

Section 13 - Ashley

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
13.2 Ashley	Mrs S Robinson		566	Strongly disagree	Permission has already been granted for limited development at 1 Green Lane, but beyond this there should be no further development in Ashley either within or outside the village boundary.	Noted.
13.2 Ashley	Mr Mark Flood	Director Insight Town Planning Ltd	592	Disagree	Two areas of Historically and Visually Important Open Space are suggested for the village. Our client's concern is with that area labelled 001 to the south of Main Street. This area has been subject to the previous, equivalent Local Plan designation. However, there is no available evidence base to demonstrate that its designation has been reviewed, and instead it simply appears to have been carried forward to the LDD. The Rural Masterplanning document that provides the extent of the evidence base as I understand it only mentions a Parish Council desire to retain the important open space designation, but no suggestion of its spatial extent being amended. Area 001 is larger than the previous Local Plan area, now including land to the rear of properties fronting the south side of Main Street and 1 Green Lane. There is no explanation as to why that is, and no mention in the evidence base for the LDD of a redefinition of the designation. If the intention is simply to reflect boundaries on the ground, then that would be entirely at odds with the NPPF: the expansion must be positive, justified, effective and consistent with national policy (NPPF paragraph 182). In the context of the focussed approach of the NPPF, I would suggest that there is clear doubt as to the appropriateness of the Environmentally Important Open Space designation in this case, and certainly to its suggested expansion within the emerging site allocations DPD.	Your comments on HVI Space 001 are duly noted. This document is at options stage and your response will be considered in light of all other responses received.

13.2 Ashley	Mr Stephen Bashford		854	Disagree	A 4 property development has already been allowed within the property boundary of 1 Green Lane which will impact on the perception of that corner of the village - in particular from across area 001. Thus the acknowledged value of this area is at risk. RA/137's development should be limited to one or two properties due to the limited site access RA/162s development has a number of issues that should limit the extent of its development: 1. if development were allowed then access should only be from main street as the lane to the west is utterly rural in nature and that character should not be lost 2. the site shown - if fully developed - would unbalance the village and would greatly exceed my 15% max increase in the village area outlined elsewhere and the 6 maximum per development. 3. the village has already undergone one substantial development on this western edge of luxury housing which has utterly failed to match the scale and design of the remaining village and sets a disturbing precedence for future development 4. the development in '3' has already benefited the landowner who has now allowed this area to fall into dereliction - so are more rewards to be given? 5. development should only be allowed on (or immediately adjacent to) Main Street and should not (ever) extend to as far as the public footpath that crosses the centre of this plot 6. development, if allowed should include a substantial proportion of affordable housing of a design to suit the wider village	Your comments on the proposed options are duly noted.
13.2 Ashley	Mr Stephen Bashford		855	Disagree		See previous response.
13.2 Ashley	Mr Stephen castens		1164	Agree	Support the addition of protected open green space around the village 01/02, other areas could be considered too, e.g. behind the church yard?	Noted.
13.2 Ashley	Mr Alan Williams		1469	Disagree	2.10. Our client also has specific concerns with regard to the proposed designation of HVI/002. ASHLEY VILLAGE - HVI/002 2.11. Our client owns the land to the east of	Thank you for your submission.



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				<p>Stoke Road that has been proposed to be designated as HVI/002 ("the Site"). The Site is outside of the village boundary and is within countryside. It was last used for agriculture. To the northwest of the Site is proposed residential designation W 1 6 2 wit11 residential development to its northeast and a farmhouse is to the south. There is a strong hedgerow and tree boundary on the west of the Site adjacent to Stoke Road and a hedgerow boundary to the south and south east of the Site. Whilst a public footpath runs through the Site, any deviation from that path is not allowed. Access to the wider areas is not available to the public. 2.12. The site is and will never be (whilst in the ownership of our client) open to the public. 2.13. A substantial part of the site was used to accommodate a large silage clamp in the recent past. As can be seen from the enclosed 2005 Google Earth Aerial Image a large part of the site, adjacent to the built form of the village, comprised built form. Clearly, it was not open space at that time. 2.14. Whilst the appropriateness of the proposed criteria for a HVI designation is challenged (see above), it is submitted that the current proposed criteria indicates that the Site should not be designated as HVI. 2.15. The Site is located outside of the proposed settlement boundary for Ashley and would therefore be considered to be countryside. It does not contribute positively to the setting, form or character of Ashley; in fact it is no different to the other areas of countryside that surround the village, in particular the fields to the east of Medbourne Road, the land to the east of the Maltings and behind the frontage development on Main Street and the land to the north and south of Middleton Road to the immediate east of the village. 2.16. The Site is not identified within the Ashley Conservation Area Appraisal nor otherwise identified as contributing positively to the setting, form or character of Ashley. It simply does not do so. 2.17. The Site is enclosed by a</p>	
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					strong hedgerow and tree boundary to its south and west which prevents views into the Site from Stoke Road. Axiomatically it does not allow views into Ashley from that road. The residential development to the north and east of the Site prohibits views into the Site from the settlement and there are no views across Ashley that are of relevance to the Site. 2.18. The Site is not within the setting of any Listed Buildings and makes no contribution to the character and appearance of the Ashley Conservation Area. 2.19. In view of the above, it is clear that the Site does not fall within any of the proposed criteria for designation as a HVI. 3. CONCLUSIONS 3.1. In conclusion it is submitted that the proposed HVI designations and criteria are incompatible with the NPPF and therefore require significant amendment to be appropriate and acceptable. 3.2. With regard to HVI/002 it has been demonstrated that this designation is inappropriate with regard to the proposed criteria for a HVI designation. As such, HVI/002 should be deleted.	
13.2 Ashley	Bill Swaney	Chairman Ashley Parish Council	2094	Strongly Agree	Ashley Parish Council strongly supports both HVI/001 and HVI/002 and has noted strong public support at a number of village consultations.	Thank you for your comments on HVI/001 and 002.
13.2 Ashley	Mr Mark Flood	Director Insight Town Planning Ltd	1997	No opinion	This section deals with the village of Ashley. Two areas of Historically and Visually Important Open Space are suggested for the village. Our clients concern is with that area labelled 001 to the south of Main Street. This area has been subject to the previous, equivalent Local Plan designation. However, there is no available evidence base to demonstrate that its designation has been reviewed, and instead it simply appears to have been carried forward to the LDD. The Rural Masterplanning document that provides the extent of the evidence base as I understand it only mentions a Parish Council desire to retain the important open space designation, but no suggestion of its spatial extent being amended. Area 001	Thank you for your comments on the HVI designations for Ashley.

