

Section Title

13 Rural Area- Rural Strategy

Number of responses

141

Summary of main points*Statutory consultees:*

National Farmers Union:

Small growth within rural areas is needed to meet local needs and provide enhancements to existing villages.

Northamptonshire Police:

- The design principles should reflect the need to design out crime, and arson, whilst ensuring Community Safety.
- The design principles should reflect the details within 'Planning Out Crime In Northamptonshire Supplementary Planning Guidance'
- Parking needs to be in close proximity to dwellings, any car parking courts should be well overlooked with secure access. Rear car parking courts should be avoided.

Natural England:

Broadly supportive of the generic design principles.

English Heritage:

- Support the inclusion of policies that set out the development principles for the villages and generic design principles
- Not all generic design principles will be appropriate in every case, e.g. where a Conservation Area abuts open countryside; in this instance, the form of the new development should have regard to the character of the Conservation Area.
- Support the retention of historic fabric but recommend that the wording 'where this is not possible' in the first criterion should be replaced with 'Historic fabric of the buildings themselves should be retained, based upon an understanding of its significance; where there are no historic buildings left, the plan form...'

Ashley Parish Council:

- No growth beyond the village boundary would be too rigid and cause infill or backland development which will impact on character.
- Small scale growth allows development of the community and it's needs but the location and scale should be determined by local support.
- Design principles should be made for each settlement with outcomes monitored to ensure effectiveness.
- A rural exception policy allowing the release of sites solely for affordable housing should only be implemented if there is strong local

need and support

- A policy allocating specific sites solely for affordable housing in rural areas should not be included as it would not reflect local conditions and be locally sensitive.

Wilbarston Parish Council:

- Agree that some small scale growth to meet local needs, a policy for setting out local design principles and a rural exception policy allowing for the release of sites solely for affordable housing is required.
- Agree that allocating specific sites solely for affordable housing in rural areas is required

Other consultees:

Role of villages

- Small scale growth to meet local needs vs. no growth. (17 vs. 15)
- Small scale growth in villages would result in an increase of infilling. (5)

Development Principles

- Majority agree with need for development principles. (27 vs. 4)
- The generic design principles are not relevant in every case. (1)
- Individual policies dependent on local character/facilities/support. (21)

Rural Exception Housing

- More agree that a rural exception policy allowing for the release of sites solely for affordable housing to meet local needs is required. (19 vs. 9)
- Significantly more disagree that allocating specific sites solely for affordable housing in rural areas is required. (21 vs. 2)
- Affordable housing should be mixed with other tenures. (3)

Implications of the National Planning Policy Framework

The National Planning Policy Framework (NPPF) enforces the presumption in favour of sustainable development.

Policy 3 promotes sustainable new development and the development and diversification of agriculture and the supporting of rural facilities and services.

Policy 6, paragraph 50 states that 'where affordable housing is needed, the NPPF requires set policies for meeting needs on mixed tenure sites.

Paragraph 54 goes on to say that LPA's should consider allowing some market housing to facilitate the provision of significant additional affordable housing to meet local needs. Paragraph 53 states that Local Authorities should set out policies which resist inappropriate development of residential gardens to protect the character of an area.

Policy 8, paragraphs 76 and 77 of the NPPF encourage local communities to designate Local Green Space such to a number of guiding principles. It will be important to check that the proposals for HVI space are in accordance with

the principles outlined in the NPPF.

Policy 12, encourages Local Planning Authorities to protect locally important buildings as well as sustaining and enhancing significant historic assets and conservation areas.

Implications of the emerging Joint Core Strategy

Reference to the draft policies will need to be made in the next iteration of the Plan. The JCS identifies a Settlement Hierarchy which Broughton, Mawsley and Geddington are named as 'Principal Villages' and this will need to be taken into consideration prior to the next iteration of the Plan. With regard to other villages the Settlement Roles table identifies their specific roles and responsibilities. Draft policy 10 outlines that new development in the rural area should be to meet local rural need.

Draft policy 13 addresses Rural Exception sites and development in the open countryside, it will be important that the Plans are not repetitive and this needs to be checked prior to the next iteration of the Plan.

Summary of officer comments

Village Roles

The majority of consultees are in favour of some small scale growth to meet local needs, however, in order to limit inappropriate infill and any negative impacts to the character of individual villages, this policy should only be promoted if the generic and individual settlement design principles are also progressed. The design principles have been overwhelmingly supported, so there are no reasons indicating they should not generally be taken forward, subject to some minor alterations as suggested. However in some rural areas, there is strong opposition to growth - it should be clarified that there are exceptions to this general policy.

Development Principles

English Heritage suggest that the development principles are not appropriate in all cases- the generic policies should therefore be very clearly supplemented with individual settlement design policies, and written in such a way as to recognise that not all principles will be relevant in every rural area. Within many of the Rural Area sections, English Heritage has requested that development principles should refer to the protection and enhancement of the character of the conservation area. It may therefore be prudent to include this option as a general design principle; however, NPPF Paragraph 137 is very similar, so its addition may be superfluous to requirement.

Northamptonshire Police are generally supportive of the development principles, however, the design principles for parking provision should be changed to reflect adopted guidance. It should be made clear that parking should be in close proximity to dwellings with parking courts well overlooked with secure access.

Affordable Housing

The majority of consultees consider providing affordable housing on a rural exception site basis preferable to identifying specific sites solely for affordable housing. This is logical considering that most consultees agree that policies should be based upon local characteristics and need, and because some believe that tenure types should generally be mixed. This would also comply with NPPF para.50 which emphasises tenure mixing. The rural exception sites policy should therefore come second to tenure mixing where possible. However, as providing a tenure mix would only be possible in cases where specific housing sites have been identified - in rural areas where no such sites have been identified, the rural exceptions policy would become the method of affordable housing provision. It will be important to consider whether allowing some market housing to ensure sites come forward is appropriate in all settlements.

Next steps

Village Roles

- Where appropriate, proceed with some small scale growth to meet local needs and provide enhancements to existing villages.
- Where appropriate, proceed with policy of no growth beyond the village boundary, subject to rural exception sites.

Development Principles

- Progress development principles such to suggested changes.

Affordable Housing

- Proceed with a rural exception policy for affordable housing where a tenure mix on allocated housing sites is not available.
- Discount the policy for the identification of sites solely for affordable housing.

Other

- Update the background papers where appropriate.
- All references to the PPS's and PPG's will need changing to reflect the NPPF e.g. the rural exceptions policy is based on PPS3 and will need altering to paragraph 54.

Section Title

13 Ashley

Number of responses

227

Summary of main points*Statutory consultees:*

English Heritage:

As much of Ashley is designated a conservation area, we recommend that an additional development principle is added stating that new development should seek to protect and enhance the character of the conservation area and its setting. We welcome the inclusion of HV1/001 as this will protect the remains of the shrunken settlement of Ashley.

Environment Agency:

Site RA/162: is considered to be the most appropriate for small scale growth as the site is less than 1 hectare located in Flood Zone 1, (low probability of river and sea flooding as defined in the Technical Guidance of the National Planning Policy Framework). The main flood risk issue to consider is usually the management of surface water run-off. Drainage from new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SuDS) approach to achieve these objectives. Guidance on how to address specific local surface water flood risk issues may also be available through the Strategic Flood Risk Assessment or Surface Water Management Plan.

Anglian Water:

Have assessed the proposed sites using a Red-Amber-Green process and consider adequate surface water disposal as a priority. Surface water should be managed in line with the surface water management hierarchy set out in Building Regulations part H; accordingly it has been assumed that there are no available surface water sewers within the vicinity of the development.

Parish Council:

- Ashley Parish Council agrees with the principle of growth, but not the two proposed sites in the document. The Parish Council does not support site RA/162 because of: Strong public opposition; Access will be a problem because it is adjacent to the T-junction on Main Street and because Stoke Albany Road is single lane; and the justification on the basis of an improvement to the village gateway is flawed. Removing scrap machinery would be a better solution.
- There is also public opposition to site RA/137. They support the design principles, with the exception of the two sites mentioned above.
- The land to the south of site RA/162 is preferred as an area for sports provision (i.e. cricket and football pitch) as it is flat and more extensive.
- The Parish Council have received mixed messages on the matter of allotments. We asked if there were any villagers wishing to have an

allotment and received a number of positive replies. On the other hand some villagers suggest that the village gardens are sufficiently large and allotments should not be needed. It is the Parish Councils view that the provision of some allotments would be beneficial to the village. The field now designated 002 would be suitable.

- The Parish Council agrees with the proposed settlement boundary but does not believe it should be enlarged to include site RA/162.

Other consultees:

Proposed Allocations and Development Principles

- The majority of respondents disagree with any growth in Ashley. (29)
- Many of these responses were in relation to 'The Maltings', which they felt must not be included in the village boundary. Site 002, which is proposed HVI, must be formally identified as HVI to prevent housing site RA/162 'creeping' into the countryside. (1)
- Disagree with proposed site RA/162 (western gateway) - a gateway should be created by soft landscaping, trees, hedges etc. (31)
- Support site RA/162. (2)
- Agree there should be some small-scale growth in the village. (8)
- 'The Maltings' is part of the village and should be included in the village boundary. (1)
- Site RA/137 should be reconsidered to allow some sustainable growth. (2)
- Support the development principles, but not for the western gateway. (19)
- Disagree with the development principles. (9)
- Against public access to the green area around Green Lane. (2)

Additional Sports Provision

- Additional sports or leisure facilities in the village are required. (18)
- The area that was identified for an extended playing field is the area to the north of the existing one. (7)
- The sports field should be to the south of RA/162. (5)
- Additional sports facilities are not required. (15)

Historically and Visually Important Open Space

- Agree with the two HVI designations. (5)
- Agree with site HVI/002. (3)
- HVI status does not conform with the NPPF and query whether there is any justification for it. (3)

Allotments

- Those with smaller gardens in the village may require an allotment. (12)
- A relatively small set of allotments might be acceptable, say 4-6 allotments. Suitable sites might be part of 002 (behind RA162) and the site immediately behind the existing playground. (2)
- Disagree that allotments are needed. (18)

Settlement Boundary

- The settlement boundary should not include the new allocations and should remain as is. (25)
- Agree with the proposed village boundary. (9)
- Site RA/137 should be considered instead of RA/162 within the settlement boundary. (2)
- Both site RA/137 and RA/162 should be taken forward and included in the settlement boundary. (1)

Implications of the National Planning Policy Framework

The NPPF supports the principle of localism and the sense that local people can shape development within their area. Policy 3 promotes sustainable new development and the development and diversification of agriculture and the supporting of rural facilities and services. Policy 12, encourages Local Planning Authorities to protect locally important buildings as well as sustaining and enhancing significant historic assets and conservation areas.

Policy 8, paragraphs 76 and 77 of the NPPF encourage local communities to designate Local Green Space such to a number of guiding principles. It will be important to check that the proposals for HVI space are in accordance with the principles outlined in the NPPF.

Implications of the emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Ashley as a 'Smaller Village', largely dependent on other towns for services and facilities, where opportunities for sensitive infill and re-use of buildings may exist. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy.

Summary of officer comments

Local opinion is largely against the proposed development sites or changes to the settlement boundary. Given that site RA/162 (western gateway) was not promoted and the concerns with regards to The Maltings, neither site will be progressed.

HVI designation which has been introduced to protect only spaces which are visually and/ or historically important. Those spaces identified as HVI will be reviewed to take into account comments made during the consultation but it is recommended that a policy identifying HVI is progressed in the Pre-Submission Plan.

Opinion on allotment space and a new sports field is split. Further work will need to be carried out to try to identified whether there is a need for allotments or a sports field in the village and try to identify potential locations if a need is established.

Section 72 of the Planning and Listed Buildings Act 1990 places a duty on all local planning authorities to have to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area as does paragraph 131 of the National Planning Policy Frameworks also requires local planning authorities, it is not appropriate to repeat policy within this Plan.

Next steps

- Sites RA/162 and RA/137 will not be progressed.
- The need for allotments and sports provision will be further assessed.
- Settlement Boundary will be progressed as suggested.
- Progress HVI site 001, further work is required prior to concluding progress for site 002.
- Background papers updated.

<p>Section Title 13 Brampton Ash</p>
<p>Number of responses 0</p>
<p>Summary of main points N/A</p>
<p>Implications of National Planning Policy Framework Policy 3 of the Framework supports development where it supports economic growth in rural areas by taking a positive approach to sustainable new development.</p>
<p>Implications of emerging Joint Core Strategy Development in open countryside will be strictly controlled. The emerging Joint Core Strategy identifies Brampton Ash as a settlement of dispersed built form within the open countryside. Rural diversification and the re-use of buildings to support the local economy may be appropriate in these settlements in accordance with draft Policy 25.</p>
<p>Summary of officer comments It is considered that the preferred approach as outlined in the document to not to include a village boundary for Brampton Ash or individual policies for this village is appropriate.</p>
<p>Next steps Progress as scattered development in the open countryside.</p>

Section Title:

13 Braybrooke

Number of responses:

230

Summary of main points*Statutory consultees:*

English Heritage:

The design principle for RA/128 should be expanded to include the protection of the setting of the Old Rectory. Recommend additional principle that 'new development should seek to protect and enhance the character of the conservation area and its setting.'

Alternate employment site RA/21 is close to a Local and Sub-Regional GI Corridor.

Environment Agency:

Southern part of RA/128 most appropriate for development as the site is less than 1 hectare located in Flood Zone 1, (low probability of river and sea flooding as defined by NPPF Technical Guidance).

