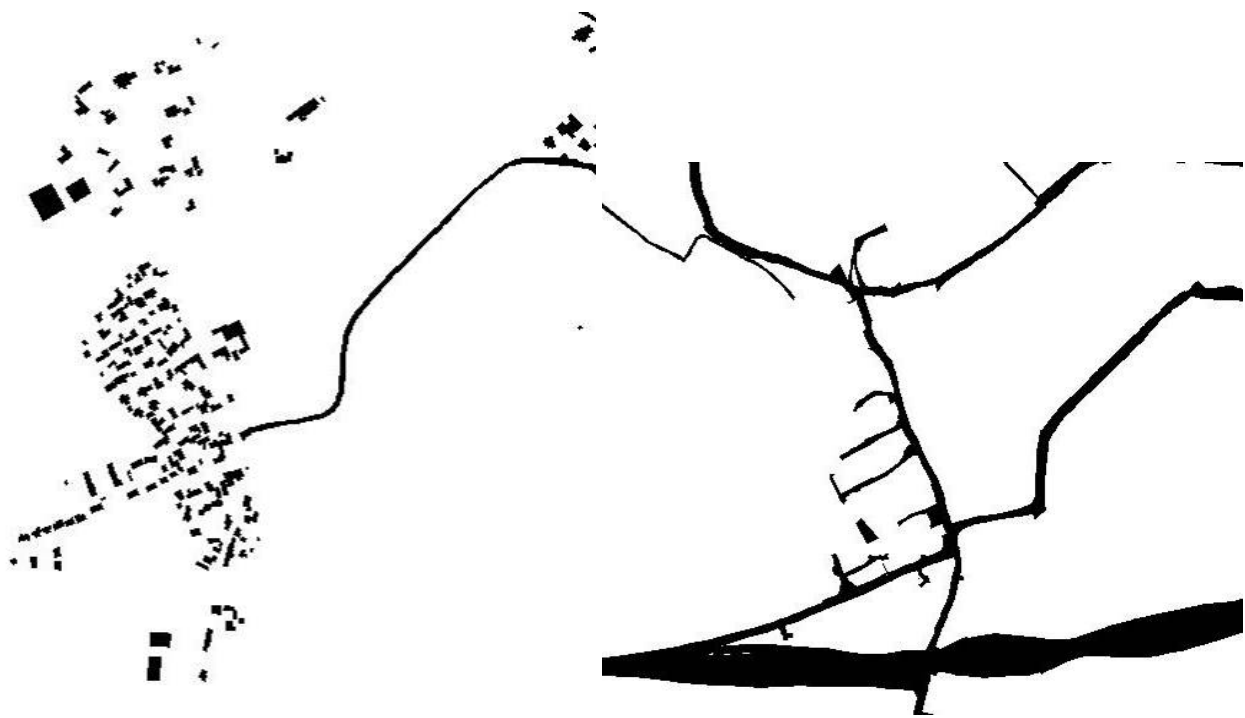
Footpath connections are good with numerous connections with the open countryside/ towards other settlements, particularly Wilbarston.

Buildings generally sit very well within the landscape and are well related to the countryside and topography. This is especially the case in the historic areas. Edges are almost exclusively soft with excellent transition to the open countryside with frequent views and vistas to the village's rural setting. Views to the east are especially important with the important open space which separates the village from Wilbarston performing an important role and contribution to Stoke Albany's special character. The only example of hard edges occurs on the more modern developments around Harborough Road which generally present the rear of buildings and harsh boundary treatments to the countryside.

Character

The overall character of the village is rural, open and green and Stoke Albany's agricultural setting is a key ingredient in its character. A limited palette of materials exists – ironstone, slate, clay pantiles, soft red brick, thatch and small areas of cream render are found with limited instances of buff brick. There is a mix of streets with tight enclosure, rural lanes and rear alley/lanes all interspersed with open spaces which contribute to a very high quality environment in general.

The street pattern shows a simple linear form of development with properties developing down lanes at right angles from the main street. The figure ground diagram shows generally low density development which is markedly more scattered in the cluster to the north. In the south development is more organised and arranged in a distinct linear form.



Stoke Albany – Built form

Stoke Albany– Street pattern

This differentiation in character marks the distinction between the 2 dominant character areas which form the overarching character of the settlement.

Character areas

Historic linear development

- Predominantly ironstone and slate roofed historic cottages, some red brick and thatch arranged around linear back lanes which run at right angles to the main street.

The lanes create something very special to Stoke Albany as small lanes peter out into tiny alleys and link to the footpath network. They are very intimate, with built form fronting onto the lane, and then alleys. Buildings run parallel to the street and at 90 degrees creating variety, but also allowing for corner buildings to address the main and side street. Continuity and enclosure is maintained, despite the varied building line, by continuous stone walls and hedges. Unlike larger towns and villages, there is a real feeling of openness and inter-visibility between public and private areas with footpaths weaving between buildings and private gardens. However, since the routes are well used and well surveilled, security does not feel compromised.





Historic radial development

- Predominantly ironstone and slate roofed, historic, large buildings in large plots arranged around the focal point crossroads and green.

At the lower end of the village, much looser development is formed around the crossroads. Buildings are well set back and elevated from the street as well as being in much larger plots. The street continues to feel enclosed by trees, hedges, the topography and stone walls and the church forms an end stop to views.

The character is very open, spacious and green and characterised by distinctive historic buildings including the church.



Rural edge

The southern extent of the village is marked by a greater mix of buildings and materials. There is continuous enclosure of the road, with buildings or boundary treatments. Buildings are not set back from the street edge, and most front onto the street. There are occasional glimpses to long views over the valley to the east and to some paddock and grazing land.



Edge suburbs

More modern development is found at the western extent of the village which has developed along Harborough Road including a post-war council housing scheme. Development here is not reflective of the character, materials or street pattern of the more historic areas of the village. With materials dominated by standard red or buff brick and concrete tile roofs. Continuity of street enclosure and boundary treatments break down. Buildings are set back and frontage car parking separates the properties from the streetscene. Permeability is destroyed by cul-de-sac developments.



Public realm and landscape

Public realm

Public realm in the historic areas of the village is very good and characterised throughout by an open and rural feel. The public realm is less successful in the edge suburbs character areas which are less distinctive and incongruous with the historic part of the village in terms of structure, enclosure, definition, materials and boundary treatments.



Comparison of public realm in historic character areas and modern developments

Views

There exists a lovely juxtaposition of long open views down the valley and into the landscape, along with short, intimate views along the back lanes. Panoramic vistas on the countryside which separate Stoke Albany and Wilbarston can be enjoyed from Ashley Road.

Open spaces

There are several important open spaces throughout the village which each contribute to its unique character. There is a well maintained and well used play space and a network of small pocket parks which bring open spaces into the settlement, but also the informal network of paths and routes allow views into large front and side gardens. These add to the sense of greenery and the merging of the countryside into the village's built form. The open aspect onto private gardens allows private open space to contribute to the street's quality. Typically open edges are presented to the countryside.



Streetscape

Despite their small scale, the lanes accommodate pedestrians, vehicle movements and parking. Speeds are very low and the spaces feel well overlooked and safe. Cars are not dominant despite

the small spaces, since they are generally tucked away and partially obscured by planting or the built form.

Speeding is clearly an issue on Harborough Road, lower Ashley Road and Wilbarston road. These are also the places where there are problems with parking and the highway dominates and detracts from the character of the village. Crossing the road at the main crossroads junction is difficult for pedestrians both because of speeds of traffic and limited sightlines. Indeed the pub no longer has a front door onto the street since presumably this is too inhospitable an environment.

The crossroads in front of the pub appears over engineered, presents a poor gateway to the village and is a barrier to intuitive and safe pedestrian movement.



Crossroads in front of the White Horse

Parking is an issue for the post war Council estate. While there is a rear garage court, it is not surveilled and poorly maintained so instead people park on the street at the front of their property or on the grass verges, which leads to cars dominating the streetscene.

8. Opportunities/ Issues

Dingley

Discussion at the Dingley Parish Council Meeting identified a paddock off Braybrooke Road as having some potential to accommodate development of approximately 7 dwellings. However, due to the lack of services and facilities within the village and its isolated and scattered form, any new development of this nature would be considered unsustainable at this time. The site therefore, will not be taken forward as an option for redevelopment in the Site Specific Proposals LDD Options Paper.

Stoke Albany

Housing site assessments

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

- **Site RA/120** - Farm and land at Stoke Farm, Ashley Road - Development of this site could improve its appearance to the benefit of the village. However, development of this site may have a negative impact on the setting of neighbouring Listed Buildings and the character and appearance of the Stoke Albany Conservation Area. The site is located in a minerals consultation area. Highways trees and verge are to be retained. Overall the site scores well and a high quality well designed scheme could make a positive contribution to the built environment through replacement of the large mass agricultural buildings with domestic scale dwellings in keeping with the historic character of the village. The site is therefore taken forward as an option for redevelopment in the Site Specific Proposals LDD Options Paper.

- **Site RA/160** - Land to rear of 6 Bottom Lane - Site scores poorly in terms of accessibility and is sensitive to new development due to existing planting, elevated position and its potential impact on the neighbouring Conservation Area and Listed Buildings. The gap between the two elements of the village boundary is an important aspect of the village's unique character and development of this site would be to the detriment of this. For these reasons, this site should not be taken forward for consideration in the Site Specific Proposals LDD Options Paper.
- **Site RA/147** - Land to the North of Harborough Road - Site scores poorly in terms of accessibility and the village has limited facilities to support new growth i.e. a school. Any future development would need to be carefully designed due to the elevated position of the site and should consider the potential impacts on the neighbouring Conservation Area and Listed Buildings. Access to the site is also a problem. For these reasons, unless need or desire for more significant growth in the village is identified, this site should not be taken forward for consideration in the Site Specific Proposals LDD Options Paper.

8. Opportunities for enhancement

The following potential opportunities for improvement within the village were identified:

- 20mph zone throughout – and all the way to Wilbarston
- Reduce carriageway size, tighten junction geometry and design in on street parking to create pinch points on Harborough Road and the southern end of Ashley Road. Remove centre lines and resurface in gravel dressing. Narrow carriageway with lining under bridge to increase sense of gateway and reduce speeds. Improve junction with speed table, create front garden space with planting for pub, reduce carriageway
- Create a paved footpath to Wilbarston alongside road.
- There is a potential redevelopment site / opportunity for barn conversion at 6 Desborough Road.
- There is a potential redevelopment of a farm site (part of submitted SHLAA site RA/120) at the intersection of Ashley Road and Lower Road. This site has the potential, through a high quality development, to enhance the streetscene with a mixed use or residential development. Ideally this should retain some employment within the village perhaps through conversion of smaller historic units at the front.



Potential redevelopment site at Ashley Road / Lower Road

9. Draft Design Principles

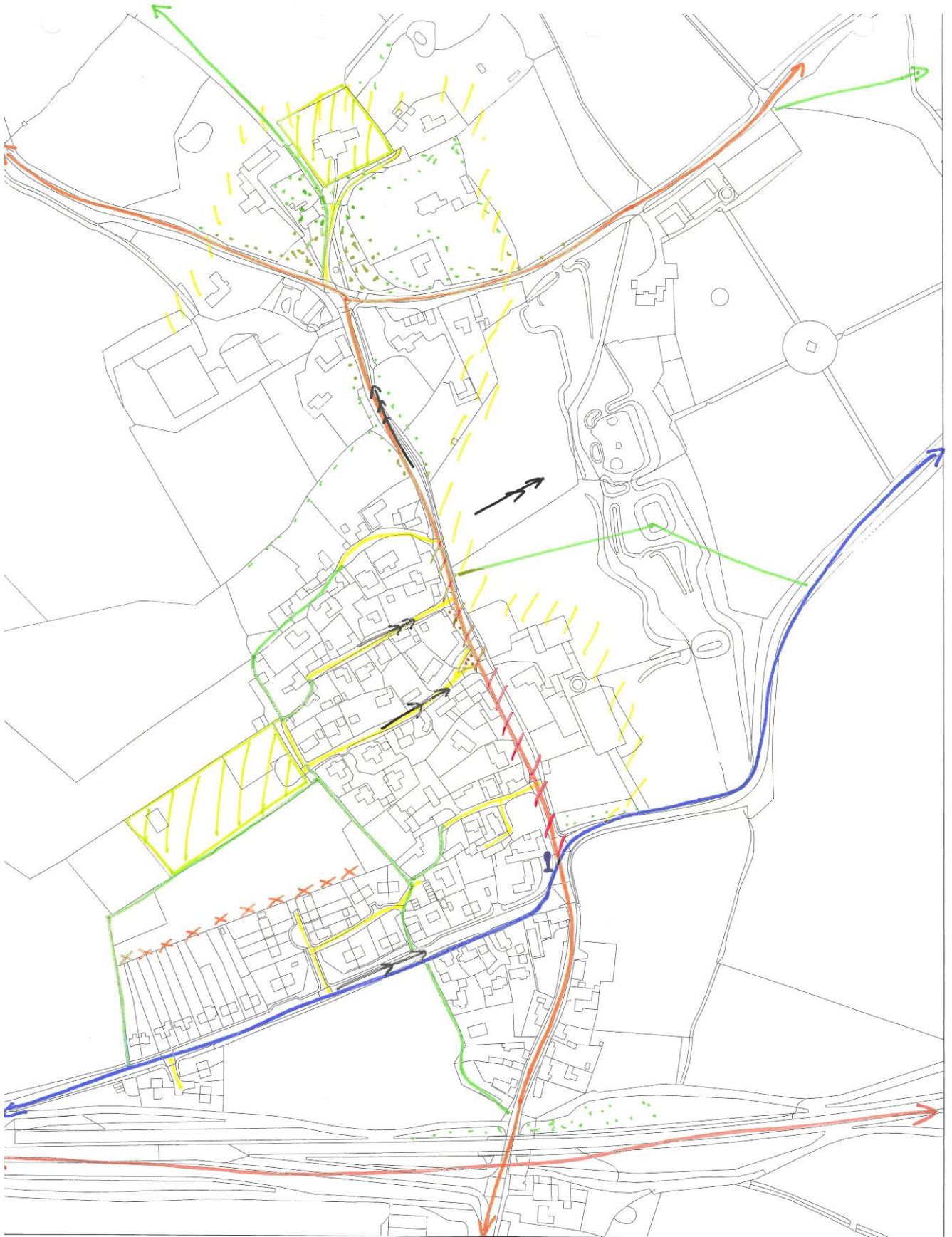
Any redevelopment of **site RA/120** (part of SHLAA site RA/120) at Ashley Road / Lower Road will:

- Seek to provide a mixed use scheme and retain some employment within the village;
- Be constructed primarily of ironstone with slate roof and limited red brick. Proposals involving contemporary materials outside of this palette may be considered where they are of an exceptionally high standard in terms of design, materials and positive impact on the character of the village;
- Retain and convert the existing smaller historic stone and brick barns and outbuildings;

- Retain the existing stone wall and tree frontage on Ashley Road;
- Create a development with a rural, farmyard character
- Reflect the local character of large dwellings in large plots, set well back from the road with substantial landscaping between;
- Ensure new buildings face out onto and appropriately address the attractive intersection space at Ashley Road / Lower Road;
- Provide for a rear lane footpath to connect southwards and carry on the existing lanes footpath northwards;
- Use the buildings on Lower Road as a template for clusters of buildings (residential and non residential) around shared courtyards; and
- Replace the large coniferous trees with more appropriate indigenous species.

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

- Use a limited palette of materials reflecting the historic buildings within the village:
 - Ironstone;
 - Slate;
 - Clay pantiles;
 - Soft red brick;
 - Thatch;
 - Small areas of cream render.
 - Proposals involving contemporary materials outside of this palette may be considered where they are of an exceptionally high standard in terms of design, materials and positive impact on the character of the village.
- If north of the built line of Bottom Lane, development will:
 - Be reflective of the character of the Historic Radial character area;
 - Be well set-back and slightly elevated from the street;
 - Comprise large footprint buildings in large plots arranged around the focal point crossroads and green;
 - Continue street enclosure with stone boundary treatments, trees or hedges.
- Elsewhere, development will:
 - Be reflective of the character of the Historic Linear character area;
 - Maintain the linear form of development – buildings will run parallel to the street and at 90 degrees creating variety, but ensuring corner buildings address the main and side streets appropriately.
 - Be of an intimate scale and reflect the mass and height of surrounding buildings;
 - Create tight enclosure to streets and space, with built form fronting directly onto the streets, lanes, or alleys;
 - Ensure continuity and enclosure is maintained, despite the varied building line, by continuous stone walls and hedges;
 - Reflect the rural lanes and rear alley/lanes characteristics – interconnected footpaths and footpaths weaving between buildings and private gardens are encouraged;
 - Ensure that buildings are interspersed with open spaces; and
 - Ensure a feeling of openness is maintained with inter-visibility between public and private areas.