					is larger than the previous Local Plan area, now including land to the rear of properties fronting the south side of Main Street and 1 Green Lane. There is no explanation as to why that is, and no mention in the evidence base for the LDD of a redefinition of the designation. If the intention is simply to reflect boundaries on the ground, then that would be entirely at odds with the NPPF: the expansion must be positive, justified, effective and consistent with national policy (NPPF paragraph 182). In the context of the focussed approach of the NPPF, I would suggest that there is clear doubt as to the appropriateness of the Environmentally Important Open Space designation in this case, and certainly to its suggested expansion within the emerging site allocations DPD.	
Question 57	Mr Peter Knox		2	Strongly disagree	<p>I see no reasons for changing the Ashley village boundary. Both of the proposed sites, and particularly RA/162, have been allowed to become untidy by the owners of the land but this is no reason to consider development. The current entrance to the village at RA/162 slows traffic and reflects the rural and rather uniquely unspoilt nature of the village. Sensible car drivers proceed carefully at this junction precisely because it has not been created for the speedy passage of motor vehicles. The proposal for random development at RA/137 would challenge the notion of the generally linear nature of the village. The development of The Maltings was a logical use of redundant barns and, since its creation, it has become a sociable and friendly addition to the village. The access would change the character of this area into a passageway into what would, presumably, be an "executive" home with little connection to the rest of The Maltings. The gap between numbers 3 and 5 is not suited to extra traffic, particularly because the front entrance to number 5 exits straight into the path of motor vehicles. I agree with the Local Development Document that</p>	<p>The proposed changes to the village boundary are small scale and are intended to update the boundary of the village since it was designated in 1995. Your comments on both housing sites are welcome and will be taken into consideration.</p>

					"development of this site would have a negative impact on the character of the village".	
Question 57	Mr Ben Ramsden		67	Agree	Some small scale development is probably called for and inevitable, and the most appropriate, and I think only site, is the proposed western gateway. Any specific plans would have to be considered, and perhaps some guidelines should be in place now on the back of this consultation - i.e. max size, foot print etc.. The bigger question is what then happens to the field to the south of this proposed western gateway. I can see the next proposal would be to develop on this area, right the way to the stream. Any plans to make the field an Historically & Visually Important Open Space (as in HVI/002) must address this concern.	The intention to designate site 002 as HVI Open Space follows a robust assessment of what green space contributes to Ashley's character, history and appearance, but may fall outside of an existing heritage designation, such as the Conservation Area. Therefore the LDD intends to designate this land as historically and visually important to prevent any future 'creep' from the identified housing option RA/162.
Question 57	Mr Gordon Shorley		147	Strongly Agree	The Maltings should not be included for reasons stated.	Noted.
Question 57	Mr Scott Jessop		162	Strongly disagree	Firstly, I feel that it is extremely questionable from a moral standpoint and sends out a very negative message to classify this land as wasteland (ra162) purely because the owner has deliberately neglected it for precisely this purpose. It makes a mockery of the whole planning system if this is condoned and indeed rewarded. As for the proposal itself, development would spoil the rural view entering the village by partially blocking the hills and distant aspect . Furthermore , the village has no actual need for further development given the existing facilities and demographics. Access would be a big problem too - the corner is tight and slightly precarious as it is. The site is outside the long-established village boundary which the village is unanimously keen to maintain. If the council	The use of the designation of Historically and Visually Important Open Space for the land to the south of RA/162 is intended to ensure this area, which contributes positively to the character of Ashley, is designated as part of local planning policy. Such a designation is intended to prevent proposed site RA/162 from spreading, as will the proposed altered