Anglian Water:

Disagree with proposed site RA/128 as it is located within the cordon sanitaire of the sewage treatment works – odour produced would result in unacceptable negative impacts to amenity.

Braybrooke Parish Council:

- Against development beyond the existing village boundary, especially southern part of site RA/128 – land at the Old Rectory.
- Agree with the settlement boundary without the inclusion of RA/128 – recent development has met village needs.
- Infrastructure at/over capacity e.g. sewage system under considerable strain needing emergency pumping into tankers.
- Against the inclusion of a public access following the river east/west through the village – it is impractical and not desired by residents.
- A principle regarding new development north of the river should not be included as development will be detrimental to rural character.
- There is no demand for allotments.

*Other consultees:***Proposed Allocations and Development Principles**

- No growth outside the village boundary. (104)
- RA/128 is unsuitable for development. (1 for, 99 against)
- RA/128 should be refused based on previous planning history, impact

upon the Old Rectory, and previous appeals on the site. (84)

- Northern part of RA/128 should be included within the boundary due to different Inspector decision. (1)
- Similar number of comments for progression of RA/143 - Land off Green Lane (1) and against (2). 2 believe RA/143 should remain within boundary.
- Sale of properties has been difficult – no ostensible need for additional housing. (10)
- No need for affordable housing. (4)
- Church Close is incorrectly referred to as Church Lane. (5)
- The school is a negative aspect within the community, which should be used as a redevelopment site. (5)
- Against the inclusion of a principle allowing for public access following the river east/west through the village as it is private land. (7)
- Against the inclusion of a footpath north/south along Griffin Road. (4)
- Mews are not characteristic of the village. (1)
- Garages site in Church Lane good for development (3) – should be progressed as a site/drawn on map.
- Land north of Newland Street (4) and Newton Way (1) suitable for development.
- Equal number of comments for and against Griffin Road/Newland Street corner as a development site (2 v. 2), however more want green spaces to be protected. (5)

Historically and Visually Important Open Space

- HVI/007 should be reassessed as it no longer contributes to the setting of the village. (1)

Implications of the National Planning Policy Framework

The National Planning Policy Framework, Policy 3 promotes sustainable new development. Policy 6 states that in rural areas, exercising the duty to co-operate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate.

Policy 8, paragraphs 76 and 77 of the NPPF encourage local communities to designate Local Green Space such to a number of guiding principles. It will be important to check that the proposals for HVI space are in accordance with the principles outlined in the NPPF.

Implications of the emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Braybrooke as a 'Smaller Village', largely dependent on other towns for services and facilities, where opportunities for sensitive infill and re-use of buildings may exist. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy.

Summary of officer comments

Potential Allocations

The majority of comments are in favour of no growth beyond the existing village boundary and particularly against the inclusion of RA/128 as a potential housing site. No growth outside the village boundary is advocated by the Parish Council and with other consultees as it is believed that the village is already at/over capacity with regards to infrastructure and (affordable) housing numbers. The Parish Council and Anglian Water suggest the nearby sewage treatment works are too close and would significantly impact upon amenity.

The Parish Council are also concerned regarding the impact to The Old Rectory; a key concern of non-statutory consultees. Many of these comments refer to previously refused planning applications, which were held up at appeal. Most refer to the northern parts of RA/128, however, there is an outline application (KE/1993/0673) for dwellings on the proposed housing site RA/128, refused because development would 'result in a seriously adverse impact upon the character, appearance and setting of the adjoining Listed Building, The Old Rectory and the designated Conservation Area of Braybrooke.' The resulting appeal was dismissed by an Inspector who agreed the impacts were detrimental. Also, within the site is a TPO tree. Given the lack of services within the village, the TPO and the potential impact on the Listed Building and Conservation Area, site RA/128 will not be progressed along with the northern part of the site.

The garages site in Church Close is seen as suitable for development as it is within the settlement boundary. This site was identified within the Rural Masterplanning Background Paper. As the site is located within the village boundary and could come forward as an infill site, there is no need to allocate it within this Plan. Development principles will apply.

Land to the north of Newland Street and Newton Way have been suggested as potential development sites which will require assessment in accordance with the criteria outlined in the Housing Allocations Background Paper. The use of the school as a potential development site would not be suitable unless the school were to re-locate. There is no evidence to suggest that this will happen at this time. The school is however, within the settlement boundary so should it re-locate then development could come forward in accordance with development principles.

The settlement boundaries should be progressed without the inclusion of the proposed housing sites.

Development Principles

A number of development principles are not considered suitable. Particular concern regards the inclusion of a public access following the river east/west through the village as the land is owned by different parties. The Parish Council are against the principle. A public access would not result in an increase in connectivity between different areas of the village, as there is little

development to the east or west of HVI/006. It should therefore not be progressed. Consultation responses also suggest that the footpath running north to south along Griffin Road should not be progressed.

Braybrooke Parish Council is opposed to the principle that development north of the river should be less compact and inter-dispersed with green open spaces, on the basis that there are no acceptable sites for development north of the river. As opportunity sites may become available across the period of the plan, this principle should be retained.

English Heritage recommends an additional development principle that 'new development should seek to protect and enhance the character of the conservation area and its setting.' This principle has been suggested in other sections of the document. It may therefore be more prudent to include the above as a general development principle within the Rural Strategy section; however, NPPF Paragraph 137 is similar to the proposed principle so it may not be required. This should be considered across the document.

Historically and Visually Important Open Space

Some consultation responses suggested the open space at the corner of Griffin Road/Newland Street to be more suitable for development as this would continue the linear building line; however, more believe that open spaces within the village should be protected. This is considered important green space within the Rural Masterplanning Background Paper and should be retained as part of HVI/006.

HVI/007 was stated to no longer contribute to the character of the area due to new frontage development. This will need investigating prior to its progression.

HVI designation which has been introduced to protect only spaces which are visually and/ or historically important. Those spaces identified as HVI will be reviewed to take into account comments made during the consultation but it is recommended that a policy identifying HVI is progressed in the Pre-Submission Plan.

Allotments

No local need for allotments has been identified.

Next steps

Text amended to refer to Church Lane not Church Close.

Progress the following:

- No growth beyond the existing village boundary
- The proposed settlement boundary excluding the new allocations
- The development principles (except Principle 1).

Discount the following:

- RA/128 as a development opportunity.

- Development principle 1- 'The green space that runs through the village should be enhanced through the inclusion of a public access following the river east/west through the village'.
- Policy for additional allotments.

To consider:

- Re-assess sites HVI/006 and 007.

Section Title

Broughton

Number of responses

242

Summary of main points*Statutory consultees:*

Environment Agency:

All sites identified fall within flood zone 1 and are likely to be appropriate for small scale development subject to appropriate flood risk assessment in accordance with the NPPF.

The Wildlife Trust:

RA15 is inside a Local GI Corridor, RA/101 (RA13) land to the rear of No. 22 High Street is partly inside a Local GI Corridor and RA/095 (RA16) Gate Lane, Broughton, is half-covered by a Local GI Corridor.

Anglian Water:

Surface water should be managed in line with the surface water drainage hierarchy set out in Building Regulations.

Northants County Council:

Support development principles relating to connectivity to the centre of the village and improved footpaths and cycle ways out of the village. The need for a new footpath to Kettering is questioned however given the existing facility along the A43 and other routes through Pytchley.

Broughton Parish Council:

- Note a great deal of public interest from the village and raise concerns that the spirit of the Localism Agenda has not been followed.
- Consultation has been very restricted.
- Sites have not been processed in accordance with the criteria established for the consultation.
- Parish Plan should be considered equally alongside other background papers.
- The Parish Council's primary position is for no growth beyond the existing village boundary due to access and transport issues, impact on the character of the village, lack of school capacity and because the Conservation Area has not been adopted yet. The secondary position is that no allocations should be made until the future of the village has been determined, a neighbourhood plan has been produced and the Conservation Area has been adopted.
- The document is neither viable nor sustainable in the context of existing infrastructure failures in the village and would result in long-term chaos.
- Sites RA/101, RA/144 and RA/127 should be discounted.

- Site RA/015 is of historical importance having been gifted in the 17th Century as charity land. Traffic, congestion and other highway issues would result. An attractive gateway would not be created. Viability is questionable given the proposals at Cransley Park.
- Option 1 (No growth beyond the village boundary) is favoured.
- Option 2 (Focused small scale growth) would be detrimental due to access and traffic difficulties, oversubscription at the school, impacts on historic rights of way, impacts on ecology, planting and landscape character.
- Option 3 (Dispersed small scale growth) would be detrimental due to access, traffic flows and impact on village street scene.
- RA/094 is appropriate for up to 10 units with up to 30% affordable housing beneficial.
- The development principles should include a requirement for a right - hand turn on to the A43 towards Kettering at the southern end of the village and a roundabout on the A43 at the northern end of the village.
- The Bentham Charity Land, fields either side of Wellingborough Road and land beyond the village hall playing field and surrounding the cemetery should be designated as Historically and Visually Important Open Space.
- There is a need for further allotments in Broughton. The site on Kettering Road should be re-opened to meet demand.

Other consultees:

Proposed Allocations and Development Principles

- No more housing growth should take place as local infrastructure cannot accommodate it and rural character would be lost. (94)
- Highway capacity is not available – the village suffers from traffic and congestion. Highway safety would be compromised. (91)
- Broughton does not have sufficient services and facilities. Parking provision in the village is also limited. (71)
- The proposed access to site RA/101 is inappropriate and would result in highway safety issues. (4)
- The proposed industrial development option (RA/15) should be pursued. (3)
- The proposed industrial development option (RA/15) should not be supported as it is unnecessary, visually intrusive and affects a pipeline. (4)
- Any proposals should be carried out in accordance with the Broughton Village Plan. Limited infill development could be accommodated where in keeping with the village. (2)
- Site RA/15 should be discounted as there is no access and the development would lead to increased traffic and highway safety issues. (1)
- A major water pipe crosses the site which cannot be built on. (1)
- Focused growth is inappropriate for a village. (4)
- Site RA/098 would be close to the A43, smelly, dirty and a thoroughly undesirable place to live. (1)

- Access into/out of the village needs to be improved. (14)
- Focused growth is supported as it will provide opportunity for a sustainable development which provides contributions to enhance the village. (1)
- Dispersed growth is supported in order to meet housing requirements. (6)
- Extra houses could be accommodated on site RA/15. (1)
- Ecological interests would be adversely affected. (3)
- Site RA/099 is preferable and should be brought forward as a mixed use development. (1)
- Site RA/127 should be retained as an attractive green space. (2)
- Drainage systems cannot cope in the village. (5)
- Site RA/094 seems a good option for development. (1)
- Sites at Gate Lane should be developed. (2)
- Agree with the proposed development principles. (12)
- Development principles are unrealistic. Concern that new facilities such as butchers, bakers and tea shop are unrealistic given competition from supermarkets. (6)
- The development principles are too broad and use of red brick could lead to poor quality development. (1)
- Enhancing the village centre as a focus for economic activity is undesirable. (1)
- Empty buildings and parking issues on High Street need to be sorted out. (7)
- Need for a footpath to Kettering is questioned as one already exists along the A43 and via other villages. (4)
- Footpath to Kettering is supported. (3)

Historically and Visually Important Open Space

- Proposals to designate Historically and Visually Important Open Space are important to the village character and are supported. (3)
- HVI/012 should not be designated as HVI as it is normal paddock land common with most countryside surrounding a village. The site should be considered for housing development as it is available and could be accessed by demolishing houses in the same ownership as the site. (1)
- New development is not supported, existing buildings should be re-used. (6)
- Disagree with proposals to allocate and enhance the area in front of the church as Historically and Visually Important Open Space as buildings were historically sited in that location. (1)

Allotments

- There is a need for allotment land in the village. (20)
- Allotments on Kettering Road should be fully re-opened. (4)
- Further allotment provision is unnecessary. (5)
- Site RA/099 currently accommodates allotments which could be retained as part of a mixed use scheme. (1)

Settlement Boundaries

- The settlement boundary should not be extended. (94)
- Disagree with the proposed settlement boundary. Settlement boundary should not be expanded. New allocations should not be included. (29)
- Agree with the proposed settlement boundary. (4)
- Settlement boundary could be made more generous to relieve restrictions on house building and reduce prices. (1)

Implications of the National Planning Policy Framework

Core principles state that every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth. Policy 3 promotes sustainable new development and the support of rural facilities and services. Policy 6 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing.

Implications of the Emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Broughton as a 'Principal Village', a focal point for development to meet local needs arising in the rural areas unless these can be met more sustainably at a nearby settlement. The scale of development, other than windfall opportunities will be lead by locally identified employment, housing, infrastructure and service requirements. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy, focused on those villages which have a significant range of services and facilities.

Summary of officer comments

Proposed Allocations

Significant objection to any development in the village is noted. The Draft Joint Core Strategy identifies Broughton as a Principle Village, a focal point for development to meet local needs arising in the surrounding rural area. It is not considered that Broughton is of the same scale or benefits from the number of services and facilities as the other Principles Villages across North Northamptonshire, responses to the draft consultation may reflect this concern. Further consultation is proposed to ensure the required level of development meets local need. Failure to provide some small scale growth may put pressure on some Greenfield sites for infill development. A no growth option would offer no opportunity for supporting local services or meeting local needs such as highways improvements, footpath improvements, allotments or parking for the school.

Access difficulties for site RA/101 are noted in the Rural Materplanning Report and an appropriate solution would need to be identified in order for this site to be progressed in the next iteration of the plan.