Stoke Albany landform & movement map

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

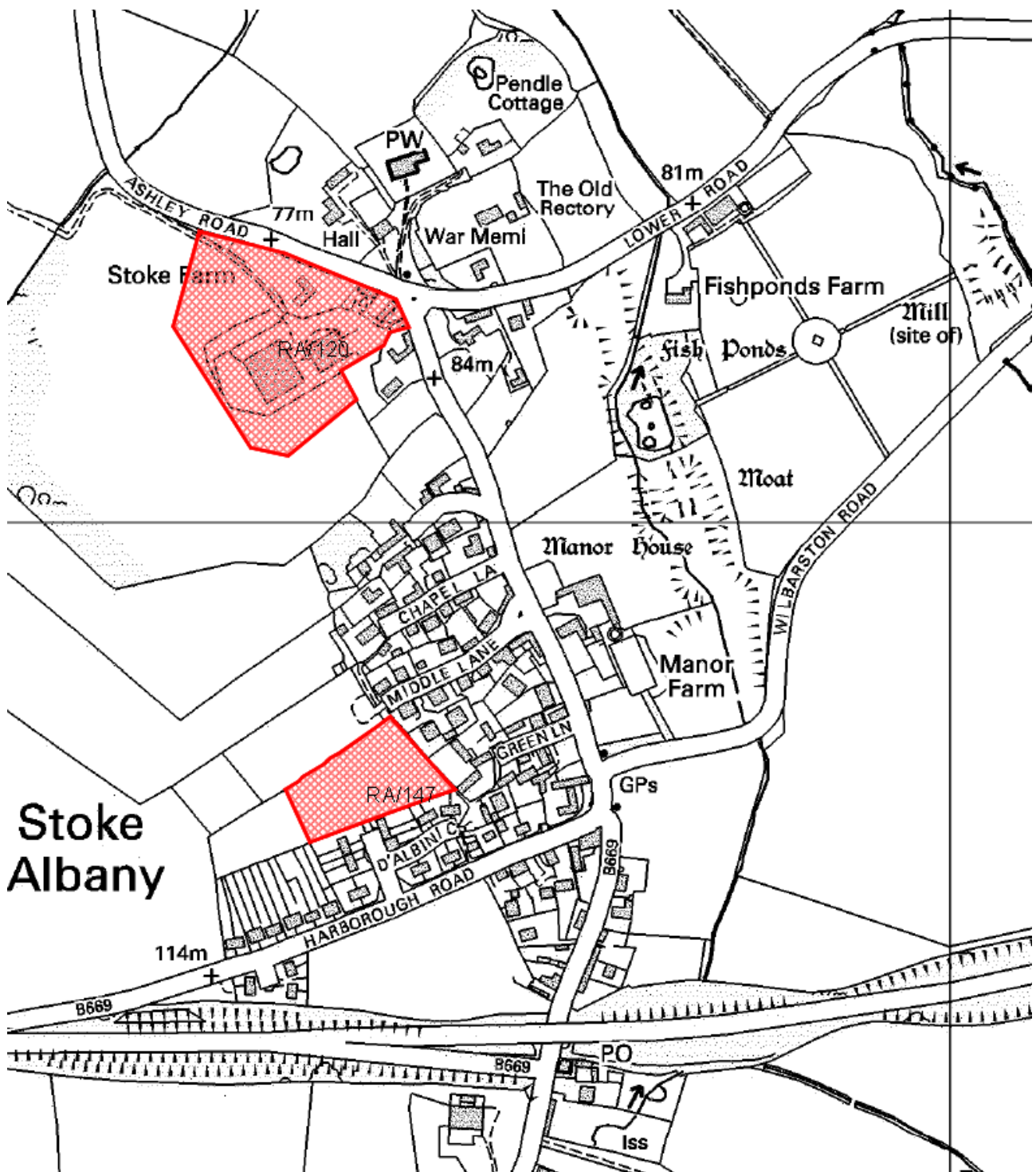


Stoke Albany character areas map



Stoke Albany public realm & landscape map

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



Stoke Albany assessed housing sites map

Rural Masterplanning Village Evaluation: Sutton Bassett

1. Evaluation Matrix

1. Profile	
Population	43 (electoral roll)
Demographic Split	<p>Tenure:</p> <p>Owned Outright: 39.3%</p> <p>Owned with a mortgage or loan: 40.2%</p> <p>Shared Ownership: 0%</p> <p>Rented from Council: 14.7%</p> <p>Rented from Housing Association or RSL: 0%</p> <p>Private rented: 2.9%</p> <p>Rented other: 2.9%</p> <p>Age: Under 16 – 14.8% , 16-24 – 7.4% , 25-59 – 50.7%, 60+ - 27.1%</p> <p>(Census 2001 figures for Sutton Bassett and Weston by Welland)</p>
No. of Jobs	Unknown
Businesses / employers	Employment is located at Sutton Lodge Farm south east of the village.
2. Functional Relationships	
Regional Catchment	Nearest regional centre: Leicester Residents look to Market Harborough for the majority of services and facilities.
Primary Movement Infrastructure	Nearest main roads are the A6 and A427 which provide access to Leicester, Corby and Kettering. Average distance travelled to a fixed place of work 30.44(Census 2001 figures for Sutton Bassett and Weston by Welland)
Nearest major employment centre	Market Harborough – 3.4km to industrial estate Corby – 10.7km to town centre
Modal Split	Number of people who own one or more car – 88.9% (Census 2001 figure for Sutton Bassett and Weston by Welland)
Public Transport Provision	<p>Bus services:</p> <ul style="list-style-type: none"> • Service 167 – Corby – SUTTON BASSETT- Market Harborough, Mon to Sat, Daily • RR7 and RR9 – SUTTON BASSETT – Market Harborough, Tues and Sat
Foot / cycle path links to other settlements	<ul style="list-style-type: none"> • Footpath links to Weston by Welland, Ashley, Stoke Albany and Wilbarston • Footpath links to Desborough although a short section of this is along Hermitage Road
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	Sutton Lodge B&B
3. Quantum	
Total Area	55011m ² / 5.5ha
No. Houses	43 (electoral roll)
Residential Density	7.8 dph
Land Use Split	Predominantly residential

No. of affordable housing units & tenure split	3 x 3bed properties
No. of elderly / supported housing units	Unknown
No. of bungalows	Unknown
Housing type split, e.g. terraced, semi-detached, detached etc.	Unknown
4. Planning Designations / Constraints	
Conservation Areas coverage	No conservation area
No. Listed Buildings	4 Listed Buildings, All grade II
Flood Plain	No Flood Plain
Ecological (SSSI, RAMSAR etc.)	None
Landscape Designation / typology	Landscape Character Assessment – Undulating Hills and Valleys Environmental Character Assessment – Welland Valley Biodiversity Character Assessment
5. Landscape	
Setting	Sutton Bassett is roughly 14 miles north-west of Kettering , 12 miles west of Corby , 7 miles north-east of Desborough and roughly 4 miles from Market Harborough .
Agricultural Uses	Mainly grazing land surrounding the village
Ecology	None
Watercourses	None
6. Amenities	
Shops	No
Post office	No
Bank / cash machine	No
Pub	The Queens Head Inn
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	No – nearest = local corridor 20 – Welland Valley
Natural and semi-natural green space	None
Amenity green space	None
Outdoor sports facilities	None
Cemeteries and churchyards	None
Children's play areas	None
Allotments	None
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	None
Places of Worship	All Saints' Church

Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	Sutton Bassett Social Group
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2. Summary of Parish Plan

There is no Parish Plan for Sutton Bassett.

3. Summary of Conservation Area Appraisal

None

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 every 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 Sutton Bassett.

5. SHLAA findings

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

6. Summary of Parish Meeting

Aspirations

- Majority of the village wanted it to stay as it is at the moment but some individuals felt the village should have some small scale growth to help keep facilities
- Residents would like a new path from the village to Dingley Lane (estimated at approximately 200m in length). This would link to footpaths in the wider area
- An aspiration for a play area was expressed however there were concerns that this would not be feasible due to initial cost and cost of maintenance
- Residents were happy that employment development remained at Lodge Farm
- The village pub should be protected, in the future there may be a need to extend the pub car park
- The village is ribbon development and this is an important part of its character and should be protected
- Open space protected in the Local Plan should continue to be protected

7. Village Assessment

Landform and Movement network

Sutton Bassett has a single primary street (Main Street/Weston Road) running through the entire length of the village with properties either side. There are no other streets that come off this single primary street.

To the south, roads link to Dingley and to the north Weston by Welland. To the west of the settlement, roads link to Market Harborough.

Footpaths run out the village to the west and north-east and then connect to a larger footpath network which runs east. There are limited connections to the south.

Pavements run along both sides of the road providing pedestrians and drivers ample room, these pavements are edged with brick curb.

A bus stop connecting to a daily bus service stops in the centre of the village.

Isochrones:

The map below shows the 400m isochrone. This shows that all of Sutton Bassett is well within 400m of the historic centre of the village.



Sutton Bassett Isochrone

Character

Sutton Bassett is a relatively small linear village with development running either side of one main street. The village largely comprises of a mix of modern and historic buildings. Historic development is largely ironstone or Northamptonshire red brick with either thatched or slate roofs. A mix of modern development constructed in varying styles using a variety of brick colours, is dispersed throughout the village. Development is generally set behind red brick walls. However, the more modern properties by All Saints Church and the neighbouring farmstead sit behind stone boundary walls.

The figure diagrams below show the built form and street patterns in Sutton Bassett. These show the simple street pattern and the form of development along this street. These show clearly the spaced out nature of development which characterises this village. Also, the farmstead is clearly identifiable.



Sutton Bassett – Built form



Sutton Bassett – Street pattern



There are sporadic views in between properties but development along the main street is fairly compact until you reach the gateways of the village. To the north, development is only on one side of the street. To the south, small open spaces interrupt the building line.

Public realm and landscape

Gateways

On both gateway entrances to the village (north and south) there exists some opportunity for improvements. Notably on the Weston Road (northern gateway) modern buildings, from no. 46 onwards, mark the entrance/exit to this otherwise historic village. The modern houses are set in reasonably sized plots with a mix of close board fencing and rectangular stone walling and so opportunity exists for gateway enhancement. No. 6, located at the southern edge of the village, marks the other entrance to the village. This end of the village is again modern in character, mainly comprising of newer properties outside of the historic core of the centre of the village.

Key buildings

Key buildings located within the village include the Grade II Listed All Saints Church, built of squared coursed and regular coursed limestone and lias with Collyweston slate roof (C12 to C14, partly rebuilt 1856). As the village does not have a formal meeting room, the church provides a community as well as religious function. The Queens Head Inn, although not particularly striking in appearance, it does have an important function within Sutton Bassett and a remarkable vista to the rear of the site from the garden.



All Saints Church | Queens Head Inn

Views

Important vistas are present opposite the All Saints Church and at both the north and south gateways to village. Some views to open countryside exist across important open spaces within the village. There is an important view out to the countryside from the area of green space by the pumping station / pub. Where there are gaps in the built form the views out to the west are panoramic vistas of the Welland Valley.

Open Space

Small areas of open space break up the form of the village and are mainly located around the Church and to the south of the village. These are shown on the public realm and landscape map. Green verges outside the front of properties are particularly important and add a character to this village that not many other linear style villages would have. These should be retained.



Open spaces | Setting of Church | Green Verges

Character Areas

The dominant character area is the Historic Core though within this other Character Areas are very inter-dispersed and varied and this is clearly visible on the public realm and landscape map. A summary of these areas has been included below:

Historic Core

The historic core comprises of:

- Linear development
- Ironstone buildings with thatched or slate roofs
- Traditional red brick properties with slate roofs
- Stone and red brick boundary walls
- Stone barns and farm buildings



Modern Infill

Modern infill largely comprises of:

- Large properties set in large plots
- A variance of building styles and materials comprising of different coloured bricks, concrete roof tiles and render
- Modern properties in some places have been set behind traditional red brick boundary walls but others are set behind landscaping and close boarded fencing



Farmsteads

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



Other comments

There are some examples of attractive and historic street furniture contained within the village including lamp-posts; a red letterbox and phone box; and a timber bus shelter and notice board which should be retained.



8. Opportunities/ Issues

Given the size of Sutton Bassett the opportunities for development are slim, with any new development likely to be in the form of barn or farmstead conversions. Other land that could potentially be considered for development is still agricultural use or considered to be green open spaces important to the village.

Any subsequent development of barns or farmsteads should be in the form of conversion only, for residential or for small business uses. 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.

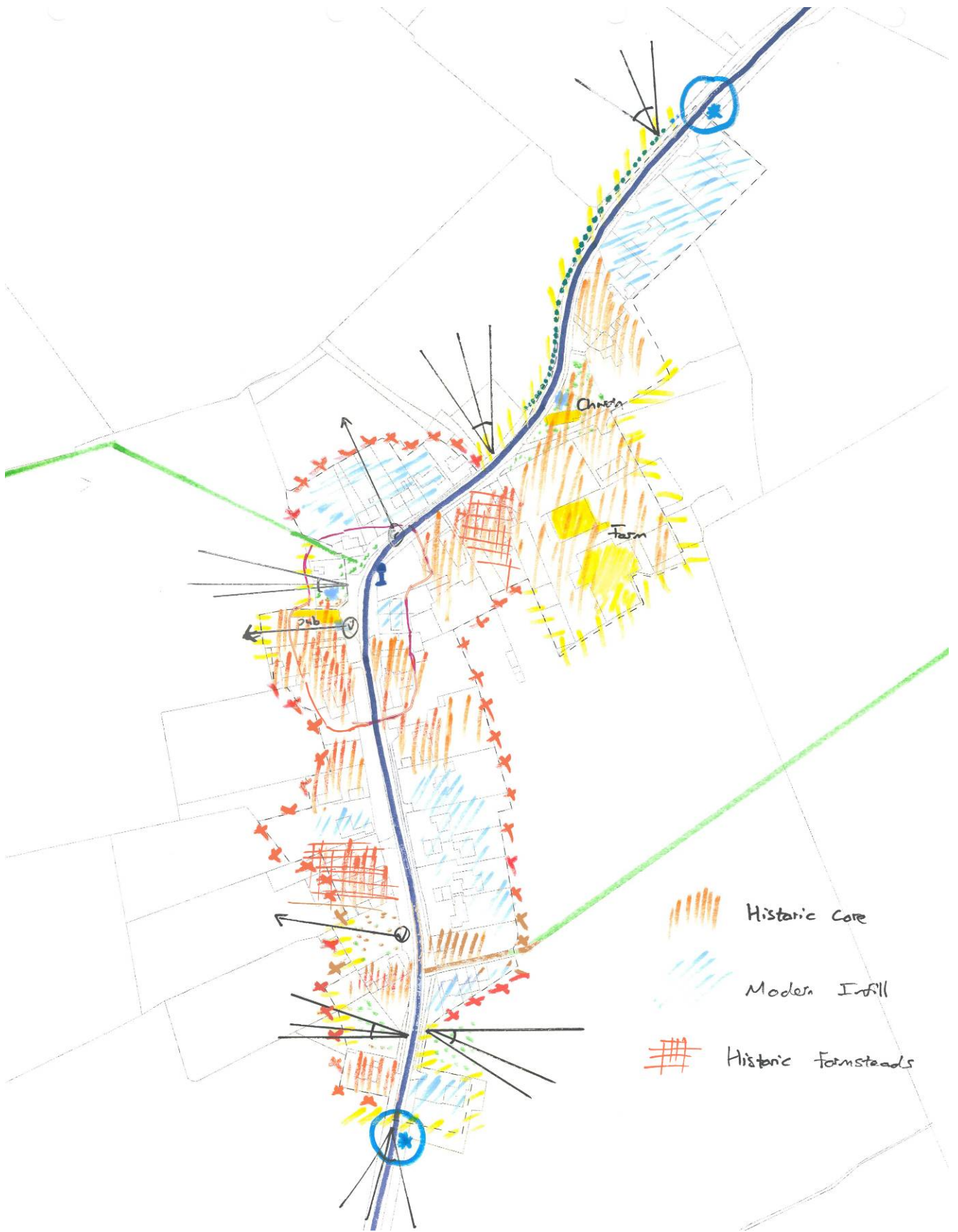


The softening and improvement of the car park of the Queens Head Inn could improve the overall appearance of this area of the village.

9. Draft Design Principles

Development in Sutton Basset should be extremely limited but any new development should be in the form of carefully planned conversions consisting of limited new openings to maintain the character of these buildings. Any new development should:

- Follow the linear, ribbon development form of the village with buildings almost exclusively fronting onto or facing Main Street. Any infill development will continue this character with buildings orientated towards Main Street and new dwellings in rear gardens will not be permitted;
- Be set behind stone or red brick boundary walls where present and not involve the punching of any additional openings within existing boundary walls;
- Be constructed of traditional red brick or stone with slate roofs;
- Respect the historic character of the village and the setting of the Church; and
- Contribute towards the identified new footpath link to Dingley Lane (ensure consistency with GI Policy)



Sutton Bassett Rural Masterplanning analysis map

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

Rural Masterplanning Village Evaluation: Thorpe Malsor

1. Evaluation Matrix

1. Profile	
Population	146 (Census 2001)
Demographic Split	<p>Tenure:</p> <ul style="list-style-type: none"> ▪ Outright ownership 20%, ▪ Ownership mortgage/ loan 30%, ▪ Shared ownership 0%, ▪ Rented from local authority 22%, ▪ Rented from housing association/ RSL 0%, ▪ Rented from private landlord 14%, ▪ Rented from other 14% <p>Age: Under 16 14.4%, 16-24 7.5%, 25-59 38.4%, 60+ 39.7% (Census 2001)</p>
No. of Jobs	Unknown
Businesses / employers	No major employers Farm related employment
2. Functional Relationships	
Regional Catchment	Nearest regional centre - Northampton
Primary Movement Infrastructure	<p>Roads into & out of settlement & their classification:</p> <p>Distance to nearest town:</p> <p>Distance travelled to work: 19.68km (Census 2001)</p>
Nearest major employment centre	Kettering
Modal Split Number of people who own 1 or more cars	88.2% (Census 2001)
Public Transport Provision	<p>Bus services:</p> <ul style="list-style-type: none"> • Shared Taxi Bus – Great Cransley – Loddington – Thorpe Malsor – Kettering, Mon to Sat, Daily <p>Nearest Train Station: Market Harborough</p>
Foot / cycle path links to other settlements	Footpath links to Cransley reservoir Links to other settlements require some on-road walking
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	None
3. Quantum	
Total Area	64769m ² 6.47ha
No. Houses	57 (electoral roll)
Residential Density	8.8 dph
Land Use Split	Predominantly residential
No. of affordable housing units & tenure split	2 x 1 Bed Bungalow 8 x 2 Bed Bungalow

	1 x 3 Bed House
No. of elderly / supported housing units	Residential and Retirement Homes: Rookery Cottage
No. of bungalows	N/A
Housing type split, e.g. terraced, semi-detached, detached etc.	N/A
4. Planning Designations / Constraints	
Conservation Areas coverage	The conservation area covers the majority of the village with the exception of more modern development in the north east of the village
No. Listed Buildings	There are 11 Listed buildings or structures in the village with significant listed curtilages
Flood Plain	No areas of flood plain in the village
Ecological (SSSI, RAMSAR etc.)	No designated sites near to the settlement
Landscape Designation / typology	Landscape Character Assessment – Rolling Ironstone Valley Slopes – Kettering and Wellingborough Slopes Environmental Character Assessment – Central Northamptonshire Plateaux and Valleys Biodiversity Character Assessment – Liassic Slopes – Ise Valley Liassic Slopes Historic Landscape Character – Pre 19 th Century non Parliamentary enclosure – Brampton Brooke – River Ise Watershed and 19 th Century Parliamentary enclosure – Thorpe Malsor – Braybrooke Uplands
5. Landscape	
Setting	The setting to the village is provided by the extensive grounds of Thorpe Malsor Hall located on the southern edge of the village.
Agricultural Uses	Some arable and pasture land around the village
Ecology	No designated wildlife sites
Watercourses	Cransley Reservoir is 650m south of the village
6. Amenities	
Shops	No
Post office	No
Bank / cash machine	No
Pub	Social club
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	No
Natural and semi-natural green space	No
Amenity green space	Thorpe Malsor village green (Id 852) 0.05ha, Eagle Lane AGS (Id 853) 0.02ha
Outdoor sports facilities	No
Cemeteries and churchyards	All Saints Church (Id 568) 0.21ha
Children's play areas	The Square Play Area (Id 851) 0.06ha

Allotments	Short Lane Allotments (Id 117) 1.5ha
Museum/library (inc mobile libraries) etc	Mobile library every three weeks on a Mon
Broadband facilities / speed	Unknown
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	None identified

2. Summary of Parish Plan

No Parish Plan exists for Thorpe Malsor.