					decide that this is the only suitable site then it is absolutely imperative that the remainder of the field is protected by either a firm village boundary or some form of protected green space status.	village boundary.
Question 57	Ms Lorraine MORLEY		175	Disagree	Whilst in principle I don't believe that planning should be allocated outside of the village boundaries I do think that in this particular instance there may be an overall gain for the village. The field to the south of RA/162 for example is a perfect space to be designated as a special green area for perhaps recreational/leisure use for the village residents. An open aspect to the village on this Western Gateway would be preferable but I could make an objective exception to a possible planning application if the field was acquired by the village for the long term.	Thank you for your comments on the preferred option site RA/162.
Question 57	Dr Lisanne Gibson		181	Strongly disagree	There is no justification for development at the western gateway to the village. This is agricultural land which would provide an appropriately rural and attractive gateway to the village if the owner of the land did not use it as a dumping ground. It is important that the entrance to the village remains rural rather than built up due to traffic considerations on the Main Street/ road to Wilbarston corner, a corner that is challenging for pedestrians and traffic alike due to the merging of traffic from three directions with limited to no visibility- adding residences to this part of Main Street will make this intersection more dangerous. Extending the village boundary to the western edge begs the question of what happens to the agricultural field directly behind this development, development of this field would have a very significant negative impact on the historic character of the village- a village which in its double loop geography is an important archaeological feature of historic Northamptonshire village layout. In the terms set out within the Local Development document there is no justification for the extension of the village boundary as proposed at the western gateway.	Thank you for your views on extending the village at the western edge.

Question 57	Mr Chris Newell		189	Strongly Agree	As a principle I have no objection to limited growth outside the village boundary as proposed for RA/162. In addition, I agree the development of RA/137 is not in the interests of the village especially as there remains the potential risk of additional properties being added to the site if the proposed one were to proceed.	Your comments on Question 57 are duly noted.
Question 57	Mr Andrew Beynon		216	Strongly Agree	I feel that small scale development should be allowed in either of these locations, provided that they are sympathetic to the character of the village and of high quality. In particular, I feel that the Maltings offers an excellent development opportunity as the site is effectively surrounded by other residential development and its use is very limited for agricultural purposes without causing nuisance for the surrounding properties. There is already established access and the development could not be viewed from almost anywhere in the village - in contrast to the development on the Western access. The village plans are not representative of the real situation with the Maltings site, as, on the plan, the site appears exposed on the edge of the village. however, the reality is that neighbouring gardens have extended to surround the site, rendering its agricultural access from outside the boundary impossible and therefore it is a piece of land with no useful function other than as a development opportunity.	Thank you for your comments on Question 57 and in particular The Maltings.
Question 57	Mr Andrew Beynon		219	Strongly Agree	Development should be allowed for both sites.	Noted.
Question 57	Mrs Margaret Richold		220	Strongly Agree	I agree there should be no more growth in Ashley. Over the last 10 years there have been 9 new builds including 1 in a special landscape area, and 3 major refurbishments. Very few sites remain and these should be left as they are. the identified area RA162 should be cleared of its unsightly and mostly useless rubbish to improve the approach known to the planner as the Western gateway.	Thank you for commenting on growth proposals for Ashley.
Question	Mr Peter		226	Strongly	No further growth should be permitted in Ashley.	Thank you for your

57	Richold			Agree		comments.
Question 57	Mr Phil Kennerdell		265	Strongly Agree	Now then! A development should be allowed in either location, as long as the dwellings are kept in character with the rest of the village. From living in villages all my life in Northern England and the Midlands I strongly believe that villages need to be developed gradually in keeping with the rest of the Country. Ashley is a small enough village to accommodate the expansion and make use of what seems to be wasteful land. Fresh blood is always needed in Villages to keep alive the community, otherwise it will die!	Thank you for your views on the future growth of Ashley.
Question 57	Mr Mark Morgan		328	Strongly disagree	As regards site RA/162 I believe this is wholly inappropriate for any form of development. The assertion that development is a pre-requisite of establishing a gateway to the village in this location is non sensical. There is currently no development opposite this site but rather a well maintained garden wall and impressive copper beach tree. A "gateway" could be enhanced by merely providing a well maintained hedge or quality soft landscaping or indeed any well maintained agricultural use such as an orchard. The fact that the landowner has cynically allowed this land to become derelict is not in itself a rational reason for development.	Thank you for your thoughts on the gateway site. This is an options paper and your views will inform the next iteration of this document.
Question 57	Mrs Rosamond Gallant		335	Strongly disagree	There should be no growth beyond the existing boundary	Noted.
Question 57	Mr Brian Booth		534	Strongly Agree	There should be no further development in Ashley. The suggestion that it is necessary to build houses at RA/162 in order to "improve the entrance to the village" is risible. The appalling assemblage, of chemical exuding corroding scrap metal at that location together with the rubbish up to the brook and looking eastwards, should be positively condemned. It is definitely no reason for allowing development. It's removal should be ordered forthwith as it would be rather good, and refreshing, to see Conservation in practice. Furthermore, scrap metal merchants are	Thank you for commenting on both proposed housing sites.