Site RA/099 was considered against the criteria set out in the Housing and

Employment Allocations Background Paper and within the Rural Masterplanning Report. The site was considered inappropriate for residential development and this has therefore been discounted. The option has not been taken forward as a strategic employment allocation through the Joint Core Strategy Review at this time but was not considered as part of this LDD given its size (above 5Ha).

Potential allocations at Gate Lane have been discounted as they performed poorly against the criteria set out in the Housing and Employment Allocations Background Paper. This site will remain discounted for the reasons outlined in that paper and that local residents are opposed to development in Broughton.

The Rural Masterplanning Background Paper was informed by the Broughton Village Plan which has informed the writing of the Plan. The proposed employment site was identified in the Broughton Village Plan and assessed and included as a potential allocation for this reason. As it is not being promoted then this can be removed as an allocation and not progressed, in accordance with the comments received.

The comments from Anglian Water and the Highways Authority will inform the next iteration of the plan. Further work will take place in consultation with the Highway Authority to establish the need for highway improvements within the village and if development opportunities are progressed. Any proposals would also need to assess potential ecological impacts and flood risk.

Affordable Housing

Any requirement for affordable housing would need to be informed by an up to date evidence base in accordance with the NPPF. This is usually achieved through carrying out a Housing Market Assessment in consultation with the Parish Council. If the Parish Council is in agreement then the Borough Council will carry out this work to inform the next iteration of the plan.

Development Principles

The Rural Masterplanning Report notes poor connectivity to surrounding villages which should be enhanced. Although some concern is noted about the safety of the combined footpath and cycle route along the A43, this provides a useful link to Kettering and further more rural footpaths are available via nearby villages. The development principle relating to a new footpath to Kettering will therefore be removed.

Historically and Visually Important Open Space

Site HVI/012 was identified in the Rural Masterplanning Report and the Open Space and Allotments Background Paper as significant to the rural setting, of the village and the character and setting of the Grade II* Listed St Andrews Church. It would not therefore be appropriate to consider the site for development. The undeveloped rural paddock land and native hedgerows described are characteristics of the intrinsic quality of the open countryside which the document seeks to protect on the edge of the village. Further assessment of this site will take place in accordance with Policy 8 of the

NPPF.

The Open Space and Allotments Background Paper set out criteria for allocating 'Historically and Visually Important Open Space'. It is not possible to allocate all land surrounding the village, only those sites considered to be particularly important.

Allotments

The need for further allotments within the village has been identified, therefore work will be progressed to find a suitable site.

Conservation Area

The Council is progressing its project to designate a Conservation Area in Broughton. This will be dealt with independent of the SSP LDD however, any designation would become a material consideration in any future development proposals in the vicinity.

Next steps

- Change the name of allocation RA/101 (Land to the rear of 22 High Street) to 'Land off Bentham Close'.
- Review HVI site allocations.
- Update development principles.
- Update Background Papers.
- Further targeted consultation to assess the need for development.
- Respond to the Joint Core Strategy consultation with regards to the status of Broughton in the Settlement Hierarchy.
- Continue with the production of the Broughton Conservation Area.

Section Title

13 Cranford

Number of responses

11

Summary of main points*Statutory consultees:*

Highway Authority (NCC):

Detailed access requirements would need to be considered in relation to each site. Environmental improvements are supported in principle but would require a partnership approach to ensure that any proposals within the public highway are appropriate.

English Heritage:

As the proposed sites are within or adjacent to the Conservation Area, a design principle that seeks to protect and enhance its character should be included in any policy.

Anglian Water:

Surface water should be managed in line with the surface water drainage hierarchy set out in Building Regulations.

Cranford Parish Council:

Proposed sites are supported for affordable housing, the preferred being corner of Duck End and Thrapston Road as the other may be susceptible to flooding. The proposed design principles are agreed although extra screening could be sought at Top Dysons. There is a need for allotment land in Cranford and land to the rear of 1-6 Duck end is currently used for this purpose. The proposed settlement boundary is agreed. No mention is made in this section about Cranford Road, Barton Seagrave which falls within the parish of Cranford.

*Other consultees:***Proposed Allocations and Development Principles**

- Sites should not be restricted for affordable housing as allowing some market housing outside the settlement boundary would also benefit the village helping to meet demand and supporting existing services. The site opposite houses in Top Dysons would be appropriate for development. (1)

Implications of National Planning Policy Framework

Core principles state that every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth. Policy 3 promotes sustainable new development and the support of rural facilities and

services. Policy 6 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing. Paragraph 54 states that in rural areas local authorities should consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

Implications of emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Cranford as a 'Smaller Village', largely dependent on other towns for services and facilities, where opportunities for sensitive infill and re-use of buildings may exist. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy.

Summary of officer comments

No sites were identified through the SHLAA process and none have been promoted in response to consultations on the emerging Site Specifics LDD. A Housing Needs Assessment was undertaken for Cranford, which identified a requirement for 8 affordable houses. The proposed sites are therefore needed to meet an identified local need. It is important to consider further whether it is appropriate to restrict housing sites to 100% affordable or to allow some market housing in accordance with the NPPF.

Generic design principles for the rural area are defined in Option 74 and these would guide the scale, mass, height and materials used for any development. This is sufficient along with the protection of heritage assets afforded by the Planning (Listed Buildings and Conservation Areas) Act 1990, Part 12 of the NPPF and Policy 13 of the CSS. The LDD should not repeat existing legislative and policy requirements. Additional screening at Top Dysons will be considered however, this would block views across adjacent rural fields, which form part of the character of Cranford.

Potential sites for allotments will be investigated and the Open Space and Allotments Background Paper amended to include potential allocations and if possible include a site as an allocation in the next iteration of the Plan.

The point with regards to Cranford Road, Barton Seagrave being in Cranford Parish is noted. However, this area has been considered and included in Section 9 of the document.

Next steps

- Update background papers
- Amended Development Principles as appropriate.
- Progress proposed sites but consider the potential of allowing some market lead housing to deliver the affordable housing.
- Progress the Historically and Visually Important Open Space

allocations and settlement boundaries identified.

Section Title

13 Dingley

Number of responses

14

Summary of main points*Statutory consultees:*

Dingley Parish Council:

Support the approach of not defining a village boundary for Dingley.

*Other consultees:*Proposed Allocations and Development Principles

The approach of not defining a village boundary for Dingley is supported as it is considered that this approach would protect the village. (12)

A village boundary should be drawn for Dingley as this would give greater certainty to landowners and developers as to where new development is appropriate. (1)

Implications of National Planning Policy Framework

Policy 3 of the NPPF supports development where it supports economic growth in rural areas by taking a positive approach to sustainable new development. Paragraph 55 of the NPPF states that 'Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances'.

Implications of the emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Dingley as a settlement of dispersed built form within the open countryside. Rural diversification and the re-use of buildings to support the local economy may be appropriate in these settlements in accordance with draft Policy 25.

Summary of officer comments

Although it would be possible to draw a settlement boundary for Dingley it is felt that due to the dispersed nature of the village, the number of Listed Buildings and curtilage and the lack of facilities, that a village boundary would result in unsympathetic and unsustainable development and that by remaining as open countryside the village is protected.

The rural exceptions option, if progressed, may allow for some conversion of existing buildings to meet local needs.

Next steps

Progress as scattered development in open countryside.

Section Title

13 Geddington

Number of responses

22

Summary of main points*Statutory consultees:*

Highway Authority (NCC):

Detailed highway and access requirements would need to be considered in relation to each site.

Environment Agency:

Sites RA/107, RA/108 and RA/109 are less than 1Ha and located in Flood Zone 1 and are therefore considered appropriate for development subject to detailed assessment of flood/drainage impacts. Site RA/110 is less than 1Ha but located in Flood Zone 2 (medium risk) and would therefore need to be subject of a sequential test. It would only be considered appropriate for development where no other sites are available.

English Heritage:

Site RA/107 accommodates a Listed Building and site RA/110 stands within a Conservation Area; design criteria should include a requirement to preserve and enhance their character and setting.

Wildlife Trust:

Site RA/107 is inside an NIA (Nature Improvement Area), close to a Sub-Regional and a Local GI Corridor. Site RA/109 is inside an NIA and a Sub-Regional GI Corridor, and is partly in a Local GI Corridor. RA/110 is inside an NIA, it is half-covered by a Sub-Regional GI Corridor, and is close to a Local GI Corridor.

Anglian Water:

Surface Water Drainage should be managed in accordance with the surface water management strategy and in accordance with Part H of the Building Regulations. Sites RA/108 and RA/109 fall within 400m of a sewage treatment works and would not be supported due to the risk of odour affecting future resident's amenity.

*Other consultees:***Proposed Allocations and Development Principles**

- Development should be limited to affordable housing only although consideration should be given to the additional pressure of housing on local infrastructure such as school and highways. (1)
- The employment units on Grange Road should not be expanded as it would be likely to impact on neighbours. If it were to be expanded, the development should be restricted to offices or professional services

and involve single storey extensions only. (2)

- The Grange Road site (RA/108) has poor access. (1)
- Small scale growth would benefit the village and its services. (1)
- Site RA/109 is located on an important vista into the village and should not therefore be developed. (2)
- Site RA/104 is a preferable site with less constraints. (1)
- Site RA/109 is appropriate for residential development but proposed allocations RA/107, RA/108 and RA/110 could cause highways congestion in the village which is already an issue. (1)
- General support for the proposed allocations however the design principles suggested are considered to be too prescriptive and may impact viability. (2)
- Site RA/107 should not include a requirement for a mixed use development as local need may change. (1)
- Site RA/109 should not include a requirement for linear development as this would prevent the site maximising its potential and creating a gateway into the site. (1)
- Site RA/108 appears unviable as an employment site as access appears problematic. Sites RA/102 and RA/103 could provide a mixed use development and are preferable. (1)
- Site RA/102 provides an option for development and planning constraints could be reduced once the Geddington bypass is constructed. (1)
- A strategy of no growth would not be appropriate as small scale growth is needed to support existing services and meet local need. (1)

Allotments

- There is a need for additional allotments. (2)
- Former allotments have fallen into disuse but the Grange Road site could be reinstated. (1)
- Potential exists to provide such facilities as part of mixed use development options. The Council should consider all existing allotment provision and not just that within its ownership. (1)

Historically and Visually Important Open Space

- The document does not recognise the existence of a planning permission for a garden extension and stables on the site RA/105 (HVI space). (1)

Settlement Boundaries

- Principle of including the properties on Stamford Road within the settlement boundaries is supported however the land adjacent no.39 should also be included as garden land which is enclosed. Land is domestic in nature and its development would not detract from the character of the countryside. (1)
- Proposed settlement boundary is agreed. (2)
- Objection to any alteration to the settlement boundary which proposes a more tightly drawn boundary as this is contrary to the aims of the NPPF to support sustainable development. Site RA/102 should be

included as it could provide appropriate development and meet local needs without detriment to the character and form of the village. (1)

- Village boundaries should not be extended. The village does not need to grow and there is no need to use Greenfield land. (1)

Implications of the National Planning Policy Framework

Core principles state that every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth. Policy 3 promotes sustainable new development and the support of rural facilities and services. Policy 6 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing.

Implications of the emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Geddington as a 'Principal Village', a focal point for development to meet local needs arising in the rural areas unless these can be met more sustainably at a nearby settlement. The scale of development, other than windfall opportunities will be lead by locally identified employment, housing, infrastructure and service requirements. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy, focused on those villages which have a significant range of services and facilities.

Summary of officer comments

Proposed Allocations

Site RA/108 scores favourably against the criteria set out in the Employment Allocations Background Paper and Rural Master Planning Document. Matters of design, Impacts upon neighbouring properties and the particular use would need to be assessed at the Development Control stage through the normal application process.

Sites to the west of Kettering Road are considered detached for the centre of the settlement by the busy road which is difficult to cross at this time. If works to bypass the village are completed then sites to the west may be considered more favourably. At this time sites RA/103, RA/104 and RA105 are discounted as housing options.

Site RA/105 has been identified as Historically and Visually Important Open Space. This does not impact on any planning permission already granted and the provision of a small stable building would not alter the otherwise open character of the site.

The criteria for site assessment set out within the Housing Allocations and Employment Allocations Background Papers include an assessment of highway capacity. Overall, the sites score favourably against the criteria

however a detailed assessment, further work will be undertaken in consultation with the highway authority to assess the impact of sites on the highway network.

Wildlife designations, with regards to sites RA/107, RA/108 and RA/109 are noted. However, these would not necessarily inhibit development subject to appropriate ecological assessment and use of mitigation measures where necessary in accordance with Part 11 of the NPPF. Further work, in consultation with the Wildlife Trust will be undertaken. Site RA/110 requires testing for flood risk.

Development Principles

It is necessary to include design criteria in order to achieve a high quality outcome and to secure the appropriate types of development in accordance with local needs and aspirations.

Development is distinctly linear in form on entry to the village opposite site RA/109 and it is important that this character is maintained in any future scheme.

The Rural Master Planning Evaluation identifies site RA/108 as providing opportunity for small scale employment uses which would compliment those existing. Design principles will be identified for this site limiting the scale and use of the proposed employment site in accordance with the consultation responses received.

Sufficient protection is afforded to heritage assets through the Planning (Listed Buildings and Conservation Areas) Act 1990, Part 12 of the NPPF and policy 13 of the Core Spatial Strategy. No additional design criterion is necessary as the LDD should not repeat existing legislative and policy requirements.

Allotments

It is noted that allotments could be provided as part of potential mixed use development identified in the plan. Further work will be required to ensure these are located in the most appropriate location and are viable to progress.