3. Summary of Conservation Area Appraisal

The Thorpe Malsor Conservation Area was designated by Kettering Borough Council on 24th March 1982.

- The bulk of the village has a linear form, astride Church Way, the main thoroughfare. Most of the built-up areas of the village are located to the north of Church Way, Thorpe Malsor Hall and its related parkland occupying the area immediately to the south.
- Although linear in form, the village is quite compact, most of the houses being near either to the grounds of Thorpe Malsor Hall or All Saints Church. The essential character of the village is formed by the grouping of dwellings fronting onto the northern side of Church Way, and by the continuous stone wall backed by a dense and imposing tree screen, to the south. However, the appearance of the Conservation Area is considerably enhanced by a number of individual buildings such as Lancefield House and The Old Rectory.
- Apart from more recent brick-built additions to the village, the main building materials are limestone and ironstone, with slate roofs. A number of buildings date from the 18th century, although there are some earlier examples, notably All Saints Church, parts of which date from the 13th and 15th centuries, and Thorpe Malsor Hall, which dates from the early 17th century. These buildings, together with the 18th cottage at 24, Church Way, are listed as being of architectural and historic interest, the church forming an obvious focal point. A large proportion of the remaining building stock is regarded as significantly contributing to the character of the village. This character is further enhanced by the planted open spaces and tree belts in and around the village.
- The boundary of the Conservation Area for Thorpe Malsor, indicated on the plan attached to this document has been drawn so as to include all the buildings and significant features which contribute to the character of the village. In addition, the importance of open land and its contribution to village character and appearance is demonstrated by the inclusion within the boundary of several peripheral open spaces which are considered to be of particular importance to the setting of the village, particularly when approached from Loddington.

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 every 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 Thorpe Malsor.

5. SHLAA findings

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

6. Summary of Parish Council Consultation

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 Thorpe Malsor Parish Council.

7. Village Assessment

Landform and Movement network

The primary route through the settlement is Church Way/ Short Lane. This route is bypassed by the Loddington to Kettering Road so does not have a significant amount of through traffic. The primary route links with routes to Kettering and Loddington.

There is one secondary route, Eagle Lane, which links the village to routes to Great Cransley and an alternative route to Kettering.

The remaining routes in the village are tertiary streets. These routes are all located off Church Way and Short Street and provide access to residential properties.

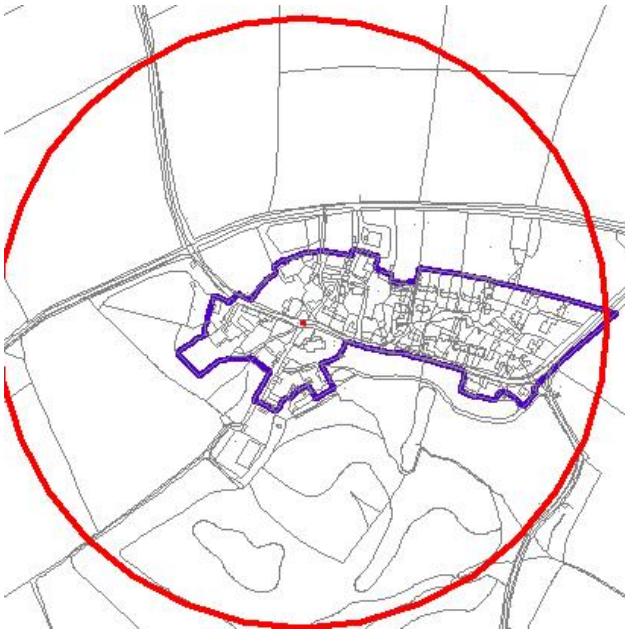
There were no visible issues with speeding or parking in the village.

The village is easy to navigate around as all streets link to the main street. Along the tertiary streets there is less definition between public and private space and streets are informal. There are footpath links out of the village which provide access to Cransley reservoir and the wider countryside. Pedestrian links to other settlements would require some on-road walking.

A footpath runs along the length of Church Way until you reach Thorpe Malsor Village Hall which virtually marks the edge of the village. Footpath stops short of the edge of the village, at the end of Church Way to the north-east. Small paths lead to new residential development behind the main street and this combined with the shared spaces make the village easy to navigate and walk around.

Isochrones

The diagram below shows the 400m isochrone. This shows that the whole village is within 400m walking distance of the centre.



Landform

Thorpe Malsor is located in a valley which slopes up to the west of the village.

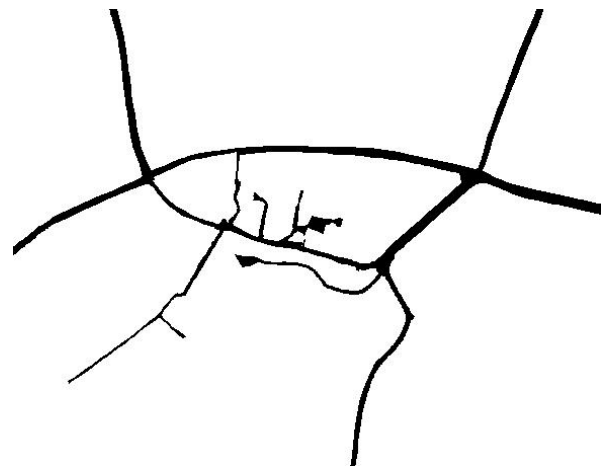
Character

Church Way is the main street in the village. The Church and Village Hall are located on this street.

The below figure ground diagrams show the built form and street patterns in Thorpe Malsor. The majority of development fronts onto Church Way. However to the north of this street development is located off a number of more informal streets.



Thorpe Malsor Built Form



Thorpe Malsor Street Pattern

Historic Core

- With the exception of Church Way which is the main route through the village there is little distinction between public and private space
- Materials are limestone and ironstone with slate roofs
- The previously linear nature of the village is clearly visible in the historic core, with only 19 the Square, Lancefield House and Thorpe Malsor Hall not having street frontage onto Church Way. Modern development behind the historic core has undermined this element of the character of the village although the variance of the building materials and new building lines make the old and new clearly distinguishable.

- Within this part of the village there is a significant variance in building lines with some properties abutting the highway and others set back. Also, some properties fronting onto the highway and others having more a side elevation aspect.



Farmsteads

- Historic farm buildings located within the village with more modern agricultural buildings located on the edge of the village
- These sites comprise of a stone farmhouse with red brick barns scattered either adjacent to or behind.

The Square

- Semi-detached houses and bungalows
- Brick built
- One ironstone Grade II Listed building, Number 19 sits on the square behind an attractive green space and tree. This property is now 1 house but was previously a barn and 5 adjoining cottages, dating back to 1652.



Modern Development

- Brick built
- Generally out of character with the rest of the historic village due to the use of the materials, it's positioning in the village (not fronting onto Church Way or respecting the historic linear form of the village) and the style of design of properties.



Short Lane

- Large properties, set in large plots, set well back from the public highway.

- Opposite open space creating an open and rural gateway to an historic village from the north-east.



Public realm and landscape

The village is principally historic in character and primarily consists of attractive ironstone buildings with slate roofs abutting the public highway. Small green spaces within the village add significantly to its character but the later additions to the village somewhat undermine its historic character and form. Despite this the prevalent character of the village is particularly attractive and much that undermines this is hidden from view, away from the main street.

Key landmarks in the village are All Saints Church, the Grade II* Listed, C13 Ironstone building, set on a higher ground level behind an attractive stone boundary wall. Views to the Church are visible from most of the village increasing the prominence of the church in the village. Little new development has taken place around the church which has protected the setting of this particularly special historic building.



Other key buildings to the function of the village are the village hall and social club.



Open spaces

Green open corners and spaces in front of dwellings significantly add to the character of the village and frame elevations of key buildings within the village. These include:

- Two green spaces within The Square
- A green space in front of 42 and 44 Church Way
- A green space in front of 26 and 28 Church Way
- The green corner opposite the grand entrance to Thorpe Malsor Hall and where Church Way meets Short Lane.
- The cemetery around the Church



Allotments to the north-east of the village provide a rural gateway into the village from this direction and should also be protected.

Dense vegetation to the southern boundary of Church Way adds to the rural character of the village and protects the setting of Thorpe Malsor Hall.

Other comments

There is some attractive street furniture contained within the village including benches, street lamps and a red telephone box. Features like this should be retained and enhanced where possible.



8. Opportunities/ Issues

There are no development sites which have been promoted in Thorpe Malsor.

- Farmsteads – there are two farmsteads within the village. These play an important economic role in the village. Should these become available, redevelopment should include an element of small scale employment development to retain this function within the village. Where buildings are suitable they should be converted rather than redeveloped. Any development should reflect the existing form and character of the farmsteads.
- There are several historic barns in front of the Old Rectory and one adjacent to the village hall, fronting Church Way. These barns could provide an opportunity for conversion development

only. This conversion could take the form of residential or for small business uses. Some consideration may need to be given to positioning and opportunities for outdoor space. Further openings should be limited to maintain the character of these historic barns.

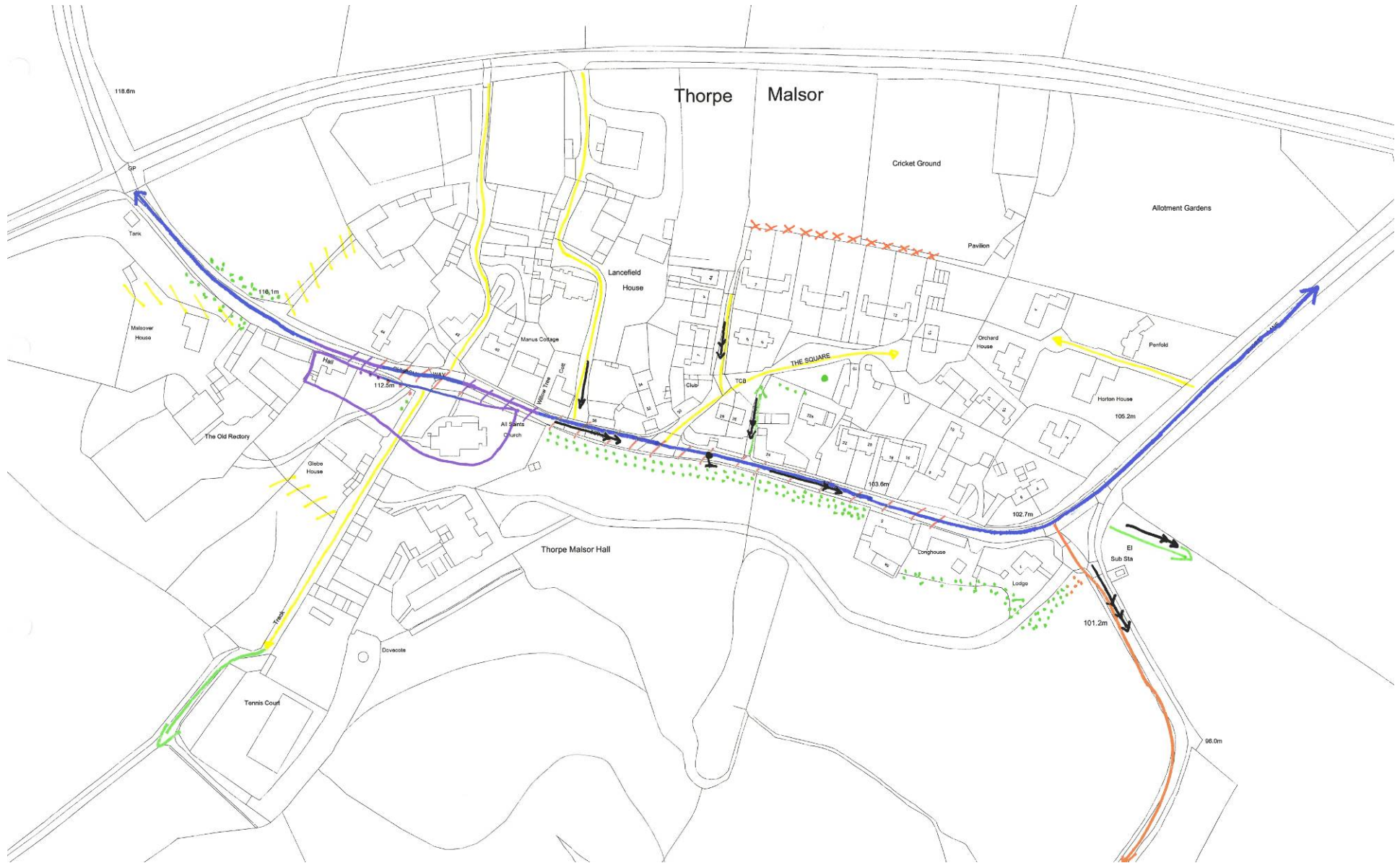
There are surprisingly few Listed Buildings within the village. There may be potential to create a Local List which protects those buildings which have a particularly unique character which adds significantly to the character and appearance of the Conservation Area or adds to the setting of a Listed Building



9. Draft Design Principles

Development in Thorpe Malsor should be extremely limited but any new development should be in the form of carefully planned conversions consisting of limited new openings to maintain the character of these buildings. Any new development should:

- Provide the addition of a small extension to the public footpath to include the north-east edge of the village, along Short Lane, which would allow easy walking access from this end of the village;
- Retain historic buildings and features;
- Gateways into the village should be improved to create an enhanced entrance into Thorpe Malsor; and
- No new development should take place to the south of Church Way (other than conversions of existing buildings) to protect the open space and setting of the Church and Thorpe Malsor Hall



Thorpe Malsor landform & movement map

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



Thorpe Malsor public realm & landscape map

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

Rural Masterplanning Village Evaluation: Warkton

1. Evaluation Matrix

1. Profile	
Population	147 (2001 Census)
Demographic Split	Tenure: <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% Age: Under 16 17%, 16-24 8.8%, 25-59 56.5%, 60+ 17.7% (Census 2001)
No. of Jobs	Unknown – farms, some light industrial units and farm shop at Moorfield farm
Businesses / employers	3-4 businesses at Moorfield farm
2. Functional Relationships	
Regional Catchment	Nearest Regional Centre: Leicester
Primary Movement Infrastructure	Roads into & out of settlement & their classification: <ul style="list-style-type: none"> ▪ Close to A4300 ▪ Minor roads link to nearby villages e.g. Grafton Underwood and Weekley Distance to nearest town: <ul style="list-style-type: none"> ▪ Kettering: 1.4 miles to centre to centre; 0.3 miles edge to edge; Distance travelled to work: <ul style="list-style-type: none"> ▪ 8.3 miles (census 2001);
Nearest major employment centre	<ul style="list-style-type: none"> ▪ Kettering: 1.8 miles to North Kettering Business Park
Modal Split Number of people who own 1 or more cars	89.7% (Census 2001)
Public Transport Provision	No Bus Service Nearest Train Station <ul style="list-style-type: none"> ▪ 2 miles to Kettering
Foot / cycle path links to other settlements	Footpath to Grafton Underwood Footpath and Bridleway links to Kettering
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	None
3. Quantum	
Total Area	8.2ha
No. Houses	61
Residential Density	7dph
Land Use Split	Predominately residential and agricultural, some employment
No. of affordable housing units & tenure split	0
No. of elderly / supported housing units	0
No. of bungalows	0

Housing type split, e.g. terraced, semi-detached, detached etc.	Mostly detached, some semi-detached, terraced runs of cottages.
4. Planning Designations / Constraints	
Conservation Areas coverage	100%
No. Listed Buildings	29
Flood Plain	Very small part of the village is in Flood Zone 2
Ecological (SSSI, RAMSAR etc.)	None
Landscape Designation / typology	Landscape Character Assessment: Rolling Ironstone Valley Slopes – Irthlingborough Slopes and River Valley Floodplain – River Ise Floodplain Environmental Character Assessment – Rockingham Forest Biodiversity Character Assessment – Limestone Slopes – Ise Valley Limestone Slopes and Minor Floodplain – River Ise Historic Landscape Character – Fragmented Parliamentary Enclosure – Grafton – Warkton Clay Plateau
5. Landscape	
Setting	Warkton is set in rising ground aside the River Ise. Warkton is a village that can be comprehended in one glance from vantage points along the A43, yet within the village there is a fine combination of enclosure with outward views especially to the west. (Conservation Area Appraisal)
Agricultural Uses	The medieval open field system around the village survives well. The village is primarily Grade III agricultural land.
Ecology	Bridge's <i>Northamptonshire</i> , 1724, mentions two quarries; one of 'soft red stone' – probably ironstone – and one to the east 'a very hard an excellent stone' – almost certainly limestone, but their site is uncertain. (Conservation Area Appraisal)
Watercourses	River Ise.
6. Amenities	
Shops	Farm Shop
Post office	Open: Monday 08:00 10:00 and TUESDAY 09:30 12:30
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 Natural and semi-natural green space Amenity green space Outdoor sports facilities	Local Corridor – Wicksteed Park – Thrapston (10b) Sub-regional corridor 10 – Ise Valley 0 Warkton Village Green 0.1(806) Warkton Village Hall 0.04 (807) 0

Cemeteries and churchyards	Warkton Churchyard 0.34 (693)
Children's play areas	0
Allotments	0
Museum/library (inc mobile libraries) etc	Mobile Library: Fridays (every 3 weeks)
Broadband facilities / speed	Unknown
7. Social Infrastructure	
Community Buildings	Warkton Village Hall
Places of Worship	Warkton Church
Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	Craft Fair once a month

2. Summary of Parish Plan

There is no Parish Plan for Warkton

3. Summary of Conservation Area Appraisal

The Warkton Conservation Area was reviewed in March 2007. Warkton is set in rising ground aside the River Ise. Warkton is a fine example of an estate village which has benefited from centuries of care by the Boughton Estate. The size and shape of the village has remained remarkably constant, with most properties being set along the main street and its southern loop, the church forming a very strong focus with open paddocks on its north and south sides. There are very few buildings later than the 19th century. The village plan, together with almost consistent use of vernacular building materials and the existence of significant groups of trees, gives Warkton its very special character. Indigenous building materials are locally quarried limestone and locally grown wheat straw thatch. The older cottages are built in this way, but reconstructions have produced tiled roofs, with Welsh slate also appearing in the 19th century.