					visiting the village with disturbing regularity and the sight of this field does nothing whatsoever to discourage them. The land should then be put back to agricultural use as originally intended. The three way corner at the Medbourne/Stoke Roads junction is a precarious blind spot and needs no further blocking of vision. There should be some low level planting, possibly a neat hedge on, and around the corner into Stoke Rd. Some suitably spaced trees could be planted behind the hedge. This would make a very pleasant entrance into Ashley at that point. An excellent entrance to an idyllic village. I agree also that land at RA/137 should not be developed. it would not fit into the general Maltings atmosphere.	
Question 57	Dr Michael Gallant		344	Strongly disagree	Permission has already been granted for limited development at 1 Green Lane, but beyond this there should be no further development in Ashley either within or outside the village boundary.	Thank you for your views.
Question 57	Mr Christopher Wright		435	Strongly disagree	RA.162 Yes this area needs to be tidied up, but there is no need to build on the site to do this. The removal of the old equipment and storage container would be a start, and relay the hedge onto Main Street and round onto the Stoke Road would vastly improve the Western Gateway into the village. Access to any development on this corner would be very difficult due to the limited view of the other roads. RA.137 This is a large plot for one house, there would be requests for more houses on this plot and there is no proper access with out crossing an existing garage entrance.	Your comments are duly noted.
Question 57	Mrs Jackie Matthews		840	Strongly Agree	I strongly agree there should be NO development beyond the village boundary. The development proposed for consideration on the junction with Main Street, is completely inappropriate for all the reasons mentioned by other respondents, and the village boundary should be kept as it is in this 'restricted development village'. The village has grown in recent years, and further properties	Thank you for your comments on proposed growth.

					are at present being developed further down Main Street. There is no reason to develop outside this boundary.	
Question 57	Mr Robert Carlson		465	Strongly disagree	There should be NO Growth Beyond the Existing Village Boundaries as proposed by the Alternative Option Section 13.2.6. The road entry to the village from Stoke Albany SHOULD NOT be obscured or made more congested by the development proposed in the alternative Option. The village boundaries should be tightly drawn around the built up framework of the village to retain its character and beauty as described in Section 13.2.5. However, while The Rural Exceptions Policy does allow for development of affordable housing outside the boundary on an exception site basis, provided the criteria set out in rural exceptions policy were met, this SHOULD NOT be used in this case as development outside the village boundary would breach the tight boundary principle; and that would lead to continual niggling over exceptions rather than quiet enjoyment of the Rural Strategy during its proposed applicability period.	Thank you for commenting on proposed development within Ashley.
Question 57	Mr Robert Carlson		472	Strongly disagree	There should be NO Growth beyond the existing village boundary.	Noted.
Question 57	Mr Adrian Forsell		540	Agree	The key question is what is the development going to be for. Additional housing without employment in the village is just going to add to the carbon footprint with people having to commute to their place of work- so in effect during the day the village becomes a ghost village apart from the retired population. The western area has been allowed to be used as a tipping ground by the farmer who was granted permission to build a new farm house outside the village boundary. The farm house was built but the farm plan that accompanied the planning application was never put in place and nor did the applicant have any intention of doing so. Kettering Borough Council was spineless in enforcing the planning conditions and now we are being asked to line the very same farmer's pocket by	Thank you for commenting on further development in the village.

					granting permission to build on his land- NO WAY. It makes a mockery of the planning process that most of us law abiding people comply with	
Question 57	Mr Ian Carlton		560	Strongly Agree	There should be no growth beyond the existing village boundary. RA/162 is close to a busy and dangerous junction and further development would only exacerbate this issue. Access via Westhorpe is not an option due to the density of houses and children playing etc. RA/137 is a possibility but how many houses could be built? If the development could be made to be part of the Maltings then possibly, but not for one executive home. The result could have a detrimental effect on the existing homeowners with respect to access and traffic flow. The village has seen may new residents over the past 6 years and is thriving with a mix of age groups.	Noted.
Question 57		Planning Consultant Berrys	1272	Agree	Small scale organic growth can benefit a village and prevent open spaces being developed within the existing village boundary. Site 137 should be reconsidered as a housing allocation. The site is available and developable.	Thank you for your comments on site RA/137. It will be considered along with all other responses received relating to this particular proposed site.
Question 57	Mr Bill Swaney	Chairman Ashley Parish Council	718	Agree	The Parish Council believes that some small scale growth could be beneficial but the sites put forward are not suitable. APC do not support site RA/162 because of: 1. Strong public opposition to this demonstrated at a public meeting when a majority of the meeting voted against and only 1 in favour 2. Access will be a problem because it is adjacent to the T junction on Main Street and also because Stoke Albany Road is single lane. It is believed that this site was rejected previously on access grounds. 3. The justification on the basis of an improvement to the village gateway is flawed. Removing scrap machinery would be a better solution and this site could then comply with item b of Option 51 There is also public opposition to site RA/137 and the extent of this can be judged by the	Thank you for commenting on the proposals for growth in the village. We are keen to hear your suggestions as to which sites would be better suited for development.