Settlement Boundary

The site adjacent to no.39 Stamford Road, will be tested against criteria outlined in the Settlement Boundary Background Paper but it presents a distinctly rural and undeveloped appearance bounded by native hedgerows. It provides welcome relief from the built frontage of the small group of properties on Stamford Road, provides views outwards to the wider countryside and maintains the rural, low density approach to the village. The Council has no record of the land benefiting from domestic land use, nor does it appear domestic in nature. The boundary proposed is therefore considered to be appropriate and in accordance with the criteria set out in the settlement boundaries background paper.

Next steps

- Progress sites RA/107, RA/109 and RA/110 subject to further work with regards to potential wildlife impact.
- Further work is required to assess and the Flood Risk to progressing site RA/110 as it is located within Flood Zone 2.
- Amend development principles.
- Progress document on the basis of small scale growth to meet local needs.
- Identify potential for allotments and a site if necessary. This may include bringing existing allotments back into use.
- Progress proposed settlement boundary with the inclusion of new allocations.
- Update Background Papers.

Section Title

13 Glendon

Number of responses

0

Summary of main points

N/A

Implications of National Planning Policy Framework

Policy 3 of the Framework supports development where it supports economic growth in rural areas by taking a positive approach to sustainable new development. Paragraph 55 of the NPPF states that 'Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances'.

Implications of emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Glendon as a settlement of dispersed built form within the open countryside. Rural diversification and the re-use of buildings to support the local economy may be appropriate in these settlements in accordance with draft Policy 25.

Summary of officer comments

It is considered that the preferred approach as outlined in the document to not include a village boundary for Glendon or have individual policies for this village is the most appropriate.

The rural exceptions option, if progressed, may allow for some conversion of existing buildings to meet local needs.

Next steps

Progress as scattered development in open countryside.

Section Title

13 Grafton Underwood

Number of responses

17

Summary of main points*Statutory consultees:*

Environment Agency:

Site RA/113 is less than 1Ha but located in flood zone 2 (medium probability of flooding). It would need to be subject to the sequential test and would only be appropriate where alternative sites are not available. A Flood Risk Assessment would also be needed in support of any detailed scheme. Site RA/114 is less than 1Ha and in flood zone 1 (low probability of flooding). It would be appropriate subject to detailed drainage proposals.

English Heritage:

The first development principle for the allocated sites should make reference to protecting and enhancing the setting of Listed Buildings.

The Wildlife Trust:

Site RA/114 stands adjacent to a potential wildlife site and potential for adverse ecological impacts therefore exists.

Anglian Water:

Surface water should be managed in line with the surface water drainage hierarchy set out in Building Regulations.

Highway Authority:

Design principles are supported subject to appropriate consultation with stakeholders in relation to any traffic calming measures proposed.

*Other consultees:*Proposed Allocations and Development Principles

- The sites should not be supported as they are not suitable for conversion and the historic form of the village will be detrimentally impacted by these developments. (2)
- Development principles are agreed. (1)
- The draft development principles are objected to. (2)
- Small scale growth should be supported. The Conservation Area Appraisal notes the existence of redundant farm buildings and these should be redeveloped with residential and employment uses which can enhance the character of the area. The farms identified should be allocated in their entirety. (1)
- The allocations should allow for redevelopment of the sites including new builds and extensions rather than just conversions. The proposed allocations would not be able to comply with the development principles

set out e.g. the back land conversions could not abut the highway. Traffic calming measures would not be needed as a result of the proposed development and would not be CIL compliant. The specified materials are too prescriptive and could inhibit development. (1)

- No mention is made of the Conservation Area. (1)

Allotments

- There is a need for further allotments (1).
- The need for allotments could be made as part of any new development. (1)

Settlement Boundaries

- The village boundary has moved. Numbers 18-22 Geddington Road are now outside the boundary despite being inside the village name plates and speed restriction signs. (1)

Implications of National Planning Policy Framework

The NPPF, core principles state that every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth.

Policy 3 promotes sustainable new development and the supporting of rural facilities and services. Paragraph 54 states that in rural areas, development should be planned to reflect local needs.

Policy 6 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing.

Implications of the Emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Grafton Underwood as a 'Smaller Village', largely dependent on other towns for services and facilities, where opportunities for sensitive infill and re-use of buildings may exist. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy.

Summary of officer comments

Potential Allocations

These sites consist of large farm buildings of varying age and scale, which are largely removed from the established built form of the village. Access to the site is tight and this may limit the future development potential of the sites. Grafton Underwood has no services or facilities and there appears to be very limited local need for new development in the village. However, Options 74 and 76 allow for the redevelopment of existing buildings as rural exceptions, due to the location of these buildings this may be a more appropriate form of development for this largely linear village.

Development Principles

Reference to protecting and enhancing the historic character of the village will be added to the development principles for the village.

Grafton Underwood presents a very limited palette of natural materials and this is paramount to its distinctive and traditional character and Conservation Area.

Settlement Boundary

The village boundary has been drawn in accordance with the methodology set out in the Settlement Boundaries Background Paper and is drawn around the built-up framework of the settlement. It does not take account of the position of village signs, speed restrictions or the conservation area. The document envisages only very limited growth in the village and this is to be provided through the conversion of appropriate existing buildings which contribute to the character of the Conservation Area.

Next steps

- Remove potential sites for allocation prior to the next iteration of the Plan.
- Amend development principles to ensure that the historic environment is protected and enhanced.
- Remove the requirement for traffic calming measures from the Development Principles.
- Update the background papers.

Section Title

13 Great Cransley

Number of responses

17

Summary of main points*Statutory consultees:***Northamptonshire County Council Highways:**

NCC Highways supports in principle proposals to create a more pedestrian friendly environment less dominated by traffic, subject to a traffic study, close examination of existing and future traffic movements in the area and in close consultation with stakeholders. Where development is limited such as in Cransley, the deliverability of schemes through developer funds alone is questionable.

Environment Agency:

RA/146 is the most suitable site for small scale growth. Located in Flood Zone 1 the main issue is the management of surface water run off. Drainage must not increase flood risk either on site or elsewhere.

Anglian Water:

Surface water disposal is a priority for development in Great Cransley. It has been assumed that there are no available surface water sewers within the vicinity of the development.

Great Cransley Parish Council:

Considers that site identified as RA/146 is appropriate for small scale growth, for affordable housing only. Agrees with the Development principles apart from Traffic Calming has already been provided. No proposals to be within or closely related to the historic core. There is now a need for allotments in Gt. Cransley. Agree with the proposed settlement boundary as far as it concerns the village of Gt. Cransley. However it has been noted that a site RA/115 in Mawsley has been identified in the alternative options which is not within the Parish of Mawsley or the village Boundary of Mawsley but in Cransley Parish.

Need to review open spaces as:

- Cransley wood is an identified open space despite being privately owned.
- The Church Grounds are owned by the diocese.
- The Village Hall grounds are managed entirely under the jurisdiction of the Cransley Village Memorial Hall Committee and the area indicated is incorrect.
- The play area is owned by the Parish Council but managed by the KBC.
- The three small village greens however, have not been identified as open spaces.

Other consultees:

Proposed Allocations and Development Principles

- Small scale growth should be allowed. (2)
- Support site RA/112. (4)
- There is support for limited development in Great Cransley. (1)
- Sites are suitable for both market and affordable housing. (1)
- There is an identified need for affordable housing. (1)
- Potential site to the north of the village, to the west of Loddington Road. (1)

Implications of National Planning Policy Framework

Core principles state that every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth. Policy 3 promotes sustainable new development and the support of rural facilities and services. Policy 6 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing. Paragraph 54 states that in rural areas local authorities should consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

Implications of the emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Great Cransley as a Smaller Village, largely dependent on other towns for services and facilities, where opportunities exist for sensitive infill and reuse of buildings. Draft Policy 2 states that development in rural areas will meet identified local needs and support a prosperous rural economy.

Summary of officer comments

The additional site to the north of the village is to be assessed against the criteria outlined in the Housing Allocations Background Paper. Site RA/146 is generally supported. Further work is required with regards the necessity for a 100% affordable housing scheme or whether some market housing is required to ensure the site comes forward in accordance with the NPPF.

Site RA/112 was discounted on the grounds of its potential impact on Cransley Hall and the Conservation Area and the impact on the landscape and impact on the form and character of the settlement. This site has no road frontage and development of the site would have a negative impact on the character and form of this part of the village. The comments raised do not appear to address these comments and therefore this site will not be progressed.

Potential sites for allotments will be investigated and the Open Space and

Allotments Background Paper amended to include potential allocations and if possible include a site as an allocation in the next iteration of the Plan.

There are currently 10 typologies of open space, open space does not constitute space purely owned or run by the Local Authority and can encompass private, accessible open spaces. The current database for open space is under-review (although not for this Plan) and the comments here will be taken into consideration as part of that review. The current allocations of open space protect these areas from development without suitable replacement elsewhere in accordance with policy 13 of the CSS.

Next steps

- Assess the additional proposed site.
- Take forward RA/146 as a potential housing site.
- Consider the potential of allowing some market lead housing to deliver the proposed affordable housing.
- Progress with the proposed settlement boundary.
- Look at possible allotment site for the Village.
- Update the Background Papers.

Section Title

13 Harrington

Number of responses

11

Summary of main points*Statutory consultees:*

Environment Agency:

We consider the sites RA/133 and RA/134 most appropriate for small scale growth as the site is less than 1 hectare located in Flood Zone 1, (low probability of river and sea flooding as defined in the Technical Guidance of the National Planning Policy Framework). The main flood risk issue to consider is usually the management of surface water run-off. Drainage from new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SuDS) approach to achieve these objectives.

English Heritage:

Question 90: Development principles for Harrington - We recommend the addition of a further development principle: 'Protect and enhance the conservation area and the setting of the conservation area, scheduled monument and registered park and garden.' We welcome the inclusion of HVI/021 The Falls, but recommend that the boundary includes the whole of the scheduled monument and Grade II* registered park and garden.

Harrington Parish Council:

Are pleased to note that much of the text comes from our Village Design Statement. Cannot think of any land outside the village boundary which presents itself as a suitable building site. It follows therefore that in Harrington there should be no growth outside the village boundary. Agree with the development principles set out. There is no identified need for allotment provision in Harrington. Agree with the proposed settlement boundary.

*Other consultees:*Proposed Allocations and Development Principles

Small scale growth should be allowed to prevent stagnation. (1)

Implications of National Planning Policy Framework

The National Planning Policy Framework, Policy 3 promotes sustainable new development. Policy 6 states that in rural areas, exercising the duty to co-operate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate.

Implications of Joint Core Strategy

The emerging Joint Core Strategy identifies Harrington as a 'Smaller Village', largely dependent on other towns for services and facilities, where opportunities for sensitive infill and re-use of buildings may exist. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy.

Summary of officer comments

Section 72 of the Planning and Listed Buildings Act 1990 places a duty on all local planning authorities to have to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area. Paragraph 131 of the NPPF also requires local planning authorities to consider this. There is no need to repeat policy in this Plan.

Sites RA/133 and RA/134 were assessed against criteria outlined in the Housing Allocations Background Paper, although the sites are both suitable with respect to low risk flooding, they scored poorly in accordance with the assessment framework. RA/134 is adjacent to a Scheduled Ancient Monument (SAM). The impact of development upon this SAM is likely to be unacceptable. RA/133 is considered to have a significant impact on the character of the settlement due to the site's raised ground levels and as a result would adversely impact upon the character and appearance of Harrington Conservation Area. This approach appears to be supported by the Parish Council. Given the lack of services in the village, it is unlikely that this is a sustainable settlement for significant growth. However, although there are no allocated sites being put forward for development, the rural exceptions policy may well apply in the future in order to allow for affordable housing where there is an identified local need. The NPPF encourages Local Planning Authorities to allow some market lead housing to bring forward affordable housing therefore if a suitable site was found some small scale housing may be appropriate.

Next steps

- HVI/021 – reassess whether or not this needs extending.
- Revise development principles as appropriate.
- Take forward proposed settlement boundary.
- Update background papers.

Section Title

13 Little Oakley

Number of responses

2

Summary of main points*Statutory consultees:***NCC Highways:**

Supports in principle the development principles to improve road safety and the public realm in Little Oakley to improve the pedestrian environment and reduce the dominance of the car. However, the exact proposals would need to be formed following a study and close examination of traffic movements in the area and in close consultation with stakeholders, if such a study has not already been undertaken. Furthermore, as Highway Authority, NCC has responsibility for maintaining the highway. Therefore the materials palette used for any public realm works needs to be from a palette of materials agreed with NCC which takes into consideration the ongoing cost of reinstatement and maintenance. Where existing materials are of good quality, the case for improving the public realm from a highway perspective is vastly reduced.

English Heritage:

Question 94: Development principles for Little Oakley,

We recommend the addition of a further development principle:

‘Protect and enhance the conservation area and its setting.’

Other consultees:

No comments received.

Implications of National Planning Policy Framework

Core principles state that every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth. Policy 3 promotes sustainable new development and the support of rural facilities and services. Policy 6 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing.

Implications of emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Little Oakley as a ‘Smaller Village’, largely dependent on other towns for services and facilities, where opportunities exist for sensitive infill and reuse of buildings. Draft Policy 2 states that development in rural areas will meet identified local needs and

support a prosperous rural economy.

Summary of officer comments

The North Northamptonshire Core Spatial Strategy requires allocations in rural areas to be based upon an established local need. There are no comments from local residents/parish council, no sites suggested for development, no comments received on HVI designation sites, no sites suggested for allotments and no comments on the proposed settlement boundary.