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 every 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 Warkton.

5. SHLAA findings

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

6. Summary of Parish Council Consultation

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 Warkton Parish Council.

7. Village Assessment

Landform and Movement network

Movement

Warkton is a small village with a compact form and few streets. There is one primary route through the village, which experiences moderate traffic as a main route into Kettering from the rural area to the east. Traffic calming helps to slow the speed of this traffic. Elsewhere in the village streets are tertiary in nature and there are no through routes, meaning traffic is limited to that accessing homes and facilities in the village.

There was little on street parking during our visit but this may become more evident in the evenings and at weekends.



Warkton Isochrone

Pedestrian routes within the village are well linked and intuitive owing to the compact nature of the settlement. As shown by the isochrone diagram, the whole village is well within a 400m radius of the centre. A pleasant pedestrian circuit exists around the village, although the pedestrian environment is less pleasant on the narrow footways of the main road when traffic is heavy.

There are several public footpaths or bridleways around the village into the surrounding countryside, including a route along the River Ise and a path to neighbouring Weekley. There is also an off-road pedestrian path up the hill of the main road to Stamford Road which links to the well used off road shared pedestrian and cycle way which links to Kettering and Weekley. A new potential pedestrian route is suggested which would link the centre of the village with the path along the Ise, as shown on the Landform and Movement map

A historic settlement centre is evident around the church, village hall and associated green space. Though there is no 'High Street' evident and no facilities such as a Post Office or shop (though a farm shop operates at weekends). There is no public transport provision for the village.

Buildings sit very well in the landscape and are very well related to the countryside. Almost the whole village has soft edges with excellent physical and visual connections with the surrounding countryside. It is hard to find a spot in Warkton where a rural vista is not visible or just around the corner.

The settlement is very shallow with only a tertiary street of one depth extending south. Development generally limited to the extent of these few streets, with the exception of farms which meander out into the countryside, resulting in a shallow settlement overall.

Landform

The topography is generally fairly flat within the village. It lies on elevated land, in relation to the land to the west. Outside of the village the landscape slopes westward distinctly down to the River

Ise valley meaning the village enjoys splendid vistas out to the countryside. To the east the land is more elevated meaning a fairly steep slope leads into Warkton from this direction.

Character

The figure ground diagrams below show the built form and simple street pattern in Warkton. The built form diagram clearly shows the form of development arranged around the streets at low density, generally on large plots with lots of space between buildings. Development generally fronts on to the street with buildings set back with large gardens to the front, and often sides, adding to the overall green and rural feel.



Warkton – Built form



Warkton – Street pattern



The character of Warkton is more or less consistent throughout – Historic Rural, being a fine example of an estate village, the size and shape of which has remained remarkably constant. Buildings have almost consistent use of vernacular building materials - locally quarried limestone and thatch. The older cottages are built in this way, but reconstructions have produced tiled roofs, with Welsh slate also appearing in the 19th century. Perhaps uniquely in the Borough, Warkton is almost entirely free of modern or post war development.

The church forms a very strong focus with open paddocks on its north and south sides. Frequent open spaces, fields and paddocks, between buildings together and the existence of significant groups of trees, gives Warkton its very special rural character.

Within this distinct character, however, some small sub-character areas are evident:

- Historic church based – A small group of buildings close to the church and around, and including, the village hall have a slightly different character with gable features and latticed windows suggesting an older vintage and an original role linked to the church;
- Central open space – the large, leafy expanse of open space around the church and village hall generally used for grazing animals, is central to Warkton's rural and open character;
- Old Rectory and Grounds – the area around the imposing stone Old Rectory is marked by spacious and attractive grounds, manicured lawns and gardens; and
- Agricultural – 3 working farms extend out of the village to the north and south-west underlining the rural character and bringing an agricultural vibrancy to the village.

Buildings not in residential use include farms, the church and village hall and some light industrial, workshop and farmshop enterprise units at Moorfield farm on the western entrance to the village.



Public realm and landscape:

There are two clear gateways into the village, both forming attractive green entrances to the village. In particular the descent from the east forms a beautiful and distinctive point of arrival.

Public spaces are soft and green and numerous important trees and hedgerows exist throughout the settlement. Public realm throughout the village is good quality and the whole village has an attractive, green and rural ambiance. Attractive gardens make a positive contribution to the streetscene. Only the sporadically moderately heavy passing traffic on the main road detracts from the pedestrian experience.

Landmarks include the central green paddocks, the church and grounds, the Village Hall, the small green and tree at the eastern gateway to the village, and the old Rectory (now a private residence). Though it could be argued all of the attractive cottages within the village are landmarks in their own right.

Boundary treatments are generally consistent and create an enclosed streetscene with limestone walls. Walls are typically around 1m in height though there are some examples of 2m walls in places. Hedges are another common boundary treatment particularly around fields and paddocks.

There are several important vistas out to the countryside, particularly in the west, each of which is important to the village's rural and open character. Within the village there are important views along the main road from the west to the village hall area and its environs and from the east down the hill into the village and its attractive thatched cottages.

There are three small designated open spaces within the village – the Village Green amenity Greenspace, the Village Hall amenity Greenspace and the Churchyard. There are several other important, non-designated, open spaces and green areas within the village and on its periphery which make an important contribution to its overall green, rural feel and maintain important visual connections with the countryside. These areas are indicated on the Public Realm and Landscape map.

8. Opportunities/ Issues

Consideration should be given to designating the central paddocks by the church and village hall as open space to afford it certainty of non development.

Potentially allocating the area of business use which has started up around Moorfield Farm in the Site Specific LDD as within the Village Boundary for employment / commercial use, may help this economic activity to continue and expand modestly. This could help the vitality of the village and boost and diversify the rural economy.

An opportunity for a potential pedestrian route east to the Ise from within the village, would negate the need to walk along the busy road and increase connectivity between existing footpaths, as shown on the Landform and Movement map.

No sites in or around Warkton were put forward for assessment as potential new housing sites.

Draft Design Principles

New development in Warkton is likely to be extremely limited. The following principles will apply to any development proposals that may come forward. Development will:

- Take their design and materials cues from the Historic Rural character area, as identified in the Rural Masterplanning study;
- Be constructed predominantly of local limestone and thatch. Within this there is scope for very limited red brick, slate or tiles, for example on outbuildings or barn conversions;
- Ensure a good sense of street enclosure with buildings fronting on to streets with either minimal set backs, or large set-backs with front and side gardens combined with a strong boundary treatment to the street to give a good sense of enclosure;
- Include 1m high stone walls or hedgerows as boundary treatments;
- Sit well within the landscape and provide soft edges and good visual links with the countryside;
- Not result in the infill or loss of the frequent open fields, paddocks and gardens which make a positive contribution to the village's green and rural character, with either development or hardstanding for cars;
- Not block important views and vistas of the countryside; and
- New paving, and street furniture should be designed or selected to enhance the unique character of the Conservation Area, for example incorporate traditional features – such as setts for kerbs and bonded pea shingle for path and road surfaces.

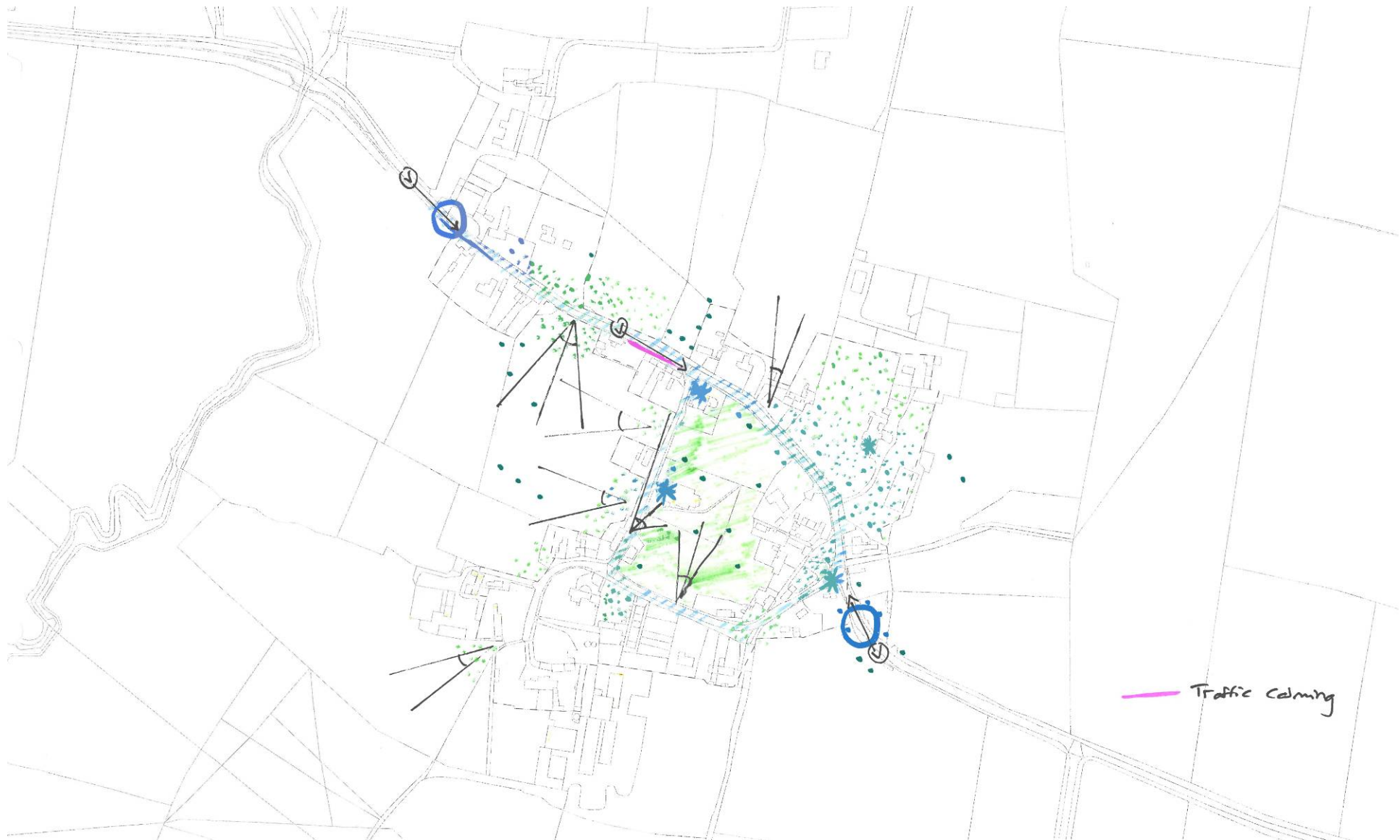


Warkton landform & movement map

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



Warkton character areas map



Warkton public realm & landscape map

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

Rural Masterplanning Village Evaluation: Weekley

1. Evaluation Matrix

1. Profile	
Population	242 living in 85 households in the parish (2001 Census).
Demographic Split	<p>Tenure:</p> <ul style="list-style-type: none"> ▪ Outright ownership 11%, ▪ Ownership mortgage / loan 15%, ▪ Shared ownership 0%, ▪ Rented from local authority 6%, ▪ Rented from housing association/ RSL 0%, ▪ Rented from private landlord 38%, ▪ Rented from other 30% <p>Tenure is dominated by ownership of Boughton Estates who own the properties and rent them out.</p> <p>Age: Under 16 11%, 16-24 5%, 25-59 46%, 60+ 38% (Census 2001)</p>
No. of Jobs	Unknown
Businesses / employers	Farming, Boughton Estate offices, tea room, working mens club, retirement home.
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"> ▪ A4300 Stamford Road runs through centre of village to Kettering and Geddington and links with A43 bypass. ▪ Remainder of minor roads serve the village only and there are no through routes or links to nearby villages <p>Distance to nearest town:</p> <ul style="list-style-type: none"> ▪ Kettering: 1.4 miles to centre to centre; 0.4 miles edge to edge; <p>Distance travelled to work:</p> <ul style="list-style-type: none"> ▪ 8.3 miles (census 2001);
Nearest major employment centre	<ul style="list-style-type: none"> ▪ Kettering: 1.1 miles to North Kettering Business Park
Modal Split Number of people who own 1 or more cars	85% (Census 2001)
Public Transport Provision	<p>Fairly regular bus service – route 8 Kettering - Corby</p> <p>Nearest Train Station</p> <ul style="list-style-type: none"> ▪ 2 miles to Kettering
Foot / cycle path links to other settlements	<p>Good bridleway and footpaths to countryside (and villages thereafter)</p> <p>Off road footpath and cycleway link to Kettering</p>
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	<p>Cricket club;</p> <p>Team shop;</p>
3. Quantum	
Total Area	9.5ha
No. Houses	82
Residential Density	11dph

Land Use Split	Predominately residential and agricultural.
No. of affordable housing units & tenure split	0
No. of elderly / supported housing units	0 (private residential retirement home)
No. of bungalows	8
Housing type split, e.g. terraced, semi-detached, detached etc.	Predominantly detached. Some linked runs of cottages.
4. Planning Designations / Constraints	
Conservation Areas coverage	100% - covers the whole of the village boundary and some surrounding land.
No. Listed Buildings	27 and a wall.
Flood Plain	Flood zone 1. River Ise flood zones lie approx 100m to the east of the village boundary.
Ecological (SSSI, RAMSAR etc.)	None
Landscape Designation / typology	Landscape Character Assessment: Rolling Ironstone Valley Slopes – Irthlingborough Slopes and River Valley Floodplain – River Ise Floodplain Environmental Character Assessment – Rockingham Forest Biodiversity Character Assessment – Limestone Slopes – Ise Valley Limestone Slopes and Minor Floodplain – River Ise Historic Landscape Character – Fragmented Parliamentary Enclosure – Grafton – Warkton Clay Plateau
5. Landscape	
Setting	Weekley is set on higher ground to the east of the River Ise valley. The parish is bisected by the River Ise flowing from north to south along an undulating course in a broad open valley. For part of its course, the river has been diverted to form the three canals running through Boughton Park. (Conservation Area Appraisal)
Agricultural Uses	Mixed agricultural uses surround the settlement mostly grazing land.
Ecology	No wildlife sites
Watercourses	River Ise runs to the east.
6. Amenities	
Shops	Village post office & shop, tea room.
Post office	Yes
Bank / cash machine	No
Pub	Working men's club
Restaurant/café	Tea room
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	Nearby:

Natural and semi-natural green space Amenity green space	Local Corridor – Wicksteed Park – Thrapston (10b) Sub-regional corridor 10 – Ise Valley 0 War memorial 0.05ha
Outdoor sports facilities Cemeteries and churchyards Children's play areas Allotments	Cricket ground 1.2ha Weekley Churchyard 0.45ha 0 Some allotments lie approx 400m from the edge of the village (1.6ha).
Museum/library (inc mobile libraries) etc	Mobile Library: Fridays (every 3 weeks)
Broadband facilities / speed	Unknown
7. Social Infrastructure	
Community Buildings	Weekley Village Hall
Places of Worship	St Marys Church
Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	None that we know of. Weekley and Warkton Cricket Club competes in various County leagues and has a junior section. The club is very active and also holds social events.

2. Summary of Parish Plan

There is no Parish Plan for Weekley.

3. Summary of Conservation Area Appraisal

The Weekley Conservation Area was reviewed in March 2007. Weekley is a fine example of an estate village which has benefited from centuries of care by the Boughton Estate. Weekley falls into that category of villages that have a nucleated (c.f. Warkton) as opposed to a linear plan (c.f. Grafton Underwood). Weekley is rich in archaeology from the iron age to the eighteenth century. The partially surviving avenues and rides created by the second Duke of Montagu have left significant and impressive landscape traces.

The village possesses a good selection of buildings including a substantial collection of seventeenth and eighteenth century cottages. In addition to the mediaeval Parish Church here are two buildings which are of primary architectural importance: the Montagu Hospital (1611); and Parson Latham's School (1624).

The size and shape of the village has remained remarkably constant, with most properties being set along the main street and its southern loop, the church forming a very strong focus with open paddocks on its north and south sides. There are few buildings later than the 19th century. The village plan, together with almost consistent use of vernacular building materials and the existence of significant groups of trees, gives Weekley its very special character. Indigenous building materials are locally quarried limestone and locally grown wheat straw thatch. The older cottages are built in this way, but reconstructions have produced tiled roofs, with Welsh slate also appearing in the 19th century.

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 every 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 Weekley.