					views expressed in villagers letters regarding this matter.	
Question 57	K.A. Stewart		612	No opinion	Ashley site RA/137: I agree with comments on p21; The proposed Development in adjoining farm land is outside the Village Boundary and would have negative impact on the Conservation Area. The suggested one house only should be rejected, as the "precedent" argument could be tried for further development. Ashley site RA/162: The western entrance to the Village is blighted by a rubbish dump Adjoining the road. The proposal to build two unwanted houses to hide the rubbish is naive, outside the boundary, and will serve no purpose; the rubbish will be moved further down the field!! I suggest, that the 3 road junction be modified by the Highway Authority, giving better views, and plant appropriate screening trees.	Thank you for your comments on the proposed housing site allocations.
Question 57	Mr Mike Turney		688	Strongly disagree	I disagree. There should be no development outside the existing boundary. There are some views given in the tick box (agree or disagree section) which are at odds with the comments accompanying them. The council should therefore not base their consideration on the agree/disagree analysis but on the fuller comments which are less ambiguous to interpret. As at 18 April there are 18 comments against any development and only 5 for development (which almost certainly are from the people with a financial interest in developing the areas in question). The proposal to develop RA/162 in order to make it more attractive is absolutely idiotic. There is no development on the opposite side of the road to this. It is near a three way junction with a blind corner. This is a rural entrance to a rural village. If the field was grazed with livestock, the hedgerows were maintained and the strategically positioned rusting old equipment was removed the western gateway to the village would be significantly more attractive than if it were to be developed.	Thank you for commenting on the proposed western gateway.
Question	Mr Whatton		802	Agree	our client as owner of the land at The Maltings (RA/137)	Thank you for your

57				<p>considers that having due regard to the assessment of the settlement as set out in the Rural Masterplanning Report there has been no reasonable justification provided for the site to have been discounted as a potential residential development opportunity. In this regard a number of inaccuracies have previously been brought to the attention of the Borough Council by our client in respect of the consideration of the site at The Maltings in the Rural Masterplanning Report February 2012. In particular those inaccuracies have been identified as:- i) Access in the masterplanning report reference is made to the site being poorly accessible the access appears unachievable and that the new access could have a detrimental impact on the character and appearance of the Ashley Conservation Area. It has previously been confirmed to officers that the access to The Maltings is in the control of our client and that it has been constructed to a higher standard than would normally be required for an access serving this scale of development. It has also been drawn to the attention of officers that the County Highway Authority in response to a pre-application enquiry of the Borough Council in January 2012 has confirmed that there is no objection to development in terms of highway safety. Although concern has been raised by Highway Officers regarding intensification of use this appears only to relate to the aesthetics of the roadway being brought up to an adoptable standard. It should also be noted that at the present time the site area does retain an existing agricultural use which could potentially involve unrestricted vehicular movements to and from the site with agricultural related plant and machinery. It is therefore likely that a limited residential development on the site, consisting of one private dwelling house could lead to a potential decrease in the overall level of vehicles that could use the existing access. ii) Impact of development due to an enforceable restrictive covenant which applies</p>	comments.
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					<p>to the site any development of the site would be limited to a single private dwelling house and therefore such a limited development is unlikely to have any significant impact on the character of the village. Although reference is made in the master planning report to the setting of the listed buildings these are located to the south of the site some 40 - 50 metres from the southern site boundary. It is therefore considered that given the respective distance any impact of development on the site upon the setting of the listed buildings is likely to be negligible and could in any event be mitigated through the design process. Similarly although the site abuts the conservation area this in itself does not preclude the opportunity for development on the site in that the scale, layout and appearance of any new development would need to have reference to the relationship and setting of the site to the conservation area and any supplementary design guidance which may be adopted by the Borough Council. iii) Site location reference is made in the master planning report to the site . feels detached from the rest of the settlement and would have a negative impact on the character of the village. The site is however surrounded by and contained within urban related land uses and therefore does not have a direct link with the countryside. There are no significant views out to the open countryside from within the site and similarly there are no views of the site from any public viewpoints within the village. In order to fully appreciate the character of the site and its context with the surrounding land uses and the wider village our client would request that officers arrange to visit the site at which time our client would be pleased to discuss the reservations on how the site has been assessed within the masterplanning report.</p>	
Question 57	Mr Stephen Bashford		856	Disagree	Limited growth beyond the existing village boundary could be acceptable in both locations. At the Maltings it would	Thank you for your comments on proposed

					need to be limited to one property due to the limited access to the site. At RA/162 it would need to be limited by: 1. The development not exceeding a 15% or max of 6 new properties given my previous statements concerning the 20 year max growth of 15% in village housing numbers 2. be solely accessed from Main Street as the Stoke Albany Roads utterly rural character must be maintained. 3. not being too close to the Stoke Albany / Main Street junction which is already hazardous 4. it should not extend beyond the footpath that crosses the centre of the plot in either the first of subsequent phases 5. the majority of the site should be developed for affordable housing.	levels of growth.
Question 57	Mrs Ann Morgan		891	Agree	While in principle I am not opposed to the idea of extending the existing village boundary to permit limited small scale development in Ashley at this time, I do not agree that the site identified, RA/162, is suitable for this purpose for the following reasons. 1. Access: achieving safe access at this site, i.e. onto a three-way semi-blind junction, would be nigh on impossible and I believe the primary reason why development of this site has been rejected in the past. In this respect nothing has changed. 2. The addition of 1/2 houses on this site strikes me as a contravention of the generic design principles you are seeking to establish. See option 54 on page 108. 3: The justification for the development of site RA162 (to improve the entrance to the village) is flawed and without merit. If there was a neat hedge bounding the site facing the road and the field itself under cultivation, I doubt the discussion about the need to improve the "western gateway" would even arise.	Thank you for commenting on RA/162 and the proposals for growth in the village.
Question 57	Mr Edward Every		990	Strongly disagree	There should be no development at all beyond the existing village boundary. I find it abhorrent that a proposal has been made to develop the western gateway to the village to "improve the entrance to the village" as this simply rewards the landowner with the grant of	Thank you for commenting on the western gateway proposal.