Next steps

- Take forward no growth option.
- Progress the designation of HVI sites as proposed.
- Take forward proposed settlement boundary as shown.
- Update the Rural Masterplanning report
- Amend development principles to seek to protect and enhance the historic environment.
- Look into the necessity of highways improvements in Little Oakley.

Section Title

13 Loddington

Number of responses

105

Summary of main points*Statutory consultees:***NCC Highways:**

Supports development principles in terms of providing good pedestrian connectivity and should be extended to include cyclists. Development should contribute towards connectivity e.g. footway improvements to Thorpe Malsor, a direct off road link to Kettering etc. However, the Site Specific Plan needs to consider match-funding as development numbers will be low and cost of improvements high. Greater investment in bus route 35 would also help accessibility and modal shift.

Environment Agency:

We consider RA165/166 suitable sites for development. They are located in Flood Zone 1 and as such have a low probability of flooding. The main flood risk issue to consider is usually the management of surface water run-off. Drainage from new development must not increase flood risk either on-site or elsewhere.

English Heritage:

Question 98: Development principles for Loddington

We recommend the addition of a further development principle:
'Protect and enhance the conservation area and its setting.'

Anglian Water:

We consider adequate surface water disposal as a priority. Surface water should be managed in line with the surface water management hierarchy set out in Building Regulations part H, accordingly it has been assumed that there are no available surface water sewers within the vicinity of the development.

Loddington Parish Council:

- The wording of the Design Principles are confusing and we are unable to be certain which areas are being defined. However, we agree that any development within the Conservation Area should be guided by the principles set out in the 3rd bullet of the Consultation Document. Any development elsewhere within the village should follow the principles set out in the 4th bullet point. We already have a pavement alongside the road to Thorpe Malsor but this is long overdue some maintenance. However a direct footpath across country would be useful. We would like to explore further the idea of a direct off-road link to Kettering.
- The site of the previous village allotments was reassigned for building development. Some villagers now show a prima facie interest in the provision of allotments in Loddington. However, there is already an

under used plot of allotments in Thorpe Malsor. We are unclear of the size of the actual demand in the village for allotments.

- The proposed settlement boundary is slightly different from the current boundary and in some cases we are unclear why a change is proposed. We understand why the houses at Sterling Court, which were developed outside the boundary, have now been brought within it; also the Pavilion on the Playing field. We do not understand why changes have been proposed near 97 Harrington Rd and around the back of Hall Close etc. We recommend that we retain the current boundaries in these instances.
- The Historically and Visually Important Open Space (027) appears to miss a piece of the field in the north corner. Also there is a strip of graveyard which is not coloured as Open space. Can these omissions please be rectified?

Other consultees:

Proposed Allocations and Development Principles

- No development outside the existing village boundary. (43)
- Support proposed sites. (3)
- Support some small scale development subject to highways and sewage improvements. (1)
- Road infrastructure cannot accommodate additional development. (10)
- Sewers are at capacity and will not cope with further demand from development. (7)
- Mawsley was built to protect Loddington Village from development. (13)
- There is too much focus on the provision of affordable housing, but there is no mention of housing for young people from the Village. (1)
- Amenity would be directly affected for residents in Richardson's Lane if RA166 was brought forward for development. (4)
- Develop part of site HVI/027. (1)
- Prefer site RA/165 if have to have development. (1)
- Development principles are confusing and not specific enough to preserve Loddington's character. (3)
- The school is oversubscribed and due to its position within the Village cannot be extended to accommodate further children as a result of future development proposals. (14)
- Development will impact badgers. (1)
- No gateway site required. (2)
- No affordable housing required. (4)
- Petition submitted saying no to the growth proposed. (45)

Historically and Visually Important Open Space

- Development would detrimentally impact upon the historic character of Loddington. (1)
- Development would damage the open vistas of the Village. (1)
- Open Space in Loddington is not appropriate for development. (1)
- The HVI (027) does not appear to be drawn correctly. Graveyard area and north section of field not included. (1)

Allotments

- Allotments are required (6) and (RA166) would be a suitable site for this provision. (1)
- Provision of allotments not necessary. (11)

Settlement Boundary

- Expansion of the settlement boundary is not necessary. (27)
- Proposed changes to settlement boundary, including include land behind 77 Harrington Road, include garden of 4 Sterling Court, Extend village boundary behind numbers 85a-99 Harrington Road and include land adjacent to RA/165. (5)

Implications of the National Planning Policy Framework

Core principles state that every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth. Policy 3 promotes sustainable new development and the support of rural facilities and services. Policy 6 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing.

Implications of the emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Loddington as a 'Smaller Village', largely dependent on other towns for services and facilities, where opportunities exist for sensitive infill and reuse of buildings. Draft Policy 2 states that development in rural areas will meet identified local needs and support a prosperous rural economy.

Summary of officer comments

The North Northamptonshire Core Spatial Strategy requires allocations in rural areas to be based upon an established local need. It therefore needs to be demonstrated how the proposed sites for allocation will contribute to local need. Due to the limited services within the village and that both sites were identified in the Rural Masterplanning Background Paper and not promoted, it appears reasonable to remove these allocations at this time. Any requirement for affordable housing could come forward through the exceptions option or draft policy as outlined in the emerging JCS.

The gardens currently shown outside of the settlement boundary which are sought to be included will be assessed against the criteria used to draw settlement boundaries as outlined in the Background Paper: Settlement Boundaries.

There is general support for the protection of open spaces within Loddington so the HVI spaces as outlined will be progressed.

There appears limited need for allotments, these will not be progressed at this time.

Next steps

- Remove proposed sites.
- Do not progress allotments.
- HVI (027) needs checking to ascertain whether it has been drawn correctly but continue to progress other open space sites.
- Review proposed changes to the settlement boundary.
- Update draft development principles.
- Update the background papers.

Section Title:

13 Mawsley

Number of responses:

56

Summary of main points*Statutory consultees:***Northamptonshire County Council Highways:**

The draft development principles for Mawsley mention improving connections to the open countryside but no mention of connectivity into the existing urban fabric. Ensuring links to the bus service should also be a priority.

Environment Agency:

We consider RA115 a suitable site for development. It is located in Flood Zone 1 and as such has a low probability of flooding. A Flood Risk Assessment will need to be submitted and should focus on the management of surface water runoff for the development. Post development runoff should not exceed pre development runoff. The scheme should incorporate SuDS, attenuation measures, storage and treatment capacities and other considerations detailed within Flood Risk Assessment Guidance for new development.

National Grid:

The following site (RA115) identified in the Options document as an alternative site for small scale growth is bounded by National Grid's ZA high voltage overhead electricity transmission line. National Grid prefers that buildings are not built directly beneath its overhead lines. This is for two reasons, the amenity of potential occupiers of properties in the vicinity of lines and because National Grid needs quick and easy access to carry out maintenance of its equipment to ensure that it can be returned to service and be available as part of the national transmission system.

The Wildlife Trust:

RA/116 – adjacent to PWS 733 and LWS K658.

RA/115 & RA116 – both include minor tributaries of the Slade Brook, therefore offer potential for river restoration and GI.

The main issues / opportunities would be the following matters :

RA116 – adjacent to the Mawsley Wood LWS (K658) – therefore, potential for increased disturbance to woodland area.

Anglian Water:

We consider adequate surface water disposal as a priority. Surface water should be managed in line with the surface water management hierarchy set out in Building Regulations part H, accordingly it has been assumed that there are no available surface water sewers within the vicinity of the development.

Mawsley Parish Council:

The Parish Council do not support any extension to Mawsley, due to constant building and road works within the village; the roads are not yet up to adoptable standards; the school is currently at capacity and the primary school is undertaking its third extension to accommodate the influx of children far and above its original intended numbers. Whilst we appreciate that new housing is required to meet economic and social requirements, we ask that you consider other possible locations to ensure that as a village, we are at last given the chance to live in a safe environment for our families, and that we can experience both home and school life which does not involve further construction.

Other consultees:

Proposed Allocations and Development Principles

- There are access problems associated with proposed development site RA115 e.g. ransom strips. (5)
- There has been too much growth in Mawsley in the last ten years, the Village is already larger than planned and Villagers need a break from construction/development. (7)
- Services within Mawsley particularly the School and Doctors Surgery are working above capacity and are already stretched. They cannot accommodate further development. (18)
- Extra traffic will be created as a result of further development. (3)
- Houses are not selling in Mawsley, as such we do not need more development. (3)
- The volume of affordable housing is too high within Mawsley. (1)
- Existing roads need completing/constructing before more are proposed. (2)
- We would like the cycle route to be completed as promised. (2)
- The proposed site will bring growth and prosperity to the area and will have a low environmental impact. (9)
- Developers could provide infrastructure to help improve Mawsley. (1)

Allotments

- The provision of allotments would be welcomed – RA115 site put forward as a proposed location or the meadow at Cowslip Hill. (5)
- Site 030 would be a good place for the allotments. (1)
- No need for allotments. (1)

Settlement Boundary

- The Village boundary should not be extended. It will affect established hedgerows and disturb wildlife habitats. (12)
- The boundary should be re-drawn to include the proposed allocations. (2)

Implications of the National Planning Policy Framework

Core principles state that every effort should be made objectively to identify and then meet the housing, business and other development needs of an

area and respond positively to wider opportunities for growth. Policy 3 promotes sustainable new development and the support of rural facilities and services. Policy 6 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing.

Implications of the emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Mawsley as a 'Principle Village', a focal point for development to meet local needs arising in the rural areas unless these can be met more sustainably at a nearby settlement. The scale of development, other than windfall opportunities will be lead by locally identified employment, housing, infrastructure and service requirements. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy, focused on those villages which have a significant range of services and facilities.

Summary of officer comments

The North Northamptonshire Core Spatial Strategy currently requires allocations in rural areas to be based upon an established local need. The consultation has highlighted a local need for allotments, completion of the existing cycle route and highway improvements. Also, new development could help to support local shops and services including the local school. Further work is required to assess the capacity of these services (as highlighted during the consultation), it is important to consider the capacity of the duration of the Plan period as the population structure may change.

The proposed site RA/115 appears to be suitable with respect to flooding considerations and proximity to local services. It also has a good relationship with the existing village. The villagers have raised concerns about accessibility into the proposed site, this was also raised in the Rural Masterplanning Background Paper and further information is required to ensure a suitable access can be achieved. Further work is required prior to any further decisions are made with regards to this site including access arrangements and further targeted consultation with local people.

Significant objection to any development in the village is noted, as are comments with regards to Mawsley benefitting from a range of services and facilities and reasonable links to Kettering and Northampton. The Draft Joint Core Strategy identifies Mawsley as a Principle Village, a focal point for development to meet local needs arising in the surrounding rural area. It is not considered that Mawsley is of the same scale of other principal Villages across North Northamptonshire responses to the draft consultation may reflect this concern. Further consultation is proposed to ensure the required level of development meets local need.

Next steps

- Further work and consultation is required with regards to proposed site allocation RA115.
- Promote inclusion of an allotment site and cycle track, these are potential requirements if site RA/115 was advanced (subject to viability).
- Review suggested locations for allotment sites.
- Update Background Papers.
- Further targeted consultation to assess the need for development.
- Respond to the Joint Core Strategy consultation with regards to the status of Mawsley in the Settlement Hierarchy.

Section Title

13 Newton

Number of responses

8

Summary of main points*Statutory consultees:*

Environment Agency:

Site RA/130 - We consider this site most appropriate for small scale growth as the site is greater than 1 hectare located in Flood Zone 1, (low probability of river and sea flooding as defined in the Technical Guidance of the National Planning Policy Framework). Paragraph 103 of the NPPF requires any planning application to be supported by a Flood Risk Assessment (FRA) as the proposed scale of development may present risks of flooding on-site and/or off-site if surface water run-off is not effectively managed.

English Heritage:

Recommend an additional development principle:

'Protect and enhance the setting of the Conservation Area.'

Anglian Water:

RA/130 - Consider adequate surface water disposal is a priority. Surface water should be managed in line with the surface water management hierarchy set out in Building Regulations part H, accordingly it has been assumed that there are no available surface water sewers within the vicinity of the development.

*Other consultees:*Proposed Allocations and Development Principles

- Support the allocation of Site RA/130. (1)
- Think that the development principles applied to site RA/130 should be less onerous and not require conversion or limit the numbers on the site to 3. (1)
- The Affordable Housing threshold should not be as low as 3 in this location. The viability of the site is in question if these matters are taken forward. (1)

Implications of National Planning Policy Framework

The National Planning Policy Framework, Policy 3 promotes sustainable new development and the development and diversification of agriculture and the supporting of rural facilities and services. Paragraph 54 states that in rural areas, development should be planned to reflect local needs.

Policy 12, encourages Local Planning Authorities to protect locally important

buildings as well as sustaining and enhancing significant historic assets and conservation areas.

Implications of emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Newton as a 'Smaller Village', largely dependent on other towns for services and facilities, where opportunities for sensitive infill and re-use of buildings exist. Draft policy 2 states that development in rural areas will meet identified local needs and support a prosperous rural economy.

Summary of officer comments

Site RA/130 is in fact not greater than 1ha or in a flood zone and Adequate drainage would be a requirement for any new development.

Section 72 of the Planning and Listed Buildings Act 1990 places a duty on all local planning authorities to have to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area as does paragraph 131 of the National Planning Policy Framework. It is not appropriate to repeat policy within this Plan.