5. SHLAA findings

No sites in Weekley were assessed in the Strategic Housing Land Availability Assessment SHLAA.

6. Summary of Parish Council Consultation

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 Weekley Parish Council.

7. Village Assessment

Landform and Movement network

Movement

There is one strategic route through the village, the A4300 / Stamford Road which experiences quite heavy traffic as a main route into Kettering. However, freight from the north typically diverts west on the A43 bypass sparing the village the very heavy HGV through traffic experienced by its neighbour Geddingon.

However, the road does act as a barrier to pedestrian movement and there is no crossing.

Elsewhere in the village streets are tertiary in nature and there are no through routes, meaning traffic is limited to that accessing homes and facilities in the village.

There is virtually no formal car parking in the public realm with most car parking on plot to the fronts or sides of residences or informal. There was little on street parking during our visit but this may become more evident in the evenings and at weekends. Some informal car parking occurs in Wash Well Lane to the south of the village.

Pedestrian routes within the village are well linked and intuitive. Several public footpaths or bridleways radiate out of the village into the surrounding countryside. Two further potential pedestrian routes north-south are suggested which would increase connectivity between these paths, as shown on the Landform and Movement map. Along the main Stamford Road there is a well used off road shared pedestrian and cycle way which links the village with Kettering.

A central 'hub' or settlement centre is evident around the village green on Stamford Road, and a 'High Street' of sorts is evident here with a small focus of facilities including a Post Office, tea room, working men's club, and two bus stops.

Generally buildings sit very well in the landscape and are well related to the countryside. Generally the village has soft edges with excellent physical and visual connections with the surrounding countryside. Exceptions to this are the area around the retirement home and more recent development to the north of Weekley Wood Lane and in the bungalows to the south east of Wash Well Lane.

The settlement is shallow with only three 'main' (tertiary) streets radiating out from Stamford Road around the green, which meander out to the west, east and south-east respectively with development generally limited to the extent of these streets. Two further short streets run from Main Street to the north, the church marking the northern most extent of the village which then decreases in extent to the east, resulting in a shallow settlement overall.

Isochrones

The map below shows the 400m isochrone. This shows that the whole of the village is located within 400m of the centre of Weekley, making it an extremely walkable compact settlement.



Weekley isochrone

Landform

The topography is generally flat across the village though Stamford Road and Wash Well Lane slope gently away to the south and Main Street down to the east. Outside of the village the landscape slopes more distinctly down to the River Ise valley meaning the village enjoys splendid vistas out to the countryside.

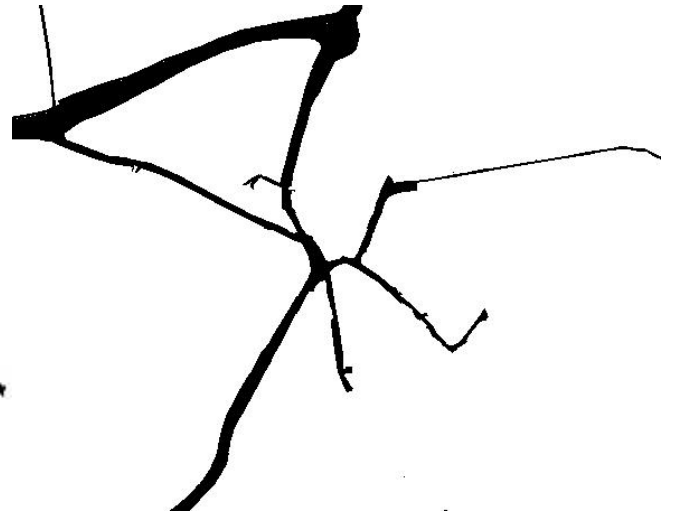
Character

The settlement centre is evident around the village green where the small focus of facilities occurs, including a Post Office, tea room, working men's club and bus stops. Though the area around the church and imposing former Almshouse, Montagu's Hospital (now a private residence) is likely to have been a historical centre and this area remains an important focal point.

The figure ground diagrams below show the built form and street patterns in Weekley. The built form diagram clearly shows the fairly informal patterns of scattered, low density, development on large plots in the Historic Core and the way buildings are generally aligned with the streets. More modern developments are more uniform and, in the case of the bungalows in Wash Well Lane more dense. Development generally fronts on to the street though buildings tend to be set back with large gardens to the front, and often sides, adding to the green feel.



Weekley – Built form



Weekley – Street pattern

Character Areas

Historic Core

The dominant character of the village is historic with a substantial collection of seventeenth and eighteenth century cottages. This is reflected by the settlement's 27 listed buildings and listed wall. The majority of the village falls within the Historic Core character area where buildings generally display distinct character traits:

- Buildings front on to streets and have an intimate character, and despite large set backs with front and side gardens, combine with boundary treatments to give a good sense of enclosure;
- Building materials are almost exclusively limestone with occasional use of red brick;
- The predominant roof material is thatch, combined with a pepper potted mix of slate and red tile roofs, the latter predominates on outbuildings;
- Stone walls or hedgerows create a more or less continuous line which adds to the sense of enclosure;
- Predominant thatched stone cottages are occasionally interspersed with large, grand detached buildings, such as the Old Vicarage (now a retirement home) and (former) Montagu Hospital;
- Streets are informal often with single sided pavements;
- Numerous open spaces, significant trees and hedgerows and large domestic gardens, coupled with the prominent surrounding countryside give the village a very green feel.
- Soft edges predominate with frequent gaps creating visual and physical links with the countryside, particularly to the south.



Other character areas are limited in extent and include:

- 2 pockets of **post war** residential development;
- **Scattered isolated dwellings** more related to the open countryside than the village;
- **Historic farmsteads** – 2 farms and associated scattered buildings are present within the village or its environs.
- **Modern linear** – an area of more recent detached residential dwellings have been developed linear to the street in Weekley Wood Lane.



These areas are generally less successful than the character of the Historic Core with principles such as soft edges, relationship with the street, and consistency of boundary treatments eroded.

Numerous buildings not in residential use exist and these are shown on the Character Areas map.

Public realm and landscape

There are two clear gateways into the village, the area around the green forming an attractive entrance to the village for those travelling by car and the green area around the church forming a beautiful and distinctive arrival point for those arriving on foot from the north or east. Public spaces are generally soft and green and numerous important trees and hedgerows exist throughout the settlement.

Public realm throughout the village is good quality and the whole village has an attractive, green and rural ambiance. Attractive gardens make a positive contribution to the streetscene.

Landmarks include the village green and area around the Post Office, the church and grounds and the former Almshouse, Montagu's Hospital (now a private residence). Though it could be argued all of the attractive cottages within the village are landmarks in their own right.

Boundary treatments are generally consistent and create an enclosed streetscene. Materials are typically limestone, or limestone with red tile capping with some occasional red brick walls. Walls are typically around 1m in height though there are some examples of 2-2.5m walls in places. Hedges are another common boundary treatment particularly around fields and paddocks.

There are several important vistas out to the countryside, particularly in the south and east, each of which is important to the village's rural and open character. Within the village there are important views to the green and post office from Stamford Road and to the church and its environs along Church Lane.

There are three designated open spaces within the village – the churchyard of St Mary's Church, an area of amenity green space around the war memorial and the cricket ground. There are several other important open spaces and green areas within the village and on its periphery which make an important contribution to its overall green, rural feel and maintain important visual connections with the countryside. These areas are indicated on the Public Realm and Landscape map. Consideration should be given to designating some of these spaces which fall within the village envelope (including any modifications to the boundary) as open spaces in the Site Specific LDD to ensure their protection.

8. Opportunities/ Issues

A potential development site exists at the end of Wash Well Lane, as noted on the Character Areas map. The site includes a group of small barns and associated hardstanding. The barns are currently not in use and in varying degrees of dereliction. The site suffers from poor natural surveillance and could become an area where antisocial behaviour may occur. It currently makes a poor edge to the village to the south-east and a poor relationship with the surrounding countryside. This site is put forward as a potential allocation of this site in the Site Specific LDD for small scale

redevelopment which could improve this situation, subject to the design of the scheme reflecting the positive character traits of the Historic Core, seeking to re-use the existing buildings, defining and improving the streetscene and enjoying a positive relationship with the countryside, including provision of a soft edge.



Potential development site at Wash Well Lane

Two opportunities for potential pedestrian routes north-south are suggested which would increase connectivity between existing footpaths, as shown on the Landform and Movement map.

A pedestrian zebra crossing around the village green area may help link the 2 sides of the village across the main A4300 and help to slow traffic.

Measures to further reduce traffic speeds and the dominance of the highway in this area may also be beneficial. For example: a reduced carriageway size; tightened junction geometry and design; on street perpendicular parking; removal of centre lines; resurfacing in gravel dressing; and soft landscaping.

Housing Sites Assessments

Following public consultation on the Site Specific Proposals LDD Issues paper, 3 sites in Weekley were put forward for assessment as potential new housing sites. These sites were assessed in accordance with criteria outlined the 'Background Paper - Housing Allocations'. The findings of this assessment have been summarised as follows:

- **Site RA/121 - Weekley Builders Yard Barns** - This site scores relatively well. Any development of the site should involve conversion of the existing buildings as loss of these would be unacceptable. Access to the site is an issue that would need to be resolved and should not result in demolition of the existing buildings. Lack of space to provide gardens may also be an issue. This site is taken forward as an option for appropriate small scale redevelopment in the Site Specific Proposals LDD Options Paper.
- **Site RA/149 - Weekley Builders Yard** - Site scores relatively well. Main issues are access to the site which is substandard and has limited capacity and impact on surrounding development. Impact on Listed Buildings and Conservation Area would be an important consideration if the site was developed. Subject to these considerations, this site is taken forward as an option for appropriate small scale redevelopment in the Site Specific Proposals LDD Options Paper.
- **Site RA/129 – Upper Farm** - Although this site scores relatively well there are significant constraints that would be difficult to overcome. It is not possible to gain safe access to the site - access is onto a blind corner and is not safe for a more intensified use of the site; the capacity of the access is also limited due to its location. Development would also have a detrimental impact on the character of this gateway to the settlement. For these reasons, this site should not be taken forward for consideration in the Site Specific Proposals LDD Options Paper.

9 Draft Design Principles

Draft development principles for the potential development sites outlined above are shown below:

Any redevelopment of **site RA/121** will:

- Sympathetically convert the existing historic farm buildings;
- Retain the current materials, or replace with like for like;
- Be of an intimate scale, courtyard style development; and
- Maintain the consistent street definition and enclosure on the edges of the site.

Any redevelopment of **site RA/149** will:

- Not negatively impact on nearby Listed Buildings;
- Have a positive impact on the Conservation Area;
- Use traditional materials of local limestone and thatch or slate; and
- Reflect the surrounding scale, density and layout including sizeable gardens, thereby avoiding over-development.

Any redevelopment of the **Wash Well Lane barn site** will:

- Improve the streetscene and public realm;
- Reflect the character and materials of the Historic Core character area, as identified in the Rural Masterplanning study;
- Re-use the existing buildings; and
- Create a positive relationship with the countryside, including a soft edge with strong visual links.

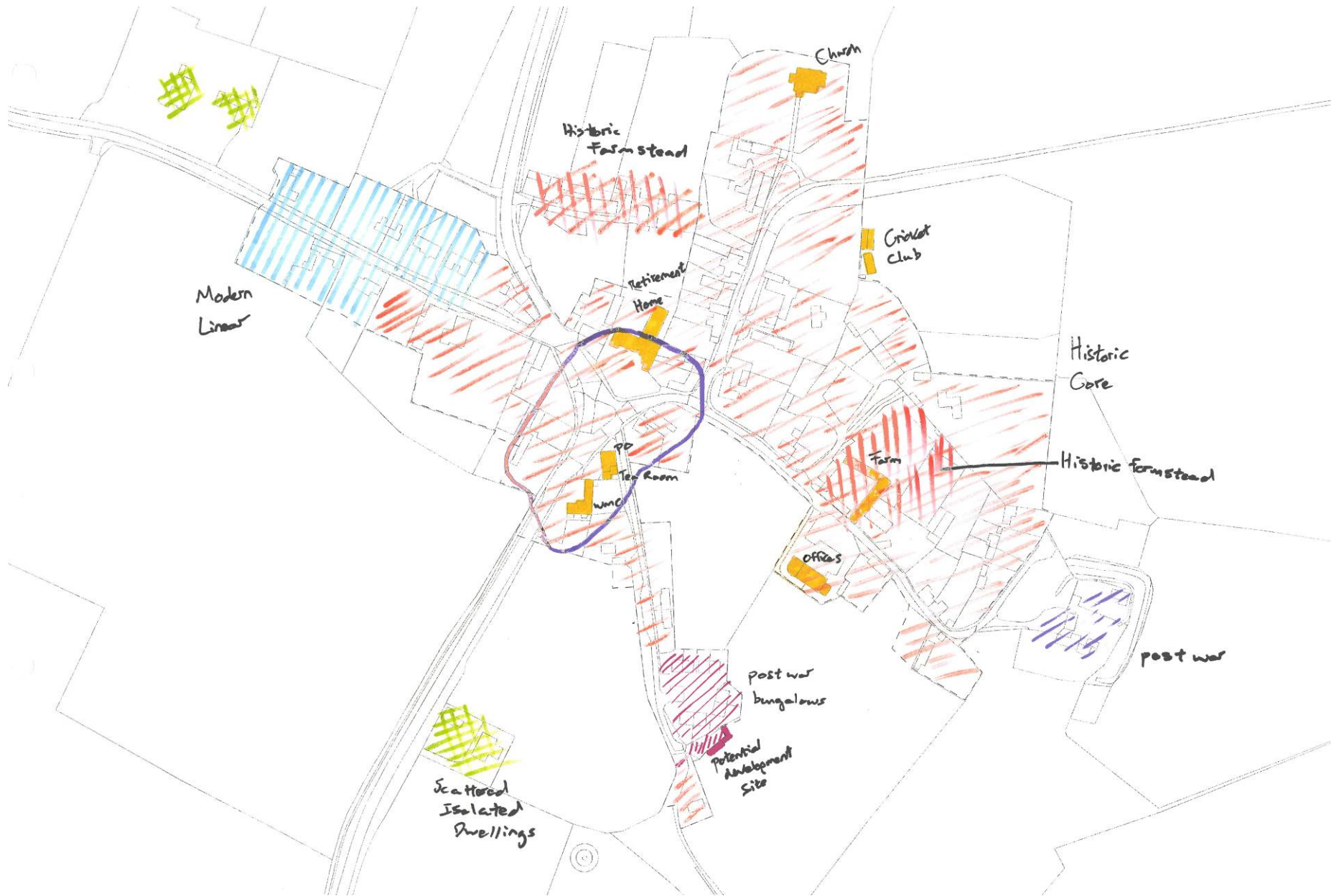
Elsewhere, new development in Weekley is likely to be extremely limited. The following principles will apply to any development proposals that may come forward. Development will:

- Take their design and materials cues from the Historic Core character area, as identified in the Rural Masterplanning study;
- Be constructed predominantly of local limestone and thatch. Within this there is scope for some red brick, slate or red tiles, for example on outbuildings or barn conversions;
- Ensure a good sense of street enclosure with buildings fronting on to streets with either minimal set backs, or in large set-backs with front and side gardens combined with a strong boundary treatment to the street to give a good sense of enclosure;
- Use 1m high stone walls or hedgerows as boundary treatments;
- Where historic stone walls are present new development should be avoided where this may involve making new openings in the wall;
- Sit well within the landscape and provide soft edges to the rural landscape, with good visual and physical connections out to the countryside. New development will not present high close-boarded fencing or brick walls to boundaries with the open countryside or at gateways to the village;
- Not result in the subdivision or infill of gardens which make a positive contribution to the streetscene with either development or hardstanding for cars; and
- Not result in the development of important field / paddock sites to the south or block important views and vistas of the countryside;
- New paving, and street furniture should be designed or selected to enhance the unique character of the Conservation Area, for example incorporate traditional features – such as setts for kerbs and bonded pea shingle for path and road surfaces.