					planning permission as a result of him dumping his rubbish and old equipment there. He should be made to clear it up not rewarded with a valuable planning consent. I also fail to see how building on this or any other similar site could be deemed an improvement on a greenfield site.	
Question 57	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1150	No opinion	RA/162 We consider this site 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 produced.	Thank you for your advice.
Question 57	Mrs Sally McKeown		1003	No opinion	This question is ambiguous as it requires making a choice which is not covered by the 'view' options. I do not believe there is any need for development outside the existing village boundary. Ashley is a very attractive village in a rural setting and the existing approaches/gateways provide an appropriately gentle entry. There already exist areas of dense settlement where the only views from house windows are roofs and the fact that over the past few years several houses have been on the market and left unsold for longer periods than previously would indicate that there is little need for further development at all.	Thank you for your comments on growth proposals for Ashley.
Question 57	K.A. Stewart		1345	Strongly disagree	We are in favour of the settlement boundaries as in the Kettering Local Plan (1995). We do not see the need to alter the Village boundary for Ashley as it was established	Thank you for your comments on the proposed growth of the village.

					with extensive consultation in 2010 when the Rural Master planning Village Evaluation was produced. RA/137 LAND off the Maltings We wish to object to this development as the whole of the one ACRE+ site is classified as Agricultural Land and lies outside the Village Boundary. If permission were granted it would SET a PRECEDENT and could open up- further applications on other adjacent fields that are parallel with it on the north side of Main street. Development in this location would have a negative impact on the Listed buildings which, when they are converted in the late 1980's, won a Heritage Design award. The Maltings are part of the Historic core of the village and sit in the heart of the Conservation Area. This site feels detached from the rest of the settlement and would have a detrimental effect on the linear character of the Village. RA/162 We object to the proposed building of 2 houses on farm land at the western entrance to Ashley to tidy it up!! This is a naive, outside the village boundary; the rubbish would be moved further down the field. We suggest that the 3 road junction be modified by the Highway Authority giving better visibility., reinstating the hedgerow, (which has been scrubbed out in the last 6 months) and planting appropriate screening trees.	
Question 57	Mrs Jane Squires		1013	Disagree	No development on RA162 or RA137	Thank you for you comments on the two proposed sites.
Question 57	Mr Stephen castens		1129	Strongly disagree	There should be no growth outside the village boundary. There are several developments within the boundary planned so there is no need to change the boundary. Ashley is constantly under threat from landowners wanting to open up fields to development and there is no confidence by the village in the ability of KBC to mange these based on current and previous performance. The site selected was originally identified as waste land by KBC. It is in fact the top corner of a field that should	The notion that 'a few rusting pieces of machinery' is the reason for proposing this site as a gateway development for housing is not correct. Ashley is a very small village with a tight village boundary and very few opportunities for new

					provide a stunning gateway to the village, but the owner put abandoned farm machinery on it to create the impression of waste land and it worked, KBC fell for it. If it is approved the scrap will be moved to the next spot within the field the create the same allusion. The site should be cleared up and remain a field.	development. The morphology of this area suggests that two dwellings could not only be accommodated on this site, but could also, if designed well, make an attractive visual feature as you enter the village. The land does not have planning permission and is quite correctly still agricultural land. However, this option proposes two dwellings in this location. It appears that you do not agree with this option and this will be reflected in the next iteration of this policy.
Question 57	Mrs Jill Henderson		1070	Strongly disagree	No growth outside village boundary	Noted.
Question 57	Mrs Rita Berry		1288	Strongly Agree		Thank you for submitting your view on future growth for Ashley.
Question 57	mrs isabel castens		1320	Strongly disagree	no growth beyond the boundary, there is a lot of planned development over the next few years it is not required. I object to the site identified it is the entrance to the village and a rural gateway if maintained. The site looks bad because no enforcement has been successful in persuading the owner to tidy it up, that should be the priority	Noted.
Question 57	Mrs Nada Warner		1389	Strongly disagree	We are in favour of the settlement boundaries as in the Kettering Local Plan (1995). We do not see the need to alter the Village boundary for Ashley as it was established with extensive consultation in 2010 when the Rural Master	Thank you for submitting your views on the growth proposals for Ashley.