Due to the limited size of the site, the dispersed character of Newton, the limited services and facilities currently available in Newton and the quality of the buildings on site, the number of dwellings has been restricted to better reflect the character of the village. Where possible, conversion of existing buildings will be encouraged as these already relate well to the existing character of this part of the village. Other principles are required to protect the historic fabric within the Conservation Area and ensure better connectivity throughout the village and to the local farm shop as this is the only facility within the village and is not easily accessible.

In the rural area, the existing threshold of 10 dwellings has had minimal impact on the provision of affordable homes. The North Northamptonshire Core Spatial Strategy states that housing in rural areas should be based on rural needs, low cost housing can be important to enable people to stay in a village or not out price local people.

The pre-submission version of the document will be subject to viability testing prior to examination.

Next steps

- Proceed with site RA/130 as a potential site for allocation, review development principles and ensure viability of site. Further investigate whether footpath link to farm shop is achievable.

<p>Section Title 13 Orton</p>
<p>Number of responses 0</p>
<p>Summary of main points N/A</p>
<p>Implications of National Planning Policy Framework</p> <p>Policy 3 of the Framework supports development where it supports economic growth in rural areas by taking a positive approach to sustainable new development. Paragraph 55 of the NPPF states that ‘Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances’.</p> <p>Implications of emerging Joint Core Strategy</p> <p>The emerging Joint Core Strategy identifies Orton as a settlement of dispersed built form within the open countryside. Rural diversification and the re-use of buildings to support the local economy may be appropriate in these settlements in accordance with draft Policy 25.</p>
<p>Summary of officer comments</p> <p>It is considered that the preferred approach as outlined in the document to not include a village boundary for Orton or have individual policies for this village is the most appropriate.</p> <p>The rural exceptions option, if progressed, may allow for some conversion of existing buildings to meet local needs.</p>
<p>Next steps</p> <p>Progress as scattered development in open countryside.</p>

Section Title

13 Pipewell

Number of responses

2

Summary of main points*Statutory consultees:***Wilbarston Parish Council:**

The Parish Council recommends that Pipewell should continue to be considered as scattered development in open countryside under the continued protection of Conservation Area status. This is supported by the majority of local residents following a survey completed by the elected Councillor for Pipewell and as evidenced by the Parish Plan.

*Other consultees:*Settlement Boundary

A boundary should be drawn - Pipewell is a good site for expansion. (1)

Implications of National Planning Policy Framework

Policy 3 of the Framework supports development where it supports economic growth in rural areas by taking a positive approach to sustainable new development. Paragraph 55 of the NPPF states that 'Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances'.

Implications of emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Pipewell as a settlement of dispersed built form within the open countryside. Rural diversification and the re-use of buildings to support the local economy may be appropriate in these settlements in accordance with draft Policy 25.

Summary of officer comments

It is considered that the preferred approach as outlined in the document to not include a village boundary for Pipewell or have individual policies for this village is the most appropriate.

The rural exceptions option, if progressed, may allow for some conversion of existing buildings to meet local needs.

Conservation Area status should remain.

Next steps

Progress as scattered development in open countryside.

Section Title

13 Pytchley

Number of responses

18

Summary of main points*Statutory consultees:*

Northamptonshire County Council – Highways:

NCC Highways supports in principle the development principles relating to creating a pedestrian friendly environment with a reduced dominance of the highway.

Also support the principle of traffic calming, where appropriate, subject to a traffic study and close examination of the options being drawn up in consultation with stakeholders and a road safety analysis. Creating a safe pedestrian/ cycle route to Kettering would require an off-carriageway solution that would require building into the verge. This would come at a significant cost and it is unlikely that the necessary funds would be raised through development alone. The Plan needs to be realistic in the means by which the scheme is delivered.

Environment Agency:

Sites greater than 1 hectare would require a Flood Risk Assessment.

Pytchley Parish Council:

- Support site RA/117 as proposed in the document but do not require any further development as there are no local shops etc.
- Support the Council's approach to the discounted options for housing.
- In terms of facilities Pytchley needs an improved public transport service and a safe cycle/pedestrian access route to Kettering.
- Strongly agree with development principles and proposed improvements to the village
- There are allotments within Pytchley demonstrating an identified need. There is often a waiting list although it appears that there are allotments available. The site is managed privately.
- Agree with the proposed settlement boundary.

English Heritage:

Recommend an additional development principle:

'Protect and enhance the setting of the conservation area.'

Wildlife Trust:

RA/119 – entirely overlaps a Potential Wildlife Site.

Anglian Water:

Surface water should be managed in line with the surface water management hierarchy set out in Building Regulations part H, accordingly it has been

assumed that there are no available surface water sewers within the vicinity of the development.

Other consultees:

Proposed Allocations and Development Principles

- Support for RA/117. (2)
- RA/117 - Concerns over the appropriateness of this site as it would constitute ribbon development, further extending the village towards Kettering and potential forming a type of coalescence between the two settlements. The development of sites to the west and south of the village would prevent this and form a more rounded development of Pytchley. (1)
- RA/119 is not a suitable site as it only has one point of access. (1)
- Allow further development on the edge of settlement and consider further development of farm buildings at Butchers Lane, Pytchley. (1)
- There should be some small scale growth in various locations around the village to allow Pytchley to continue to be a viable and sustainable settlement. (1)
- New development should be in character with the village. (1)
- Heavy and fast traffic through the centre of the village is an ongoing problem which could also be alleviated when considering pedestrian-friendly schemes. (1)
- The gap between Pytchley and Kettering should be maintained. (1)
- The provision of a cycle route has already been identified as a desirable facility and would be a popular development. (1)

Historically and Visually Important Open Space

- Agree site 034 should be discounted as Historically and Visually Important Open Space, this site would be better suited for a future housing development. (1)

Allotments

- There is currently an allotment area that is not fully utilised, so I feel that any future development would be under-used. (1)

Settlement Boundary

- Support for the proposed new village boundary. (1)

Implications of the National Planning Policy Framework

The National Planning Policy Framework, Policy 3 promotes sustainable new development and the development and diversification of agriculture and the supporting of rural facilities and services. Policy 12, encourages Local Planning Authorities to protect locally important buildings as well as sustaining and enhancing significant historic assets and conservation areas.

Implications of the emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Pytchley as a 'Smaller Village', largely dependent on other towns for services and facilities, where opportunities for sensitive infill and re-use of buildings may exist. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy.

Summary of officer comments

The Plan seeks to identify necessary local infrastructure, once a route has been identified it may be possible to achieve funding by other means than section 106 or developments other than identified for Pytchley in this document could contribute. Alternative means of travel other than the private car are strongly supported by policy 13 of the North Northamptonshire Core Spatial Strategy and the NPPF.

There are no sites greater than 1 hectare identified as potential site for future allocation in Pytchley.

The North Northamptonshire Core Spatial Strategy requires allocations in rural areas to be based upon an established local need, this is supported by the NPPF. This need could be some affordable housing or local services including shops as well as the local village school and public houses. Additional growth may help to support these services and facilities which are present in the village. The need for improved pedestrian and cycling links with Kettering is noted and will inform the next iteration of the document.

Section 72 of the Planning and Listed Buildings Act 1990 places a duty on all local planning authorities to have to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area as does paragraph 131 of the National Planning Policy Frameworks also requires local planning authorities, it is not appropriate to repeat policy within this Plan.

Additional sites proposed will be considered and assessed against the criteria outlined in the Housing Allocations Background Paper (February 2012). Option 74 provides criteria for all rural areas with regards to the redevelopment of historic farm buildings and Option 76 provides the tests by which rural exception housing could come forward. The North Northamptonshire Core Spatial Strategy states that all development in rural areas should be based upon identified rural need and therefore any further development proposals in rural areas should be supported by statement stating how the development would meet local rural need. Further development in Pytchley could, for example, contribute to the delivery of affordable housing, support local services and facilities and/or provide a pedestrian/cycle footway linked to Kettering.

As outlined in the Open Space and Allotments Background Paper (February 2012), the site has been discounted as HVI space as it should be allocated Sport and Recreation space. The Council's PPG17 which identifies open spaces across the Borough is currently under review and the categorisation of

the site will be considered as part of that the review. The site is however, protected open space by Policy 13 of the North Northamptonshire Core Spatial Strategy. In the event the site was considered suitable for housing then an equivalent site would be need to be found to serve the local community.

Adequate drainage would be requirement for any new development.

Next steps

- Proceed with the proposed village boundary and site RA/117, review additional sites proposed.
- Further investigation required in the need for further allotments in the village.
- Try to identify suitable pedestrian and cycle link to Kettering and means of delivery.

Section Title

Rushton

Number of responses

10

Summary of main points*Statutory consultees:*

Northamptonshire County Council – Highways:

Support draft development principles. Strongly approve of improved pedestrian connectivity through the provision of a footpath along the Ise Valley to Triangular Lodge and through to Desborough. Highlight the importance of walkability within Rushton and the importance of the opportunities to improve cycling as well.

English Heritage:

Recommend additional draft development principle: 'Protect and enhance the conservation area and its setting'. The area adjacent to Rushton Hall has been identified as Open Space. As site lies within the Grade II registered park and garden of Rushton Hall, it is recommended that the park and garden is designated HVIOS. This would reflect the approach taken at Harrington.

*Other consultees:*Development Opportunities for Growth

- Allow small scale growth in Rushton outside village boundary and recommend 3 additional sites above discounted site RA/161: Garages to east of Manor Road and pasture land to east and southeast of Manor Road (1)
- Prefer development previously discounted to northeast of railway bridge (1)
- Only allow affordable housing outside village boundary (2)

Historically and Visually Important Open Space

- HVI/036-HVI/038 should be linked together to form protected continuous 'belt' of open space to south of village (1)

Implications of National Planning Policy Framework

The National Planning Policy Framework, Policy 3 promotes sustainable new development. Policy 6 states that in rural areas, exercising the duty to co-operate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate.

Implications of emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Rushton as a 'Smaller Village', largely dependent on other towns for services and facilities, where opportunities for sensitive infill and re-use of buildings may exist. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy. Draft Policy 13 is a Rural Exceptions policy outlining a set of criteria by which sites outside the settlement boundary may come forward.

Summary of officer comments

Development should be limited to within the village boundary. Given the limited services within the village, there appears no local need for development and little evidence of demand has arisen from the consultation. However, the additional sites proposed will be assessed against the criteria outlined in the Housing Allocations Background Paper.

The allocation of sites for affordable housing should be found via the rural exceptions option or draft JCS policy, if they are progressed. The Housing Needs Assessment for Rushton has recently been completed and suggests that 'there is no need to identify any opportunities specifically for affordable housing development.' The NPPF requires local authorities to objectively assess needs for market and affordable housing.

The development principles are sound. The additional development principle by English Heritage has been suggested in other sections of the document. It may be more suitable as a general development principle within the Rural Strategy section; however, NPPF Paragraph 137 is very similar to the principle, so its addition may be superfluous to requirement.

The suggested HVI sites are considered sound; the addition of the Rushton Hall park and garden is unnecessary as it is currently designated as open space outside the settlement boundary. It therefore receives the same level of protection as HVI designations.

No need for allotment provision has arisen from the consultation so no policy is required.

Next steps

- Assess the additional sites.
- Review draft development principles.
- Update Background Papers where appropriate.

Section Title

13 Stoke Albany

Number of responses

24

Summary of main points*Statutory consultees:*

English Heritage:

- HVI/040 lies adjacent to a scheduled monument, a moated site and fishponds, which were once an integral part of the settlement. HVI/040 should be extended to include the scheduled monument.
- Recommend a further development principle: 'Protect and enhance the setting of the conservation area and listed buildings.'

Environment Agency:

RA/120 is most appropriate for small scale growth as it is located in Flood Zone 1 (low probability of flooding as defined in the NPPF Technical Guidance).

Northamptonshire County Council – Highways:

- Raise concern regarding the paved footpath connection with Wilbarston - A footway alongside the Wilbarston Road would involve excavating the verge and reinforcing it at considerable cost.
- An alternative option would be the ROW HA1 however this would still require an upgrade to Wilbarston Road.
- Securing enough funding to implement the schemes proposed will require match funding to be deliverable

Stoke Albany Parish Council:

- Wish to retain the existing village boundaries.
- No additional affordable housing - lack of services or suitable locations.
- RA/120, RA/147 and RA/160 should not be promoted for development.
- Support the draft design principles excluding the footpath to Wilbarston- it would have a detrimental effect on the provision of a school bus along this route to Wilbarston Primary School.
- Disagree with need for additional allotments - already provide five allotments within the village which are all utilised. No waiting list.
- Agree with the settlement boundary without inclusion of RA/120.

*Other consultees:*Site Allocations and Development Principles

- Additional site proposed to the south east of the village. (1)
- Support site RA/160 for 1/2 dwellings. (1)
- Support for site RA/120. (1)
- Concern that site RA/120 is too remote and would result in further

- pressure to develop open countryside. (1)
- Agree with draft design principles. (2)
- Development principles should not stifle innovation. (1)
- Site RA/160 could provide allotments. (1)
- Settlement should not be in 2 distinct halves. (1)
- Agree with the settlement boundary subject to the inclusion of sites. (3)
- Sites in Stoke Albany have ready access to services in Wilbarston. (1)

Implications of National Planning Policy Framework

Policy 3 of the Framework supports development where it supports economic growth in rural areas by taking a positive approach to sustainable new development.

Policy 6 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing.