Weekley landform & movement map

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

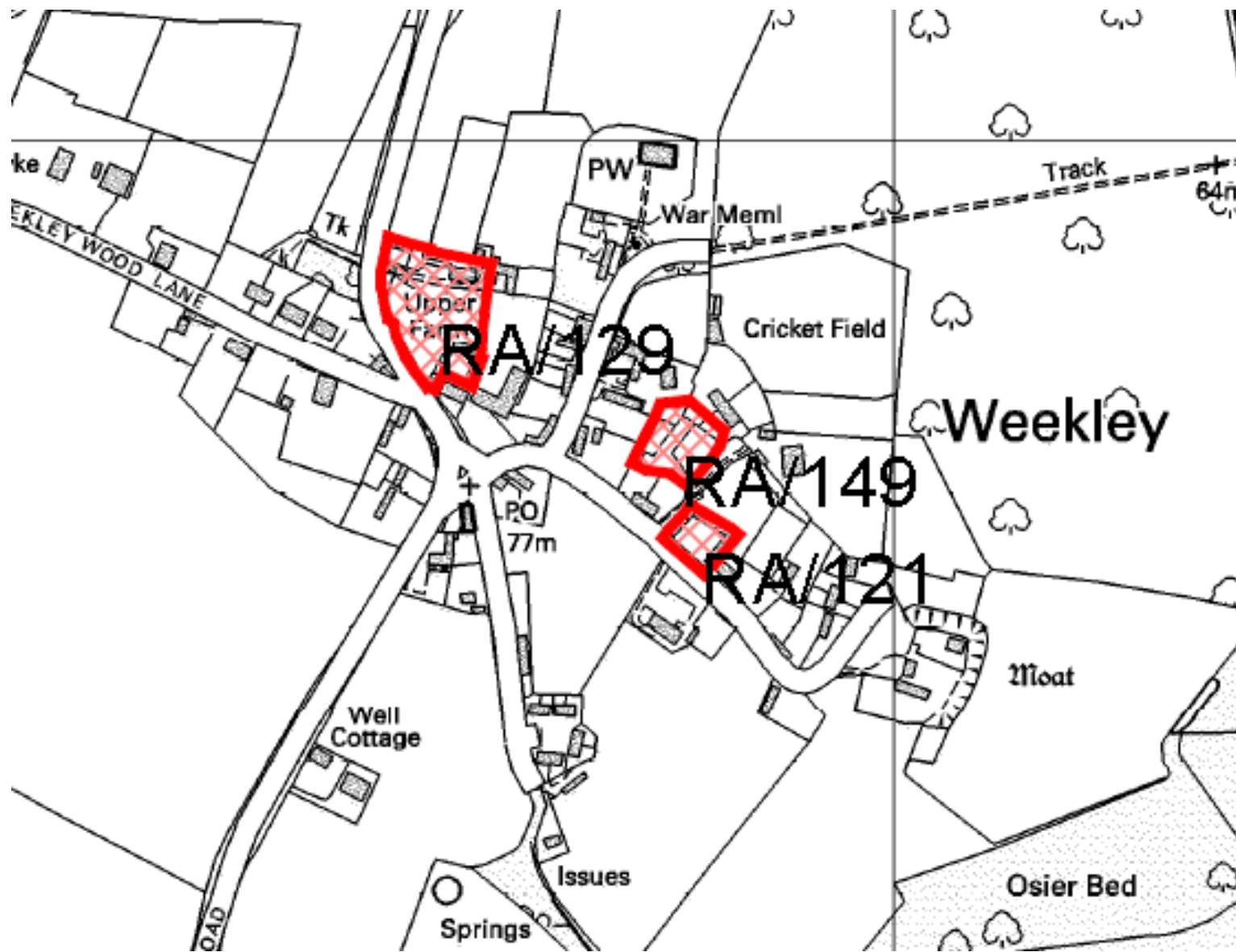


Weekley character areas map



Weekley public realm & landscape map

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



Weekley assessed housing sites map

Rural Masterplanning Village Evaluation: Weston by Welland

1. Evaluation Matrix

1. Profile	
Population	130 (Parish Plan)
Demographic Split	<p>Tenure:</p> <p>Owned Outright 39.3%</p> <p>Owned with a mortgage or loan 40.2%</p> <p>Shared Ownership 0%</p> <p>Rented from Council 14.7%</p> <p>Rented from Housing Association or RSL 0%</p> <p>Private rented 2.9%</p> <p>Rented other 2.9%</p> <p>Age: Under 16 – 14.8% , 16-24 – 7.4% , 25-59 – 50.7%, 60+ - 27.1%</p> <p>(Census 2001 figures for Sutton Bassett and Weston by Welland)</p>
No. of Jobs	Unknown
Businesses / employers	<p>Pub</p> <p>At present the only commercial activity in the village is that of farming. A cottage industry started in the village some years ago and became successful. It has now expanded and relocated to an industrial estate some ten miles distant.</p>
2. Functional Relationships	
Regional Catchment	<p>Nearest regional centre: Leicester</p> <p>Residents of nearby Sutton Bassett look to Market Harborough for the majority of services and facilities.</p>
Primary Movement Infrastructure	<p>Nearest main roads are the A6 and A427 which provide access to Leicester, Corby and Kettering. Average distance travelled to a fixed place of work 30.44(Census 2001 figures for Sutton Bassett and Weston by Welland)</p>
Nearest major employment centre	<p>Market Harborough – 2.1m to industrial estate</p> <p>Corby – 6.7m to town centre</p> <p>15.5m to Kettering.</p>
Modal Split	<p>Number of people who own one or more car – 88.9% (Census 2001 figure for Sutton Bassett and Weston by Welland)</p>
Public Transport Provision	<p>Bus services:</p> <ul style="list-style-type: none"> ▪ Service 167 – Corby – WESTON BY WELLAND - Market Harborough, Mon to Sat, Daily ▪ RR7 and RR9 – WESTON BY WELLAND – Market Harborough, Tues and Sat
Foot / cycle path links to other settlements	<p>Few.</p> <p>Public footpath to Sutton Bassett.</p>
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	<p>Nearby Welland Valley and Jurassic Way popular with walkers.</p>
3. Quantum	
Total Area	8.8ha
No. Houses	69 (Electoral Roll)

Residential Density	8dph
Land Use Split	Almost wholly residential. Some agriculture, open space and church.
No. of affordable housing units & tenure split	12, Local Authority owned
No. of elderly / supported housing units	None
No. of bungalows	Unknown
Housing type split, e.g. terraced, semi-detached, detached etc.	Mix of detached, semi-detached and terraces.
4. Planning Designations / Constraints	
Conservation Areas coverage	Covers most of the village with the exception of more recent development.
No. Listed Buildings	10 listed buildings or structures, including the Bridge over River Welland - Welham Road
Flood Plain	Flood Zone 1. Land to the north in the Welland Valley is in flood zones 2 and 3 – approx 550m from village boundary.
Ecological (SSSI, RAMSAR etc.)	No designated ecological sites.
Landscape Designation / typology	Landscape Character Assessment – Partially Broad River Valley Flood Plain; partially Undulating Hills and Valleys Environmental Character Assessment – Welland Valley Biodiversity Character Assessment – Partially Major Floodplain (to the west), partially Liassic Slopes (to the east) Historic Character Assessment – Earlier Parliamentary Enclosure
5. Landscape	
Setting	Weston by Welland sits at the foot of Sutton Hill, an outlying spur of the domed limestone plateau on which lies Rockingham Forest. This undulating ridge accounts for the southern half of the parish, although the village itself looks north from the spring line, over the sinuous Welland Valley floodplain, which lies flat before the 'foothills' of High Leicestershire.
Agricultural Uses	Very rural setting. Arable and grazing agriculture.
Ecology	No designated ecological sites.
Watercourses	As its name suggests the village lies near the upper reaches of the River Welland, which flows approximately 500 metres to the north, where it serves to demarcate the parish and county boundary with Leicestershire.
6. Amenities	
Shops	None
Post office	None
Bank / cash machine	None
Pub	The Wheel & Compass, pub & restaurant
Restaurant/café	None
Takeaway	None
Other	None
Pre-school provision	None

Schools, primary, secondary etc.	None
School capacity / subscription	NA
Healthcare provision, inc dentists	None
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	Close to the Jurassic Way sub-regional GI corridor None The Green 0.06ha None St Mary's Church Churchyard 0.32ha None None
Museum/library (inc mobile libraries) etc	Mobile Library Thursday every 3 weeks.
Broadband facilities / speed	Yes 0.34Mb
7. Social Infrastructure	
Community Buildings	No village hall but use of a section of the Church, which is well used for Community Group meetings, Coffee mornings, etc. The Church of St. Mary the Virgin. The Church is linked to four other parishes, Ashley, Sutton Basset, Stoke Albany and Wilbarston. With the absence of a Village Hall, changes and additional facilities have been installed to make it possible to increase its use as a community facility.
Places of Worship	The Church of St. Mary the Virgin
Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	<ul style="list-style-type: none"> ▪ Parish Council ▪ Bell ringing ▪ Parochial Church Council ▪ Women's Institute ▪ Neighbourhood Watch ▪ Community Group (http://westonbywelland.co.uk)

2. Summary of Weston by Welland Village Design Statement

The Weston by Welland Village Design Statement contains detailed information on the village's setting, landscape, character, streetscape, traffic, buildings and spaces. For example:

Weston by Welland is a small linear village with its Grade II listed church located almost centrally. There is a mix of properties, some of which have been given Listed Building status. The older properties are built in Northamptonshire ironstone, some with Mullioned Windows.

The Parish Plan sets out a series of recommendations, including:

Settlement Pattern Character:

1. No new-build development should be permitted outside the village boundary, *other than the conversion or re-use of existing buildings.*
2. All new developments should be sympathetic to the existing heritage and character of the village, to retain its rural nature.
3. The current Village and Conservation Area boundaries should be retained.

Buildings and Spaces in the Village:

1. Future development should favour smaller, more affordable, dwellings (circa 3 bedroom) however, any such development, including alterations to existing buildings, should preserve the existing pattern of the village and blend with the surroundings.
2. A majority of villagers felt that the subdivision of gardens for developments should be discouraged particularly where it results in a material alteration in the appearance of the site or where views or vistas would be affected detrimentally.
3. New buildings and extensions should be constructed in a style and with materials that are consistent and in keeping with current properties with building lines being maintained and in sympathy with existing rooflines. A majority of residents favoured materials being used which were in keeping with the older elements of the village.
4. The telephone box, which is listed, should be retained for the future.
5. Any development should take into account the nature of the village and should retain some open space areas in order to preserve the rural aspects.

Trees:

1. Encourage the planting of new native species in any new development.
2. Maintain existing mature tree and copses, which are close to the village.
3. Traditional hedgerows should be retained, and incorporated within any new development wherever possible.

Highways, Traffic, Lighting. Street Signs & Furniture:

1. All new development within the village must have adequate off-road parking
2. As there is a high level of speeding traffic through the village an effective form of traffic calming is required. However, some methods – i.e. speed humps - would be inappropriate to a rural village because of the essential agricultural traffic.
3. In view of the heavy and speeding traffic volume, additional street lighting should be installed at the junction of Valley Road and Ashley Road.
4. All road alterations, repairs, kerbs, surface finishes, signage, fences, litter bins etc should be of traditional design and in-keeping with the architecture of the area.
5. All Public Rights of Way should be properly maintained and preserved.
6. All Highway drains and gullies should be regularly cleaned and maintained.

Commercial Activities.

Any business activity must consider the local residents in this rural area and address the problems of noise and must provide off road parking for vehicles.

3. Summary of Conservation Area Appraisal

No Conservation Area Appraisal has been carried out for Weston by Welland

4. Summary of Housing Need Assessments

No recent needs settlement-specific assessments to report. There is an identified need for affordable housing in the rural areas of the Borough, though this has not recently been identified at every 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.

5. SHLAA findings

No sites within the village were assessed in the Strategic Housing Land Availability Assessment (SHLAA).

6. Summary of Parish Council Consultation

Landform and Movement network

Weston by Welland is formed around one primary route running through the centre of the village, Ashley Road/The Green/Sutton Road. This route links the village with Sutton Bassett to the south

and Ashley to the east. Traffic through the village and along this route is an issue as the route is a heavily trafficked and the main commuter route to Market Harborough.

A secondary route off The Green runs to the north to Leicester. There are many tertiary streets making up the developed area.

Footpaths run out the village to the south and east. There are no connections to the north and west.

There are only pavements on one side of the main street along Green Lane. There is limited pavement throughout the rest of the village notably along the historic streets of Valley Road, The Lane, North Lea and Hall Close. Mickleborough Close is a modern housing development and has pavements on both sides of the road.

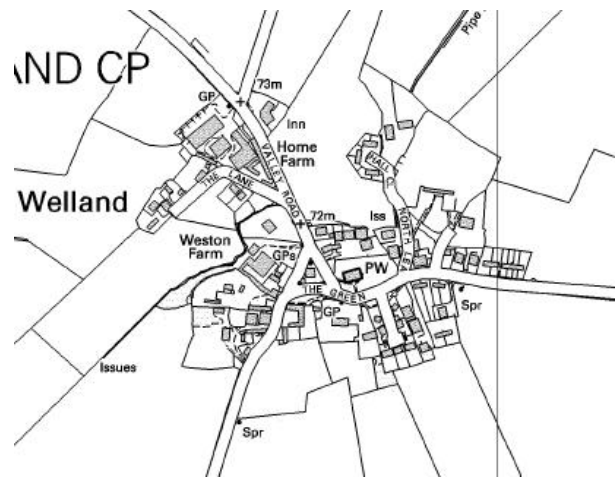
Character Areas

Due to the presence of such heavy traffic through the village, the rural character of the village is somewhat undermined. Development to the south of village is denser and tightly packed than that to the north which has a more rural feel to it and is more spaced out with vistas to the open countryside beyond.

The diagrams below show the built form and street patterns in Weston by Welland. The built form diagram clearly shows the dispersed nature of the village and the clusters of development throughout the varying streets. The farmstead is clearly identifiable from this map.



Weston by Welland Built Form



Weston by Welland Street Pattern

Development throughout the village is dispersed due to the street pattern and number of tertiary streets. Modern development is mixed amongst historic buildings and the village as a whole is poorly integrated.

Ground levels are raised to the south of the village and development on this side of the street sits on a raised ground level to that to the north of the village. This gives those particularly attractive historic buildings more presence in the street scene.

Key Buildings

The key buildings in the village include:



- The C14 St Mary's Church, which sits in a large area of open space behind a stone wall constructed of squared coursed lias and limestone with lead and slate roofs; and
- The Wheel and Compass Public House located outside the village boundary to the far north of the settlement. The latter does feel detached from the village and would benefit from being enclosed within the village boundary and having a footpath link to it.

Gateways

Due to the busy nature of Ashley Road/The Green/Sutton Road the gateways to the village have been undermined somewhat and there is limited sense of arrival to the village from the east or south-west. To the south-west a large new property fronts onto raised open space and to the east a row of modern terrace properties face open countryside.

The Wheel and Compass Public House marks the entrance to the village from the north and provides a good sense of arrival but the remainder of the village is detached from this key building. As it is surrounded by car park, some softening would improve this gateway to the village.

Open Space

The area around the church is particularly important as there is limited green space within the village boundary and this also creates an attractive setting for the church which is slightly undermined by the busy road and the raised ground levels of properties on the opposite side of the road. Views of the church throughout the village are limited. A small triangle at the top of Valley Road and the green in front of 1 The Green, contribute to the setting of St Marys Church. Development to the north of the village is slightly more spaced out and the green spaces along North Lea are particularly important as green space is limited within the village boundary.

The green spaces in the front of set back properties also provide visually important open spaces and contribute to the character of the village.



Character Areas

Historic Core

To the north of the village, buildings front onto the main street but tend to be slightly set back behind green spaces, although some do directly abut the highway. The historic core consists of many attractive stone and red brick properties, with slate roofs, of a grand nature and style.



Properties to the south of the village

Properties along 'The Lane' are not as grand as those to the south of the village but are constructed of stone and have a typical rural cottage feel to them. The spaces and views to the open countryside between these buildings to the north of the village significantly add to the character of this part of the village which is distinctly different from the character of the village to the south.



Cottage to the north of the village

Modern Development

Clusters of modern development exist throughout the village. Some individual properties are more in character with the historic core and use similar building materials although tend to be on a larger scale than the existing. Where clusters have been built at the same time i.e. Mickleborough Close these tend not to be in character with the existing historic core as they are constructed of a buff brick, in clusters, not fronting onto the public highway and set back behind the traditional building line.



Mickleborough Close | The Valley | Sutton Road

Farmsteads

- There are three farmsteads in the village. These are historic farmsteads comprising of stone and red brick buildings although there are modern agricultural buildings which have been added to these.



8. Opportunities/ Issues

Traditional barns fronting onto Valley Road could offer an interesting conversion only opportunities at this end of the village. This conversion could take the form of residential or for small business uses. Some consideration may need to be given to positioning and opportunities for outdoor space. Further openings should be limited to maintain the character of these historic barns.

There is a garage site behind number 10 Ashley Road, which is a potential development site for a small scale residential development which could improve the outlook and gateway of the village to the east, subject to the current ownership and level of use of the garages.

Housing site assessments

Following public consultation on the Kettering Site Specific Proposals LDD 2 sites in Weston by Welland, were put forward as potential new housing sites. These sites have been assessed in accordance with criteria outlined in the 'Background Paper - Housing Allocations'. The findings of the assessments have been summarised as follows:

Site RA/136, Land at Home Farm – the agent has suggested that the southern part of the site would be suitable for residential development with the potential for a community use/ open space/ play area to be provided on the northern section of the site. The site scores poorly in terms of accessibility and the village has limited facilities to support new growth i.e. a school/shop. However, this is a brownfield site where development could improve an otherwise unattractive gateway into the village. For this reason the site is taken forward as an option in the next stage of the Site Specific Proposals LDD. The site is sensitive and new development would require careful design but some limited residential and a community facility may be appropriate in this location. The impact on the Weston by Welland Conservation Area and neighbouring Listed Buildings needs to be carefully considered.



Site RA/168, Land to the east of Valley Road – The site scores extremely poorly in terms of accessibility. This site is considered to be a historically important open space within the Conservation Area and its presence, including the dense hedgerow contribute to the rural character of the village as well as help to assimilate the village with the open countryside. Due to the undulating nature of the site it is possible the site has some archaeological significance. Access to the site would involve the removal of an important hedgerow and development may affect the public footpaths which run through the site. For the reasons given about site RA/168 should not be allocated for development.

9. Draft Design Principles

Notwithstanding the above potential development opportunity sites, elsewhere development in Weston by Welland will be limited. However, it is important that any future proposals for development which may come forward respect the village's character and setting. For this reason some draft design principles have been outlined, below.

Any new development which may come forward in Weston by Welland should:

- Reflect the character and materials of the Historic Core or Farmstead character areas;
- Use a materials palette limited to Northamptonshire ironstone and Collyweston or Welsh slate, with very limited red brick;
- Front directly onto streets or be slightly set-back behind green spaces;
- Be consistent with existing building lines and rooflines;

- Preserve the rural aspects, setting and environment of the village, including views out into the countryside;
- Not involve the subdivision of gardens for development where it results in a material alteration in the appearance of the site or where views or vistas would be affected detrimentally;
- If involving the conversion or replacement of traditional farm buildings seek to retain the historic form and character of the building, including openings;
- Seek to provide smaller, more affordable, dwellings, of 2-3 bedrooms;
- Include, where appropriate, tree planting with native species; and
- Facilitate the following improvements:
 - Introduction of an effective form of traffic calming appropriate to the rural setting (not speed humps);
 - Gateways to the village should be improved to create a better sense of arrival and a softening of The Wheel and Compass Public House car park would suit the rural character of this part of the village.
 - Footpath connections to the wider footpath network and open countryside should be improved as well as public footpaths within the village to aid walkability throughout; and

All street furniture road alterations, repairs, kerbs, surface finishes, signage, fences, litter bins etc. should be of traditional design and in-keeping with the rural character of the area.