					planning Village Evaluation was produced. There should be no growth outside the village boundary. There are several developments within the boundary planned so there is no need to change the boundary. Ashley is constantly under threat from landowners wanting to open up fields to development and there is no confidence by the village in the ability of KBC to manage these based on current and previous performance. The site selected was originally identified as waste land by KBC. It is in fact the top corner of a field that should provide a stunning gateway to the village, but the owner put abandoned farm machinery on it to create the impression of waste land and it worked, KBC fell for it. If it is approved the scrap will be moved to the next spot within the field to create the same illusion. The site should be cleared up and remain a field not rewarded with a valuable planning consent. I also fail to see how building on this or any other similar site could be deemed an improvement on a greenfield site.	
Question 57	mrs suzanne packer		1495	Strongly disagree	Development opportunities for growth are not necessary	Noted.
Question 57	J G Hughes		1427	No opinion		No information provided here.
Question 57	Ellis		1492	Strongly disagree	Re RA/162 The field in question is outside the village boundary. Once housing is allowed, even on a small scale it opens up the opportunity for further housing to be developed at a later stage. The farmer has been allowed to leave his farm equipment at the edge of the field which is in full view of the road upon entering the village and which leads to Stoke Albany. He should be forced to move to an area unseen from the road - not just to another part of the field. As it is it gives a poor impression on entering the village. Once removed, and the hedge tidied up, with additional planting it could be restored back to its original state. The question I put however, is housing in the village actually required? Have we got the additional resources	Thank you for your views on the proposed growth of Ashley.

					needed for such housing? With regard to RA/137 I have no reason to believe that this would impact the village in a negative way, as long as only one dwelling was built on the land.	
Question 57	Mrs Roslyn Swaney		1697	Disagree	There should no growth outside the present village boundary. 1. The villagers of Ashley expressed the wish to keep development within the village boundary in the Village Design Statement. 2. The countryside around Ashley was designated as part of the Welland Valley Special Landscape area (Policy 9 of KBC Local Plan) and although this Local plan may be redundant, the landscape has not changed and must still be deemed worthy of protecting. 3. The Rockingham Forest Trust commissioned a historic landscape survey of the Welland Valley. The ridge and furrow evidence of medieval farming techniques in the fields around Ashley, Weston by Welland and Sutton Bassett are described as some of the best preserved in Europe. resource. rockingham-forest-trust.org.uk The proposed RA/162 as a site for development is inappropriate. 1. The western entrance to the village does not need to be changed. It is suitable for a rural village, with views towards the south over rising fields. 2. This site is agricultural land outside the village boundary. 3. This site is being left untidy, with unused agricultural machinery and a large skip. BUT this is not justification for identifying it as a site suitable for development. 4. The owner of this land sold his farmhouse and farmyard in Westhorpe for development and five new homes were built. He then obtained permission to build a new farmhouse in the open countryside to the south of the village on the basis of an agricultural business. He built the house but is no longer farming.	Thank you for commenting on the proposals for growth in Ashley.
Question 57	C and M Perridge		1815	No opinion	Comments on the Site Specific LDD for ASHLEY We are in favour of Settlement Boundaries as in the Kettering	Thank you for your comments on the growth

					Local Plan (1995). We do not see the need to alter the Village boundary for Ashley as it was established with extensive consultation in 2010 when the Rural Master planning Village Evaluation was produced. RA/137 LAND off The Maltings We wish to object to this development as the whole of the one ACRE+ site is classified as Agricultural Land and lies outside the Village Boundary. If permission were granted it would SET a PRECEDENT and could open up further applications on other adjacent fields that are parallel with it on the north side of Main street. Development in this location would have a negative impact on the Listed buildings which, when they were converted in the late 1980s, won a Heritage Design award. The Maltings are part of the Historic core of the village and sit in the heart of the Conservation Area. This site feels detached from the rest of the settlement and would have a detrimental effect on the linear character of the Village. RA/ 162 We object to the proposed building of 2 houses on farm land at the western entrance to Ashley to tidy it up !! This is naive, outside the village boundary; the rubbish would be moved further down the field. We suggest that the 3 road junction be modified by the Highway Authority giving better visibility, reinstating the hedgerow, (which has been scrubbed out in the last 6months) and planting appropriate screening trees.	proposals for Ashley.
Question 57	mr Robert Richardson		2014	Disagree		Noted.
Question 57	Mr Matthew Ellis		2022	Strongly disagree	The change I would like to see is simple. Put an enforcement on the owner of the site RA/162 to clear up the mess he has made with the dumping of his farm machinery on the edge of the field. Once these machines etc have been removed, then the area can be replanted, thus the problem is solved. It will no longer look like waste land. The farmer has already sold his land and farm buildings for redevelopment. No more is required.	Thank you for your comments on the growth proposals for Ashley.