Paragraph 50 - Where affordable housing is needed, the NPPF requires set policies for meeting needs on mixed tenure sites. Paragraph 54 goes on to say that LPA's should consider allowing some market housing to facilitate the provision of significant additional affordable housing to meet local needs.

Paragraph 53 states that Local Authorities should set out policies which resist inappropriate development of residential gardens to protect the character of an area.

Implications of the emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Stoke Albany as a 'Smaller Village', largely dependent on other towns for services and facilities, where opportunities for sensitive infill and re-use of buildings may exist. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy.

Summary of officer comments

Opinions for and against growth within or close to the village are roughly evenly split, as are the opinions on the proposed settlement boundary, though there is some concern with regards to site RA/120. Further assessment is required into the suitability of this site and whether the whole site should be included within the boundary.

A further site has been submitted to the south east of the village to be assessed against criteria outlined in the Housing Allocations Background Paper.

As the need for affordable housing has been objectively assessed and identified, these should be provided. The progression of RA/120 as a mixed

use scheme would allow for the 8 required homes and reduce the need for the rural exception policy.

The development principles are generally sound, however, the footpath connection with Wilbarston has raised concern from both Highways and the Parish Council and should be investigated further before progressing.

The additional development principle by English Heritage has been suggested in other sections of the document. It may be more suitable as a general development principle within the Rural Strategy section; however, NPPF Paragraph 137 is very similar to the principle, so its addition may be superfluous to requirements.

The extension of HVI/040 to include the scheduled monument is not required as if the proposed settlement boundary is drawn with no growth outside the boundary the assessment would be protected from development regardless of its allocation, the entire area is also within the curtilage of the monument so currently has a high level of protection.

No need for allotment provision has arisen from the consultation so no policy is required.

Next steps

- Assess additional site in accordance with the Housing Allocations Background Paper.
- Proceed with the provision of affordable housing and consider whether some market housing is required to bring this forward.
- Re-assess site RA/120.
- Proceed with all draft design principles except 'Creation of a safe, paved footpath connection with Wilbarston'.
- Further investigate the viability of footpath to Wilbarston.
- Proceed with HVI site 040.
- Update Background Papers where appropriate

Section Title

13 Sutton Bassett

Number of responses

21

Summary of main points*Statutory Consultees:*

NCC Highways:

Supports in principle the draft development principles for Sutton Bassett which relate to contributing to the footpath link to Dingley Lane as this reinforces our strategic priorities of delivering walkable and cyclable streets.

English Heritage:

Suggest the following addition to the penultimate bullet point of the development principles: 'Respect the historic character of the village and the setting of the Church and other listed buildings.'

*Other Consultees:*Proposed Allocations and Development Principles

- Sutton Bassett should be limited to no growth beyond the village boundary (3)

(The character of Sutton Bassett is enhanced by 1. the historic buildings including in particular the stone-built and Listed buildings; 2. the stone and brick walls adjoining the Village street; 3. the existing Open Spaces on the North side of the Village (to the west side of the road), near the Telephone Box, and to the South of the Village, marked 041 (green) on the Plan. Possibly, at a date in the future, the farmyard by the Church could form the basis for future residential development, but retaining adequate open space immediately behind the farmyard wall to protect and enhance the amenities of the Church and its mown Green).

- There should be some small scale growth (3).

(The linear pattern should be preserved but there is scope for development on the spaces shown as Historically and Visually Important open space 041, opposite the church and to the north of the village on the left hand side as you proceed towards Weston. The village needs additional population to support local bus and school bus services.)

(There are areas that should be considered for development: 1. Land either side of the road to the north of the village towards Weston by Welland 2. All infill, land near the church, pub and areas either side of the road to the south of the village marked green on the plan 3. Land to the south of the village either side of the road towards Market Harborough. Additional population will help support services)

- Agree with the development principles (3)

(It is important to protect the linear character and rare style of church)

- Disagree with development principles (1)
(some small scale growth as set out above should be allowed)

Allotments

- There is no need for allotments (2)
- 041 should not be considered as Historically and Visually Important Open Space (1)
- Allotments could easily be provided in 041 or opposite the church (1)
- Strongly agree with Sites for designation as Historically and Visually important Open Space referred to as HVI/041 and HVI/042 on the plan, as well as on the west side of the road from the Church towards Weston-by-Welland and outside the Village boundary towards the Dingley Lane. (1)

Settlement Boundary

- Agree with the proposed settlement boundary (3)
- (If new allocations are to be added they should be fully consulted on)
- Disagree with the settlement boundary (2)
- (There should be some small scale growth on 014, south of the village in the direction of Dingley, opposite the church and north of the village to the west)
- (The area in green and either side of the road should be considered as an extension to the village)

Implications of National Planning Policy Framework

The National Planning Policy Framework, Policy 3 promotes sustainable new development. Paragraph 54 states that in rural areas, development should be planned to reflect local needs.

Implications of emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Sutton Bassett as a 'Smaller Village', largely dependent on other towns for services and facilities, where opportunities for sensitive infill and re-use of buildings may exist. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy.

Summary of officer comments

The comments made in terms of whether there should be any further growth are evenly split and there are a number of sites which have been put forward which have not previously been considered for development. These sites will need to be assessed and if any of the sites are considered suitable for development additional consultation would be required to enable people to comment on these.

Development principles will be updated to reflect English Heritage's

comments with regards to the need to respect the historic environment.

Next steps

- Appraise potential new sites and consult where necessary.
- Update Design Principles.
- Update Background papers.

Section Title

Thorpe Malsor

Number of responses

9

Summary of main points*Statutory consultees:*

Northamptonshire County Council – Highways:

Support improved walkability and connectivity within the village and into the open countryside.

English Heritage:

The following amendment to the development principles is recommended: 'Development proposals should protect the significance of the conservation area, historic buildings and features and their setting.'

*Other consultees:***Proposed Allocations and Development Principles**

- Support for small scale growth outside of the village boundary (but no suggestions as to where). (1)
- The extension of the footpath would have to be agreed with the owner of Thorpe Malsor Estate. The conversion of existing buildings to the south of Church Way is supported, with particular reference to Dairy Buildings. (1)

Allotments

- There appears to be no further requirements for allotments. The village requirement is declining and plot vacancies currently remain. (2)

Settlement Boundary

- The village boundary should be extended to the north to allow the development of land and reuse of the existing traditional buildings and the current built environment that identifies with the built form of the village. (2)

Implications of National Planning Policy Framework

The National Planning Policy Framework, Policy 3 promotes sustainable new development and the development and diversification of agriculture and the supporting of rural facilities and services. Policy 12, encourages Local Planning Authorities to protect locally important buildings as well as sustaining and enhancing significant historic assets and conservation areas.

Implications of emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Thorpe Malsor as a 'Smaller Village', largely dependent on other towns for services and facilities, where opportunities for sensitive infill and re-use of buildings may exist. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy. Draft Policy 13 is a Rural Exceptions policy outlining a set of criteria by which sites outside the settlement boundary may come forward.

Summary of officer comments

As there are no sites which have come forward in or around Thorpe Malsor and limited support for small scale growth, and there are limited services and facilities it appears appropriate at this stage for the no growth option be progressed.

The Dairy buildings were identified as potential conversions in the Rural Masterplanning report and due to their location within the village boundary are not required to be an allocation within this plan. The Background Paper: Settlement Boundaries looked at extending the village boundary further north of the village to include Farm Buildings, the paper concluded that the buildings are agricultural in nature and relate better to the open countryside and therefore should remain outside of the village boundary for this reason. Option 74 identifies a set of criteria by which the redevelopment of historic farm buildings should take place.

New sites submitted will be assessed against the criteria outlined in the Housing Allocations Background Paper (February 2012).

Next steps

- Re-assess the farm buildings to the north of Thorpe Malsor in light of the comments received and in accordance with the criteria outlined in the Settlement Boundaries Background Paper and the Housing Allocations Background Paper.
- Update Background Papers.

Section Title

13 Thorpe Underwood

Number of responses

1

Summary of main points

Harrington Parish Council:

We consider that Thorpe Underwood should be treated in the same way as Dingley: scattered development in the open countryside and that there should be no village boundary drawn.

Implications of National Planning Policy Framework

Policy 3 of the Framework supports development where it supports economic growth in rural areas by taking a positive approach to sustainable new development. Paragraph 55 of the NPPF states that 'Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances'.

Implications of the emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Thorpe Underwood as a settlement of dispersed built form within the open countryside. Rural diversification and the re-use of buildings to support the local economy may be appropriate in these settlements in accordance with draft Policy 25.

Summary of officer comments

It is considered that the preferred approach as outlined in the document to not include a village boundary for Thorpe Underwood or have individual policies for this village is the most appropriate.

The rural exceptions option, if progressed, may allow for some conversion of existing buildings to meet local needs.

Next steps

Progress as scattered development in open countryside.

Section Title

13 Warkton

Number of responses

9

Summary of main points*Statutory consultees:*

Northamptonshire County Council – Highways:

Supports in principle the draft design principles for Warkton that new paving and street furniture should enhance the character of the Conservation Area, subject to sensitive consideration and the material palette used to ensure that the surfaces can be maintained safely and on an ongoing basis.

English Heritage:

We recommend the addition of a further development principle: 'Protect and enhance the conservation area and its setting and the setting of the registered park and garden of Boughton House'.

Warkton Parish Council:

Agree that there should be no growth beyond the village boundary (the village is very small and even 'small scale growth' would bring big changes). Agree with the design principles, especially 'not blocking vistas' and the proposed settlement boundary. There is no need for allotments.

*Other consultees:*Proposed Allocations and Development Principles

- Buccleuch Property is keen to ensure that the emerging planning policy framework enables some small scale growth beyond the existing village boundary of Warkton. This should include opportunities for a mix of small scale employment and residential development through the conversion and replacement of barns and agricultural buildings on appropriate sites. The proposed policy should therefore be flexible and not limit growth. (1)
- Moorfield Farm - is considered a suitable site for the development of employment opportunities. Buccleuch Property fully supports the inclusion of the site within the settlement boundary and its potential allocation for employment/commercial use, however, the settlement boundary as proposed does not include the whole of the site. It is considered that the redevelopment of the remaining buildings at Moorfield Farm will allow landscaping to be finalised, enhance the setting of the Conservation Area, encourage local employment opportunities and reduce the need for out commuting. (1)
- The inclusion of design principles for Warkton is generally supported, however, as no sites have been identified for growth within the Plan it is difficult to see how the proposed principles can help to shape future development in the village. Principle five overly restricts the possibility

of development on unidentified sites within the village. The development principles should not be overly prescriptive. (1)

Settlement Boundary

- Buccleuch Property does not agree with the proposed settlement boundary as it does not include all of Moorfield Farm. Buccleuch Property proposes that the entrance to Moorfield Farm and the land to the south west of Warkton, should be included. The buildings are all in commercial use, and for this reason, the buildings relate more closely to the village than the open countryside. Land to the east of Warkton is a parcel of land and buildings which currently relate well to the built character of the settlement. This site is not currently included within the settlement boundary. Buccleuch Property considers that this location would be suitable for a single high quality designed dwelling with garden/orchard that would create a gateway entrance to the village. (1)

Implications of National Planning Policy Framework

The National Planning Policy Framework, Policy 3 promotes sustainable new development and the development and diversification of agriculture and the supporting of rural facilities and services. Policy 12, encourages Local Planning Authorities to protect locally important buildings as well as sustaining and enhancing significant historic assets and conservation areas.

Implications of emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Warkton as a 'Smaller Village', largely dependent on other towns for services and facilities, where opportunities for sensitive infill and re-use of buildings may exist. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy. Draft Policy 13 is a Rural Exceptions policy outlining a set of criteria by which sites outside the settlement boundary may come forward.

Summary of officer comments

Sites not previously assessed will be considered against the criteria outlined in the Housing Allocations Background Paper (February 2012). The emerging North Northamptonshire Core Spatial Strategy requires allocations to be in sustainable locations and in rural areas to be based upon an established local need, it will need to be demonstrated how the proposed sites for allocation contribute to local need, given the lack of services in the village and the limited support for growth.

The NPPF requires local authorities to objectively assess needs for market and affordable housing. In the event an affordable housing need is identified then the allocation of sites could be found via the rural exceptions option or draft JCS policy, if they are progressed.

The buildings currently shown outside of the settlement boundary, which are

sought to be included, will be assessed against the criteria outlined in the Settlement Boundaries Background Paper. If the site does fit with the criteria for inclusion then the settlement boundary will be revised accordingly.

It is not the intention of these draft development principles to unduly restrict development but to protect the character of our villages and Conservation Areas as outlined in the background paper, Rural Masterplanning.

Section 72 of the Planning and Listed Buildings Act 1990 places a duty on all local planning authorities to have to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area as does paragraph 131 of the National Planning Policy Frameworks also requires local planning authorities, it is not appropriate to repeat policy within this Plan.

Next steps

- Update the Background Papers.
- Review additional sites for potential allocation/inclusion in the settlement boundary.

Section Title

13 Weekley

Number of responses

11

Summary of main points*Statutory consultees:*

Northamptonshire County Council – Highways:

Supports in principle the draft design principles for Weekley that new paving and street furniture should enhance the character of the Conservation Area, subject to sensitive consideration of the material palette used to ensure that the surfaces can be maintained safely and on an ongoing basis.

Environment Agency:

Sites greater than 1 hectare would require a Flood Risk Assessment.

English Heritage:

Site RA/149 – The following addition to the first bullet point is recommended:

‘Enhance the Conservation Area and the setting of adjacent listed buildings.’

An additional development principle is also recommended: ‘Protect and enhance the setting of the conservation area.’