Weston by Welland landform & movement map

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

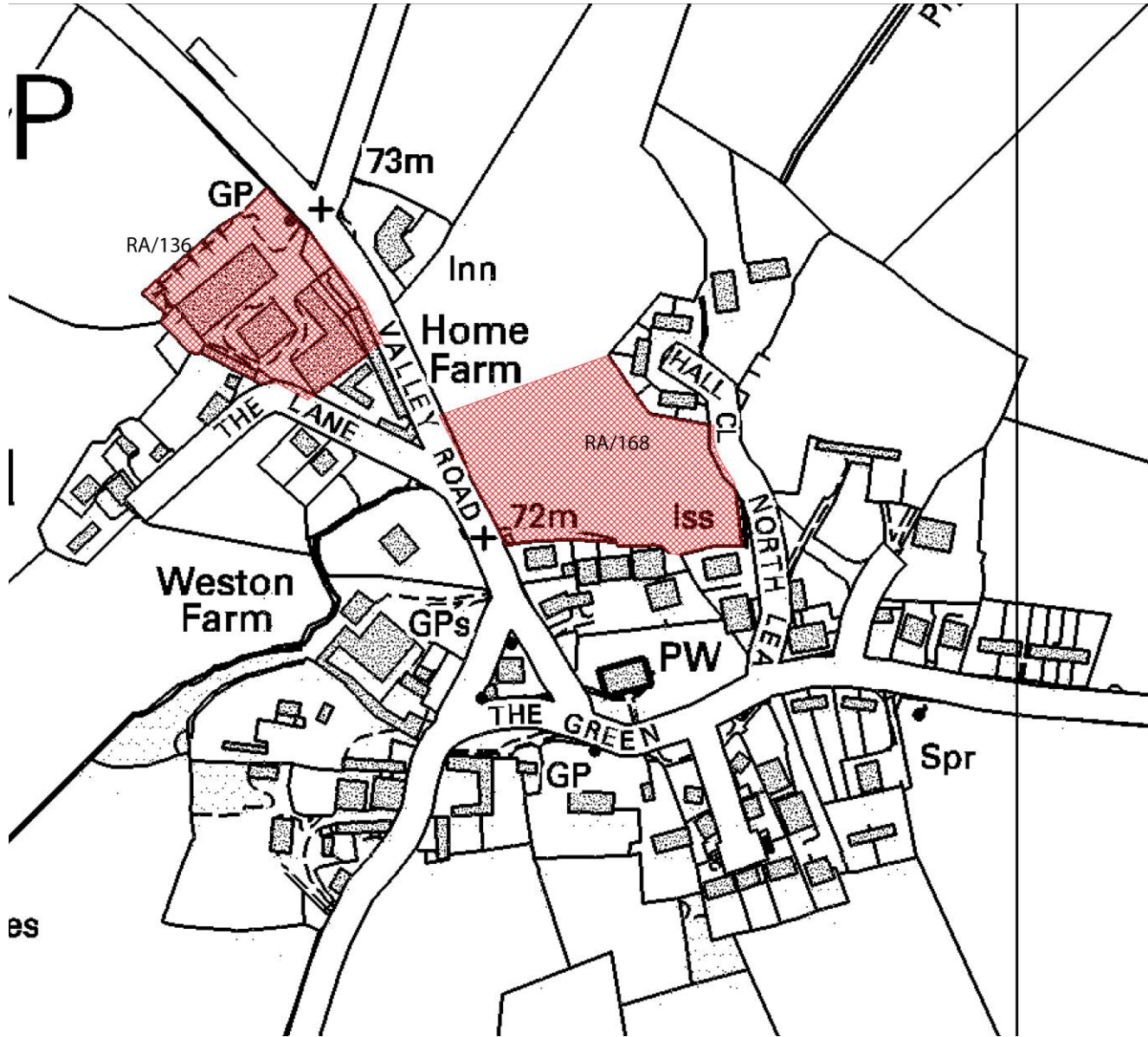


Weston by Welland character areas map



Weston by Welland public realm & landscape map

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



Weston by Welland assessed housing sites map

Rural Masterplanning Village Evaluation: Wilbarston & Pipewell

Pipewell

Pipewell 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 Pipewell. It has therefore been decided that it is not appropriate to apply the Rural Masterplanning methodology to Pipewell or to develop settlement specific design principles. Any future development is likely to be extremely limited and 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.

Wilbarston

1. Evaluation Matrix

1. Profile	
Population	767
Demographic Split	<p>Tenure: Owned Outright 37.3% Owned with a mortgage or loan 45.7% Shared Ownership 1% Rented from Council 9% Rented from Housing Association or RSL 1% Private rented 3.7% Rented other 2.3%</p> <p>Age: Under 16 – 20.1% , 16-24 – 9.2% , 25-59 – 50.5%, 60+ - 20.2%</p>
No. of Jobs	
Businesses / employers	<p>One working farm. The main employers are <i>How's Racesafe</i>; <i>Corby Graphix</i> and the school. A number of small enterprises are situated at Dallacre Farm, and the parish council recently supported a planning application to increase the number of units there.</p> <p>There are number of self-employed people within the village, increasingly providing a range of services and businesses from home. There are also a number of skilled artisans operating as small builders, carpenters, painters and decorators.</p> <p>(Parish Plan)</p>
2. Functional Relationships	
Regional Catchment	Located close to Market Harborough and Leicester
Primary Movement Infrastructure	Average distance travelled to a fixed place of work 17.82km (Census 2001)
Nearest major employment centre	<ul style="list-style-type: none"> ▪ Market Harborough – 5.2 miles to edge, 5.4 miles to town centre ▪ Corby – 5.8 miles to town centre, 6.9 miles Earlstrees Industrial Estate ▪ Kettering – 8.4 miles to Telford Way Industrial Estate, 9 miles to town centre

	<ul style="list-style-type: none"> Leicester – 19 miles to centre
Modal Split Number of people who own 1 or more cars	Well over 50% of the journeys to work are made by car (Parish Plan) - 89.5%
Public Transport Provision	<p>Bus services:</p> <ul style="list-style-type: none"> Route 167 – Corby – WILBARSTON – STOKE ALBANY – Market Harborough / Market Harborough – STOKE ALBANY – WILBARSTON - Corby, hourly, mon-sat, approx 7am-5pm, Centrebus <p>Nearest train station</p> <ul style="list-style-type: none"> 5.3 miles Market Harborough; 6.2 miles Corby 10.2 miles Kettering; 19.1 miles Leicester
Foot / cycle path links to other settlements	<p>No foot / cycle link to Stoke Albany along B669 (0.5m). No off-road hard surfaced link between the 2 settlements.</p> <p>Rights of way:</p> <ul style="list-style-type: none"> Footpath to Stoke Albany Bridleway to Ashley Footpath to East Carlton & Middleton (& Jurassic Way) Indirect / not continuous footpath to Desborough Indirect / not continuous footpath to Pipewell
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	<p>The Fox Inn pub & B&B Because of its situation (Wilbarston lies on the Jurassic Way, a popular route for walkers), Wilbarston has considerable potential for leisure and tourism activities. (Parish Plan)</p>
3. Quantum	
Total Area	21.7ha
No. Houses	345 (GIS)
Residential Density	16 dph
Land Use Split	Largely residential
No. of affordable housing units & tenure split	Total of 30 affordable homes, 5 social rent, 2 shared ownership, 23 KBC ownership & 7 RSL
No. of elderly / supported housing units	None
No. of bungalows	
Housing type split, e.g. terraced, semi-detached, detached etc.	
4. Planning Designations / Constraints	
Conservation Areas coverage	Yes, covering a large area of the village
No. Listed Buildings	17
Flood Plain	None
Ecological (SSSI, RAMSAR etc.)	None
Landscape Designation / typology	<ul style="list-style-type: none"> Landscape Character Assessment – Undulating Hills & Valleys Environmental Character Assessment - West Northamptonshire Uplands Biodiversity Character Assessment – Limestone Slopes / Liassic Slopes

5. Landscape	
Setting	<ul style="list-style-type: none"> ▪ Extensive undulating and productive rural landscape stretching across the west of the county; ▪ Cohesive and recognisable unity of character despite scale and extent; ▪ Watercourses form part of three principal river catchments of the Cherwell, Nene and Welland; ▪ Numerous small deciduous woodlands, copses and shelterbelts punctuate the rural landscape; ▪ Hedgerow trees, within the strong hedgerow network, contribute to the perception of a well treed landscape and combine with other landscape and landform features to create an intimate, human scale landscape; ▪ Strong historic character underlies this deeply rural landscape; ▪ Numerous villages linked by winding country lanes contribute to rural character; and ▪ Communication routes and urban influences and infrastructure have, where present, eroded local rural landscape character where present. <p>(Landscape Character Assessment)</p>
Agricultural Uses	Mixed farming predominates across the landscape although local land use and field patterns are strongly influenced by changes in landform.
Ecology	No LWS, PWS, SSSIs etc.
Watercourses	2 small watercourses run in the gap between Stoke Albany and Wilbarston.
6. Amenities	
Shops	Non-food shop and food shop
Post office	Yes
Bank / cash machine	
Pub	1 pub
Restaurant/café	No
Takeaway	No
Other	Together with Stoke Albany, Wilbarston has a Community Care Scheme, a voluntary service whereby people without access to a car can call on someone to take them to hospital, a medical centre or dentist, or to collect an urgent prescription (Parish Plan)
Pre-school provision	No
Schools, primary, secondary etc.	Primary school
School capacity / subscription	Estimated number of pupils: 106 (JPU 2009 survey)
Healthcare provision, inc dentists	No
Green Infrastructure	
Sub-regional & local GI corridors	CSS GI local corridor 12b Stoke Albany - Little Oakley
Natural and semi-natural green space	Queens Road AGS 0.04ha (703), Old Manor Village Green & Youth Centre 0.1ha (412)
Amenity green space	Carlton Road Tennis Courts 0.11ha (452), Carlton Road Playing Fields 2.64ha (438), Wilbarston School playing fields 0.47ha (436)
Outdoor sports facilities	

Cemeteries and churchyards Children's play areas Allotments	The recreational facilities adjacent to the village hall comprise a fenced children's play area, a fenced and floodlit all weather surface used variously for 5 a side football, tennis and basketball, a skate ramp, a football pitch, a practice pitch and open space. (Parish Plan) All Saints Church 0.43ha (435) Carlton Road Playgrounds 0.13ha (439) Allotments & Community gardens 0.18ha (494)
Museum/library (inc mobile libraries) etc	Mobile library service every three weeks
Broadband facilities / speed	Yes, 1.57 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	Youth groups (but no youth club) such as the Cubs, the Tuesday Club and a music group, 'Brass 2000', as well as adult groups interested in fitness and health, art classes, and short mat bowls. (Parish Plan)

2. Summary of Parish Plan

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

Key objectives:

- To ensure that the present facilities within the village are maintained and where possible enhanced.
- To ensure that the village envelope remains in place.
- Only the highest standards of development should be promoted within the conservation area.
- To ensure the long term future of the village public house.
- To promote small scale employment opportunities within the village.
- To reduce wherever possible the dependence on the car for work and other journeys.
- To improve safety at the entrance to the village outside the school by introducing traffic restrictions and improving parking arrangements.
- To encourage solutions to parking problems in the village.
- To consider ways and means by which the broadband service could be improved as quickly as possible.

Other points of note:

- Wilbarston dates from Anglo Saxon times. An attractive village, its spine runs south from the church with some high quality older stone buildings to the west and forms the major part of the conservation area established in the 1980s.
- Wilbarston village has grown considerably since World War Two, with a local authority estate built in the 1950s and two sizable private estates being added in the 1960s and 1980s. Additionally, there has been building on meadow and waste land within the village. More recently, there has been some very limited 'back garden' development, since there is little land left within the village envelope.
- Any development should be carefully considered in terms of its effect on both the village character and the local environment - characteristics seen as particularly important include its rural location and the adjacent countryside, the old stone walls and warm stone buildings, the conservation area, and the layout of the village and mix of housing types.
- The overall feeling was that the village envelope should be maintained - doing so leaves little room for development as nearly all the ground within the village envelope has been developed.

- Nevertheless, some particular types of properties were required, for which currently there is under provision for in the village. These are affordable homes for local people, particularly for the young (who need starter homes, including properties to rent), and the elderly (for whom bungalows and sheltered accommodation is required). Currently there is under provision for both groups in the village.
- There is a need for the Parish Council to engage the villagers in further debate to try to resolve the conflict between these different objectives and determine a strategy which will meet the desire for homes whilst minimizing the impact on the local environment. The strategy should then be taken up with the Borough Council for adoption within the local plan.
- It will become increasingly important that the village enjoys first class electronic communications.
- There is a desire to increase both the frequency of bus services and the number of routes. The current service is mainly aimed at retired people who may be flexible in their journey times. If villagers in full-time employment elsewhere are to be persuaded to leave their cars at home, then there needs to be more services able to deliver them to work on time. In particular, a route via Desborough to Kettering was one which many people suggested. A village car sharing scheme for workers could also be investigated.
- A desire amongst local residents for a paved footpath between Wilbarston and Stoke Albany. Over 85% of survey respondents indicated a wish for such a facility.

3. Summary of Conservation Area Appraisal

The Wilbarston Conservation Area study dates back to 1982/3 and is somewhat limited in its scope and analytical content. The basic appraisal is provided below.

Appraisal

The Wilbarston Conservation Area was designated by Kettering Borough Council on 29th June, 1983 (Minute 83.PT.23).

The village of Wilbarston is situated approximately 6 miles east of Market Harborough, off the A427 Corby Road, within an attractive undulating landscape of enclosed fields typical of the northern area of Northamptonshire.

The historical core of the village, typical of many settlements occupying hilltop sites, has a linear built form, fronting Main Street and Rushton Road, with All Saints Church forming a visual and physical buffer to development at the northern boundary. This older built area of the village is characterised by vernacular stone-built cottages and houses, which also extend westwards into Barlows Lane and eastwards into Scots Lane.

There are several modern infill dwellings within the village which blend well with the character of the established buildings. However, the more recent areas of both local authority and private development to the east and south respectively of the historical core tend to stand apart from the older areas of the village.

A number of buildings date from the 18th century, although there are some earlier examples, notably All Saints Church, parts of which date from the 12th century, and No. 5 Main Street, which dates from the 15th century. A large proportion of the remaining building stock is considered to contribute significantly to the character of the village. This character is further enhanced by the planted open spaces and trees in and around the village, particularly along the western fringe of the village, affording attractive views across the valley to Stoke Albany.

The boundary of the Conservation Area for Wilbarston, indicated on the plan attached to this document, has been drawn so as to include all the buildings and significant features which contribute to the character of the village. In addition, the importance of open land and its contribution to the character and appearance of the village is demonstrated by the inclusion within the boundary of certain peripheral open spaces which are considered to be of particular importance to the setting of the village.

4. Summary of Housing Need Assessments

A Housing Needs Survey was completed for Wilbarston in December 2010. The headline finding being a need for 6 affordable homes in the village, the other main findings from this report are summarised below:

- 278 surveys were distributed to households and 95 were returned (34% response)
- Of these, 15 households indicated a need to move within the next five years
- Only 8 households wished to remain within the village and of those only 6 had a genuine need for affordable housing
- The most frequent reason given for needing to move was to set up home for the first time.
- The lower quartile property price for Wilbarston is £167,500, the average lower quartile household income for households within Wilbarston is £26,436.
- Only 42% of households within Wilbarston could afford to buy a property at lower quartile prices
- There is an affordable housing requirement for 2 bed room accommodation, including some bungalows suitable for older people.
- Analysis of Keyways data also indicates a need for 2 beds, only 3 properties have become available for re-let since Feb 2009 (the launch of CBL) and all 3 received a high number of bids.
- 43% respondents to the survey said they would support a small affordable housing development, 37% said maybe and 20% said no.
- Main concerns raised about any new development included:
 - not wanting further expansion of the village
 - properties going to people without a local connection
 - impact on the environment

- the location and size of any development
- enough new build elsewhere

5. SHLAA findings

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

6. Summary of Parish Council Consultation Meeting

- There was a general view that the village had been developed quite tightly within the defined envelope. There was no desire to expand the envelope around Wilbarston, although the affordable housing built outside of the envelope at Kendals Close was suggested as needing inclusion this time.
- Pipewell has no defined boundary, as it is open country, and there is no desire to change this designation.
- There is a recognition that demand for affordable housing for the elderly and young families is needed. A general difficulty with negotiating land release was noted, due to the lower price of land outside of the village envelope.
- A couple of sites for affordable housing were mentioned. A separate follow up meeting on affordable housing took place on the 14th July 2011 where specific sites were suggested. Parish Council subsequently wrote to KBC Housing Strategy team and indicated their preferred site was land at Kendals Close. This site was then assessed as part of our Housing Site Assessments, see below.
- The loss of the working clapper bridge on the path (northerly one HH018) between Wilbarston and Stoke Albany was noted as an improvement that could be made with any funding available for rights of way work.
- The desire to promote the RoW network to visitors was expressed. In connection with this, it would be useful to have more car parking in the village near the start of paths. Again a possible RoW improvement.

7. Village Assessment

Landform and Movement network

There is one primary street, Carlton Road/School Lane, through the settlement which leads to Stoke Albany and to the more strategic A427 which runs to the south of the village. Another primary route, exists north-south along Main Street/Rushton Road, though this is based not on what transport function the main road has now but rather on the enduring character of the road. As its name suggests, this was the historic main road in Wilbarston though its role has become less important, as it is no longer the main road in, being disconnected from the later A427. However, it still has the geometry and characteristics (width, role of buildings, historic status etc.) of a main road, even though it has effectively been bypassed.

Elsewhere streets are tertiary and narrower than the primary routes identified. The way the streets vary fairly dramatically can be evidenced with some simple facts:

Carlton Road:

- Carriageway width - approx 8-12m
- Pavements - 2m footpaths either side
- Building to building width - 17-18m

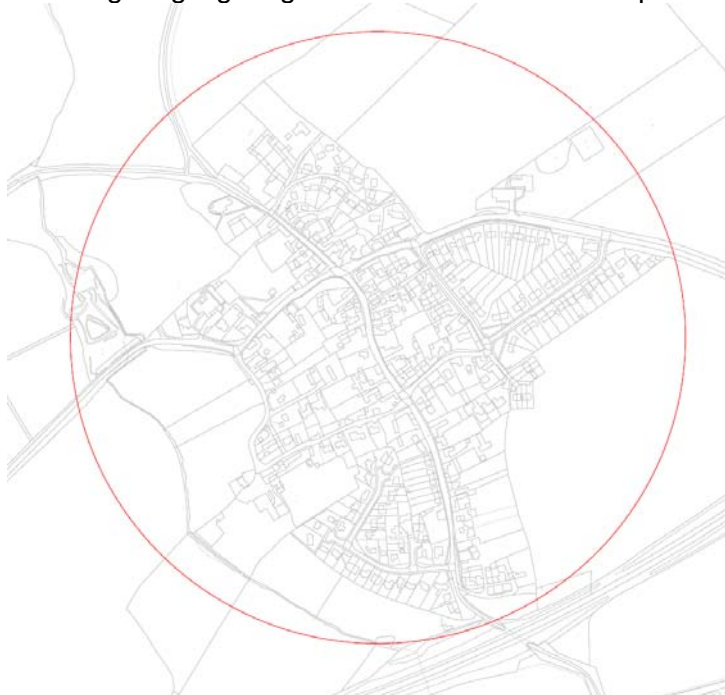
Rushton Road:

- Carriageway width - approx 6-7m
- Pavements - one or both sides (2m one side)
- Building to building width - 10-16m

Barlow's lane:

- Carriageway width - approx 5-6m
- Pavements - No pavements – shared surface
- Building to building width - 12m – one side set close to pavement, one side set back and alternating

Wilbarston is a small scale settlement which is easy and pleasant to walk around. The map below shows the 400m isochrone. This shows that all of Wilbarston is within 400m of the historic centre of the village highlighting that the settlement is compact and walkable.



Wilbarston Isochrone

Pedestrian links within the village are good with wide pavements generally available. Where back lanes have no pavements they are safe to walk in as traffic flow is light. Well linked pedestrian routes are intuitive and legible. Several pedestrian only alleyways and cut-throughs provide further permeability and choice of routes. Cross country footpath links into the wider countryside are good with routes to Stoke Albany and the west, to the east, the north and to the south. The A427 forms a barrier to movement in this direction; however, there is a pedestrian link under the road alongside a narrow tertiary vehicular route.

Wilbarston is set on elevated land, most pronounced along Carlton Road which runs along a ridge providing excellent panoramic vistas of the valley landscape to the north. Within the village, topography and development slopes from the east to the lower valley to the west which separates the settlement from Stoke Albany.

Development generally sits well within the landscape, especially in the north and west where the expansive views help to set the streets in the wider landscape context. Here the transition from built form to rurality is marked by soft edges whereas more recent development along Springfield Road and Queens Road enjoy a less successful relationship with the countryside and generally present hard edges. However, to the south this is in part due to the raised bund associated with the A427.

Character

Wilbarston retains a distinct historical core of traditional buildings which characterise the majority of the village. However, the village as a whole comprises a fairly jumbled mix of development styles and phases.

The 'High Street' area of the village remains around Main Street and its intersection with School Lane (where there remains a school) and Carlton Road. This area is a focus for the village's facilities including the shop / Post Office, pub and bus stops.

The following main character areas were identified:

Historic core

Common to all historic areas is a limited palette of materials – ironstone and limestone, often in coursed bands with limited areas of render. Brick buildings are less common but are in soft reds. Buff coloured bricks are atypical. Roofs are generally of slate or stone slate, and thatch.

- Streets closely lined with continuous built form (buildings or boundary walls) giving a strong sense of enclosure.
- Densely packed frontages, with long ranges and gardens behind.
- Typically the built form tightly encloses the street on one side, and is set back on the other in a staggered arrangement.
- Most buildings are parallel to the street, but more are gable end on around the crossroads.
- Evidence of former variety of uses – shops, agricultural, and industrial add to variety.
- Rushton Road, Church Street and Main road - run along the contours which create long sinuous streets. Roads are quite wide, signifying their former status.
- The side streets, for example Scotts Lane and Barlow's Lane, run up the contour with relatively straight streets, although again built form steps in and out.



Historic farmsteads, barns and outbuildings

- Working or old farm houses and outbuildings.
- Outbuildings often hard up to street edge, while farmhouses are set back, together often creating a cluster of buildings.
- Some outbuildings have since been converted to ancillary or domestic use.
- Buildings usually set in linear ranges running parallel or at 90 degrees to street, forming small linear yards.



Rural mews

- Semi public courtyards and cul-de-sacs associated with old industries or farming.

- Buildings grouped informally on narrow shared spaces.
- No formal road markings, well planted, small private spaces.



Rural edge

- Less dense.
- Buildings not continuous, only one side of the street with expansive views over countryside. Buildings front onto street, with countryside opposite, whereas in the modern developments, the houses gardens tend to back onto the open spaces.
- Buildings often set further back from street edge, but still follow a broad building line or are one off building types, set in expansive grounds, such as the Church and primary school.



Edge suburbs

- Post-war expansion
- Detached and semi-detached houses on linear and cul-de-sac layouts
- Standardised street layout and building types do not reflect the specific character of Wilbarston.



The street pattern diagram, below, shows the street arrangement, primarily defined by the crossroads intersection of the primary streets and linear back lanes, described in the movement section, above. The figure ground diagram, below, shows how development is aligned around the main streets either parallel or at right angles. The plan shows a fairly high density for a rural settlement partially reflecting the high amount of infill which has occurred over time. Historic development is generally better related to the streetscene with buildings fronting onto and defining the streets, whereas more recent developments tend to be set back and arranged in inward looking cul-de-sacs.



Wilbarston– Built form | Wilbarston– Street pattern

Public realm and landscape

Streets are simple with limited road markings and signage, few pavements and simple cobbled kerbs or soft grass verges. However, on School Lane and Carlton Road, highways start to dominate more with centre line markings and a less enclosed street. There is a problem of vehicles travelling too fast and concerns over parking, although this can help to reduce speeds of traffic. There is scope for simple enhancements to reduce speed and add to the village’s rural character. Public realm is more successful in the historic core where streets are defined and overlooked by buildings or consistent runs of boundary treatments.

Views in Wilbarston combine an interplay between open expansive views of the landscape, particularly to the north and west, and tight controlled views along historic streets, for example Barlows Lane.

Important open spaces include the village green; allotments; the unusual and welcome dual use of school playground/park with an oak tree acting as a lovely sun canopy; and the good range of recreational facilities on the playing fields adjacent to the village hall which comprise a fenced children’s play area, a fenced and floodlit all-weather surface used variously for 5-a-side football, tennis and basketball, a skate ramp, a football pitch, a practice pitch and open space. Hedgerows form important boundaries to the countryside and open spaces.



8. Opportunities/ Issues

The following potential opportunities were identified:

- Opportunity to create a hard-surfaced footpath link between Wilbarston and Stoke Albany along the course of the road. This could perhaps be done through removing street lines and adding in pedestrian / cycle lanes at the sides of the road creating a single carriage way route.

- There is a garage site adjacent to number 1 Queens Road, which is a potential development site for 1 or 2 dwellings which could improve the streetscene if sympathetic to the character and appearance of the rest of the village, subject to the ownership and level of use of the garages.
- Tree planting to create a greater sense of enclosure on Carlton Road, so that there is a greater sense of a gateway to the village.
- 20mph speed limit throughout.
- Removal of centre line markings and top dressing with gravel on primary streets.
- Junction works to crossroads on Carlton Road to create a more of a central square.
- Remove incongruous Leylandii to school grounds and replace with traditional hedgerow, stone wall or even single storey stone buildings for school/workspaces.

Affordable Housing Site

Following publication of the Wilbarston Housing Needs Survey and consultation with the Parish Council (See above for details) a preferred site was put forward for assessment as a potential new housing site, particularly affordable housing. This site was assessed in accordance with criteria outlined in the 'Background Paper - Housing Allocations'. The findings of this assessment have been summarised as follows:

Site RA/172 – Land east of Kendals Close:

- The site scores very well and has no major constraints to development.
- Location is well placed for accessing the village's facilities.
- Good access.
- Low landscape sensitivity.
- Landowner interest in development.

It is noted that the site is suitable for either a small scale affordable housing development of 4-6 dwellings upwards or potentially more moderately sized development of up to 15 dwellings. This site will be taken forward as an option in the Site Specific Proposals Local Development Document.

9. Draft Design Principles

If any development was to take place on potential affordable housing **Site RA/172**, Land east of Kendals Close, then the draft principles below should apply.

This site falls within the Edge Suburbs character area, where the character is generally less reflective of the traditional local vernacular. Any development here, therefore, will not necessarily need to attempt to be in keeping with the characteristics of the Historic Core character area. Development at Kendals Close will:

- Front the highway with consistent or stepped set-backs;
- Use a limited palette of materials of red brick, render or high quality contemporary materials;
- Provide a safe and overlooked link to the public footpath which links Kendal Close with Carlton Road;
- Include 'soft' edges with the countryside to the south and south-east, with development either facing or enjoying a positive relationship with the countryside, avoiding high close-boarded fencing or brick walls addressing the countryside;
- Maintain an access point for any future potential incremental development beyond the scope of this development; and
- Consider orientating the development to be outward looking, rather than inward, and face out to the fields to the south and east; or
- Be spaced sufficiently to allow views to the countryside from the highway.

Elsewhere, new development in Wilbarston would need to represent the local street variety and geometry to represent the local character.

New development should follow the local characteristics of continuous enclosure of buildings, boundary walls, stepped frontage, local variety of street forms and limited palette of materials to reflect local character:

- Ironstone and limestone, often in coursed bands with limited areas of render.
- Less common brick buildings in soft reds.
- Roofs of slate or stone slate, and thatch.

Any potential moderate village expansion for small scale employment and residential, would need to link to the centre of the Village in several places and not just be a series of cul-de-sacs off Carlton Road.

Springfield farm is an important activity in the village. Any redevelopment should seek to retain a mix of residential and work space uses to retain employment. Built form should continue the rural edge character of Barlow's Lane along the western boundary, so that the existing footpath link to Springfield Road develops into a simple lane. Any new development should pick up on the local cues of farmsteads and rural mews, with buildings arranged in tight groups, avoiding standard highways layouts.

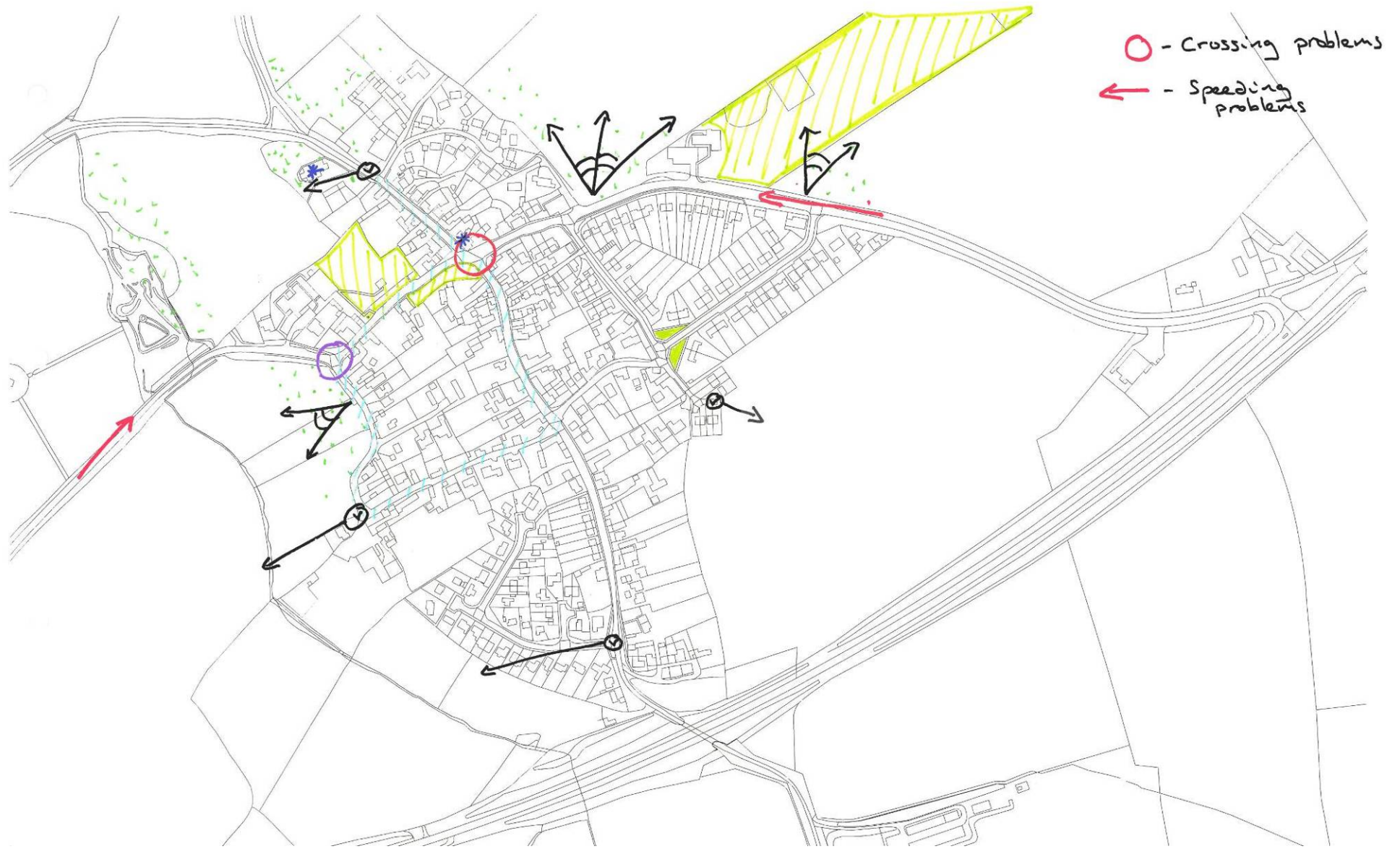


Wilbarston landform & movement map

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

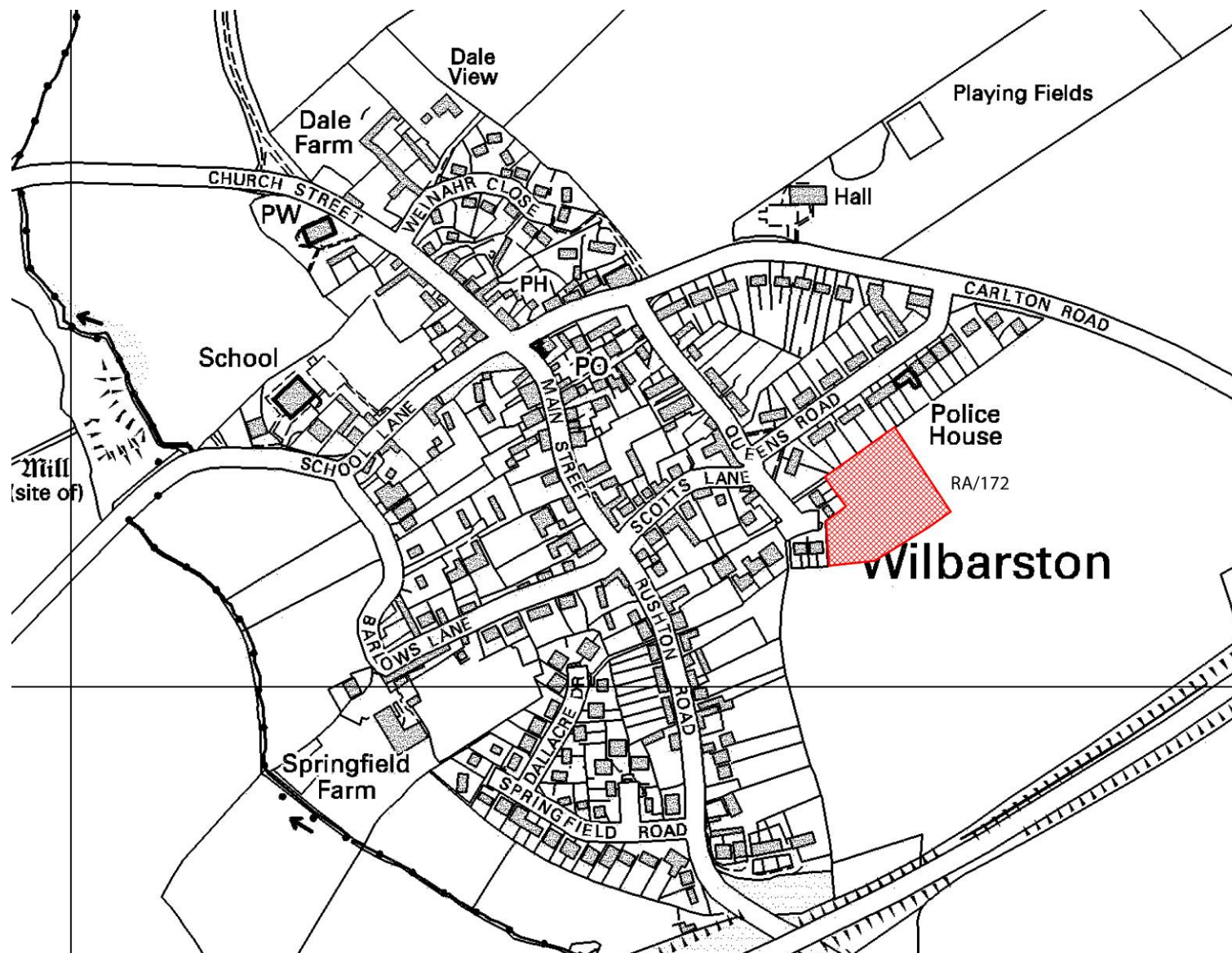


Wilbarston character areas map



Wilbarston public realm & landscape map

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



Wilbarston assessed housing sites map