Anglian Water:

Surface water should be managed in line with the surface water management hierarchy set out in Building Regulations part H, accordingly it has been assumed that there are no available surface water sewers within the vicinity of the development.

*Other consultees:***Proposed Allocations and Development Principles**

- Buccleuch Property is keen to ensure that the emerging planning policy framework enables some small scale growth beyond the existing village boundary of Weekley. This should include the opportunities for a mix of small scale employment and residential development through the conversion and replacement of barns and agricultural buildings on appropriate sites. (1)
- Buccleuch Property supports the small scale growth identified on potential development sites RA/121 (Weekley Builders Yard Barn) and RA/149 (Weekley Builders Yard). The development of these sites will provide for local housing and live-work opportunities through the redevelopment, conversion and replacement of existing buildings. (1)
- Wash Well Lane - Buccleuch Property supports the conversion of barns and agricultural buildings within Weekley and recognises these can make a positive contribution to the appearance of the village. The proposed development opportunity at Wash Well Lane is supported as the conversion of this property can have a positive impact on the

appearance of the Conservation Area and bring back into use a disused barn. (1)

- Abbots, Weekley Wood Lane – This lane adjacent to the Old Orchard, has been highlighted as a potential open space. Owners would like the site to be considered as a potential allocation. (1)
- The development principles applied to Weekley should not be overly restrictive and inhibit design schemes. Development principles should maintain flexibility, allowing for the most suitable scheme which reflects the local vernacular and character to be considered at the detailed planning stage. (1)

Settlement Boundary

- The settlement boundary, as proposed, currently runs through the potential housing allocation at Wash Well Lane. This is contrary to Principle 1 within the Settlement Boundary background report which indicates that settlement boundaries will follow defined features such as wall, hedgerows and roads. (1)

Implications of National Planning Policy Framework

The National Planning Policy Framework, Policy 3 promotes sustainable new development and the development and diversification of agriculture and the supporting of rural facilities and services. Policy 12, encourages Local Planning Authorities to protect locally important buildings as well as sustaining and enhancing significant historic assets and conservation areas.

Implications of emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Weekley as a 'Smaller Village', largely dependent on other towns for services and facilities, where opportunities for sensitive infill and re-use of buildings may exist. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy. Draft Policy 13 is a Rural Exceptions policy outlining a set of criteria by which sites outside the settlement boundary may come forward.

Summary of officer comments

Sites not previously assessed will be considered against the criteria outlined in the Housing Allocations Background Paper (February 2012). The North Northamptonshire Core Spatial Strategy requires allocations in rural areas to be based upon an established local need, it will need to be demonstrated how the proposed sites for allocation contribute to local need. Sites RA/149 and RA/121 are located within the village boundary and could come forward as infill sites therefore will not be progressed as allocations but maybe subject to specific design criteria/development principles.

The inclusion of all the buildings at Wash Well Lane will be assessed against criteria used to draw settlement boundaries as outlined in the Background Paper: Settlement Boundaries. If the site does fit with the criteria for inclusion

then the settlement boundary will be revised accordingly.

It is not the intention of these draft development principles to unduly restrict development but to protect the character of our villages and Conservation Areas as outlined in the Background Paper, Rural Masterplanning.

There is no evidence to suggest that there is a local need to progress the allocation of site RA/129. Issues with regards to access and character remain. The NPPF encourages sustainable development which meets local needs in rural areas, this approach is supported by the CSS and therefore it is considered that no further work is necessary with regards to this site.

There are no sites greater than 1 hectare identified as potential site for future allocation in Weekley.

Section 72 of the Planning and Listed Buildings Act 1990 places a duty on all local planning authorities to have to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area as does paragraph 131 of the National Planning Policy Frameworks also requires local planning authorities, it is not appropriate to repeat policy within this Plan.

Next steps

- Update Background Papers.
- Review additional sites for potential allocation/inclusion in the settlement boundary.
- Revise Development Principles, where appropriate and include principles specific to sites RA/149 and RA/121 (due to these sites location within the settlement boundary there is no need to progress as allocations).

Section Title

13 Weston By Welland

Number of responses

18

Summary of main points*Statutory consultees:***NCC Highways:**

Support use of design principles to create a more pedestrian friendly environment. Traffic calming measures would need to be justified by a traffic survey and are likely to require match funding. There have been no accidents in the village in the last 3 years.

Environment Agency:

Consider site RA/136 suitable for small scale growth and highlight the need for Flood Risk Assessments.

English Heritage:

Design/ development principles for Weston by Welland

We recommend the addition of a further development principle:

‘Protect and enhance the conservation area and its setting.’

We note that the second bullet point on page 222 refers to the sensitive conversion of traditional farm buildings; this is a principle that must apply to most of the villages, so it could be included as principle where it might apply.

However, we are concerned that it accepts the principle of replacement.

Hence, the following amendment is recommended: ‘If involving the conversion or, in exceptional circumstances, the replacement of traditional farm buildings...’

Anglian Water:

Have assessed the proposed sites using a Red-Amber-Green process.

Anglian Water consider adequate surface water disposal as a priority for site RA/136. Surface water should be managed in line with the surface water management hierarchy set out in Building Regulations part H, accordingly it has been assumed that there are no available surface water sewers within the vicinity of the development. Waste Water Treatment Works upgrades will be required to support the development.

Weston by Welland Parish Council:

The Parish Council, and an overwhelming majority of villagers who attended a meeting, agreed that some small scale development of, say, 6-8 houses, should be allowed, as set out in the document. It was also agreed that the site RA/136 was appropriate. Agree with the design principles except the reference to very limited red brick as there are a number of properties in the village constructed in this material. There is no need for allotments. The Parish Council agree with the proposed settlement boundary, one anomaly seems to be the car parking area, garden lawn and vegetable patch

immediately to the rear of the residence No 6 the Green being outside the boundary and the Council thinks it would be more appropriate to include this land.

Other consultees:

Proposed Allocations and Development Principles

- There should be no development outside the village boundary. (1)
- Support for small scale growth on site RA/136 (3)
- Development needs to be sensitive to the character of the village and provide the opportunity to include a mix of housing sizes to address the perceived lack of smaller homes identified in the Village Design Statement. (1)
- Residents need more detail on the scale of proposals before they can comment. (1)
- Agree with the design principles (1)
- Any development should have a mix of units sizes and not be confined to just two and three bed. Development should ensure that on road parking is limited. (1)

Historically and Visually Important Open Space

- Support the designation of HVI spaces 048 and 049. (1)

Allotments

- There is no need for allotments in the village. (1)

Settlement Boundary

- Support for RA/136 to be included in the boundary. (1)
- Agree with the proposed settlement boundary. (1)

Implications of National Planning Policy Framework

The National Planning Policy Framework, Policy 3 promotes sustainable new development. Paragraph 54 states that in rural areas, development should be planned to reflect local needs.

Policy 12, encourages Local Planning Authorities to protect locally important buildings as well as sustaining and enhancing significant historic assets and conservation areas.

Implications of emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Weston by Welland as a 'Smaller Village', largely dependent on other towns for services and facilities, where opportunities for sensitive infill and re-use of buildings may exist. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy.

Summary of officer comments

There is strong support for some small scale growth on RA/136. Therefore, this option should be progressed taking into account the comments regarding the detail of the development in the development principles.

The settlement boundary will be reviewed to take into account comments regarding no. 6 The Green.

Development principles will be updated to reflect English Heritages comments.

Next steps

- Progress site RA/136.
- Review settlement boundary with regards to no. 6 The Green.
- Update development principles.
- Update Background Papers accordingly.

Section Title

13 Wilbarston

Number of responses

16

Summary of main points*Statutory consultees:*

NCC Highways:

- Welcomes the Wilbarston Parish Plan commitment to reduce wherever possible dependence on the car for journeys to work and supports the identification of sites for small-scale employment opportunities.
- Supports in principle the draft design principles outlined for Wilbarston to reduce the dominance of the highways, improve the pedestrian environment and connectivity as this meets our strategic priorities as outlined in the Northamptonshire Transportation Plan. As Local Highway Authority, NCC is responsible for the maintenance of the highway and would expect any development providing any public realm scheme / gateway/ traffic calming to be designed in close consultation with NCC in order to secure the safe and ongoing maintenance of such schemes.
- NCC would also raise concern regarding the delivery of a paved footpath connection with Stoke Albany. If the aspiration is to provide a footway alongside the Wilbarston Road this would involve excavating the verge and reinforcing it at considerable cost. An alternative option would be the ROW HA1 which provides a link between Wilbarston and Stoke Albany; however this would still require an upgrade to Wilbarston Road to provide a safe walking route.
- Where development is likely to be limited as in Wilbarston, securing enough funding from developers to implement the schemes proposed will probably require match funding from other sources if the schemes are to be delivered.

Environment Agency:

Consider sites RA/172 and RA/20 appropriate for small scale growth as the site is greater than 1 hectare located in Flood Zone 1, (low probability of river and sea flooding as defined in the Technical Guidance of the National Planning Policy Framework). Paragraph 103 of the NPPF requires any planning application to be supported by a Flood Risk Assessment (FRA) as the proposed scale of development may present risks of flooding on-site and/or off-site if surface water run-off is not effectively managed.

English Heritage:

Design/ development principles for Wilbarston - We recommend the addition of a further development principle: 'Protect and enhance the conservation area and its setting.'

Anglian Water:

Consider adequate surface water disposal as a priority for RA/20 and RA/172. Surface water should be managed in line with the surface water management hierarchy set out in Building Regulations part H, accordingly it has been assumed that there are no available surface water sewers within the vicinity of the development.

Wilbarston Parish Council:

- Agree that a site should be allocated for affordable homes in Wilbarston and that 6 dwellings should be built within the suggested site at Kendals Close. This is in line with the Parish Plan. The Parish Council support the development of affordable housing outside the village boundary but not the development of market value housing as there is already a significant area of land within the village boundary (not marked on the maps) which has outline planning permission for development.
- Some small scale housing and employment growth within the village is supported and is in favour of encouraging local employment. The Parish Council does not, however, agree with the suggested placing of the proposed employment option RA/20. Consideration should, in the first instance, be given to land within the Parish which is available for additional employment development, such as: 1. Additional employment units at Dallacre Farm which lies in the parish but just outside the village boundary and already has a number of operating units; 2. The area of employment land situated along Stoke Road near the Pastures Traveller Site where there are existing businesses; 3. The Rockingham Estate storage sheds on the junction of the A427 and Carlton Road.
- Agree with the draft design principles however clarification would be required as to the proposal to expand the current landscaped green into a small public square. There is a strong sense of ownership within the village for the Green which has been considerably improved by committed volunteers from the local community. The creation of a safe, paved footpath connection with Stoke Albany is supported by the Parish Plan, as are highway and public realm improvements to the crossroads of Main Street and Carlton Road. In addition, consideration should also be given to minimising the effect of car parking to ensure cars are not visually dominant in front of houses.
- The Parish Council is already in discussions with Rockingham Estate to identify land that can be used for the provision of allotments.
- Agree with the proposed settlement boundary subject to the inclusion of the new affordable housing allocation RA/172 but not the employment option RA/20.

Wildlife Trust:

RA20 and RA19 are in a Sub-Regional GI Corridor. (1)

Other consultees:

Proposed Allocations and Development Principles

- Land to the west of the Village Hall car park, off Carlton Road (B669)

- should be considered for modest housing development (1)
- Sites West and East of the village hall should be considered to provide market and affordable housing (1)
- Support the design principles but these should not stifle innovation or contemporary design approaches (1)
- The identified site at Kendals Close does not relate well to the form and landscape character of the southern side of the settlement. (1)

Settlement Boundary

- Disagree with proposed settlement boundary, this should be amended to include modest housing development east or west of the village hall. (1)

Implications of National Planning Policy Framework

Core principles state that every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth.

Policy 3 promotes sustainable new development and the support of rural facilities and services.

Policy 6 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing.

Paragraph 54 states that in rural areas local authorities should consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

Implications of emerging Joint Core Strategy

The emerging Joint Core Strategy identifies Wilbarston as a 'Smaller Village', largely dependent on other towns for services and facilities, where opportunities for sensitive infill and re-use of buildings may exist. Draft Policy 10 states that development in rural areas will meet identified local needs and support a prosperous rural economy. Draft Policy 13 is a Rural Exceptions policy outlining a set of criteria by which sites outside the settlement boundary may come forward.

Summary of officer comments

Additional sites promoted need to be assessed and considered for development in accordance with criteria outlined in the Housing Allocations Background Paper. Also, amendments to the settlement boundary need to be assessed in accordance with the criteria outlined in the Settlement Boundary Background Paper.

Consider whether new sites should be allocated as 100% affordable housing

or allow for some market lead housing, in accordance with the NPPF.

The proposed Development Principles will be reviewed to take into account comments made. Although section 72 of the Planning and Listed Buildings Act 1990 places a duty on all local planning authorities to have to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area as does paragraph 131 of the National Planning Policy Frameworks also requires local planning authorities, it is not appropriate to repeat policy within this Plan.

Support the Parish Council in its discussions with regards to the provision of allotments and amend background paper to include potential allocations and if possible include a site as an allocation in the next iteration of the Plan.

Work with NCC Highways and the Parish Council with regards to proposed Highways Improvements, footpaths and open spaces to ensure proposals and development principles are achievable and viable as well as reflecting the aspirations of local people.

Next steps

- Amended development principles.
- Update background papers.
- Assess new sites and potential changes to the settlement boundary.
- Review viability of 100% affordable housing in Wilbarston.