Question 57	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2108	Agree	We have assessed the proposed sites using a Red-Amber-Green process, please see attached. 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.	Thank you for your advice on the proposed policies for Ashley.
Question 58	Mr Ben Ramsden		66	Agree	Agreed, yes on the whole, w/ two exceptions: - (1) the inclusion of a public access in the green space between Green Ln and Main St., (2) additional outdoor space and allotments. Neither are needed - there are already plenty of footpaths, an existing playground, and a number of open spaces. Specifically, the field inside Green Ln is used to graze animals - horses, sheep, and cattle. Ashley is too small to warrant allotments, and those who wish to grow their own, can do so in their own garden.	Your comments on the design principles are duly noted and will inform the next iteration of this document.
Question 58	Mr Gordon Shorley		148	Strongly Agree	Maintains the historic appearance of the village.	Thank you for your views on Question 58.
Question 58	Mr Scott Jessop		164	Agree	Agree that development in Ashley should be limited, if indeed there is demand for any at all. Development is not the way to improve the western entrance to the village.	Thank you for your comments.
Question 58	Ms Lorraine MORLEY		176	Agree	Overall I agree, and the Western Gateway to the village could easily be improved by just removing the current unsightly mass of old equipment and junk.	Thank you for commenting on the design principles question.
Question 58	Dr Lisanne Gibson		182	Strongly Agree	Strongly agree with all points including the retention of the green space between Green Lane and Main Street. this is an essential space which delineates one of the loops of the archeologically important double loop layout of the village. The retention of this loop is as crucial to the historic character of the village as the collyweston and ironstone building materials. Public access to this green space in the form of a pathway along the village would add to the already existing walking loop around the village and thus would be of significant benefit to villages. The	Thank you for commenting on the design principles section.

					need for recreational open space and village allotments is acute, there are many houses in the village- over 50%- which have very small gardens and as such have limited space for recreational and sporting activity. Access to space where a football can be kicked, cricket played or just a good run around is absolutely crucial to the health and wellbeing of the children and adults in the village. While the much needed renovation of the playground has added a much needed functional leisure facility- and it's need is well demonstrated by the significant use it receives from villagers- nevertheless this space does not allow for more physical recreation such as ball sports and running games. Such a space would be well used by all ages in the village- playing space for our children, social space for families for BBQ's picnics and so forth. For those of us in the village with small gardens (over 50%) such a facility is sorely needed.	
Question 58	Mrs Margaret Richold		221	Strongly disagree	For reasons given in Q 57, there should be no further development in this village.	Thank you for your comments on the proposed design principles.
Question 58	Mr Peter Knox		551	Strongly Agree	I agree with most of these principles but I cannot understand the obsession with sports facilities in a village, which seems a rather urban concept. There are innumerable ways of keeping fit in this area without needing a sports' field. Similarly, the concept of an allotment seems more suited to the high density housing associated with an inner city. Most houses in Ashley have gardens which could produce plenty of vegetables and, let me tell everyone, they do need a lot of work.	Thank you for commenting on sports facilities and allotments. Your views will inform the next iteration of this document.
Question 58	Mr Brian Booth		535	Strongly Agree	No changes, except the clearance of the site at RA/162 and suitable plantings. See answers at Q57. Development in Ashley should be NIL.	Noted.
Question 58	Mr Peter Richold		227	Agree		Thank you for your views on the Development Principles for the village.

Question 58	Mrs Rosamond Gallant		336	Agree	Ashley has unique design features which should be considered when new development is planned	Thank you for commenting on the proposed design policy.
Question 58	Mr Christopher Wright		436	Strongly disagree	The green field feature on Green Lane should not be altered, it is used for Horses and sheep to graze.	Thank you for commenting on the design principles.
Question 58	Mr Robert Carlson		466	Disagree	While I strongly agree with most of the Development Principles, I Do Not agree that additional sports and allotment space is required; as sports facilities and allotments are not compatible with the design criterion to maintain village views to open countryside.	Thank you for your comments.
Question 58	Mr Robert Carlson		476	Disagree	Additional outdoor sports open space and allotments is NOT required and would contradict the design principle to maintain the overall historic and rural character of the village.	Thank you for commenting on additional sports facilities in the village.
Question 58	Mr Ian Carlton		559	Disagree	The gateway to the village from the west should remain open countryside; RA/162 specifically is a disgrace and needs to be tidied up. This is not a reason for developing it. It has been left in its current state since the development of the new homes in Westhorpe with the intention to develop at a later stage. This must not occur. The green space from Green Lane should be left as it is. In our view there is no requirement for additional sports or allotment space.	Thank you for commenting on the proposed design principles.
Question 58	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1730	Disagree	Question 58: Design principles for Ashley As much of Ashley is designated a conservation area, we recommend that an additional 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.	Thank you for your comments on the design principles and in particular the reference to the historic character of the village.
Question 58	Mrs Sally McKeown		1004	Strongly Agree	I strongly agree with the design principles set out, and in particular: That the western gateway be improved, not by development but by the proposed HVIOS/002 creating a community open space where children could freely run around (rather than as currently in the streets risking	Thank you for your comments on the design principles for Ashley.

					accidents), community events could be held, ball games could be played without risking damage to property. That existing Green Spaces be protected. That there is a need for a small space for allotments - not everyone in Ashley has a garden large enough to accommodate the growing of vegetables; allotments promote tremendous community spirit and great family project involvement.	
Question 58	Mrs Jackie Matthews		841	Strongly disagree	I disagree with the principles above only in respect of the need for sports field and allotments. There are plenty of recreation areas in Ashley, and there is no obvious demand for allotments, which are not appropriate in such a rural location, and can often be unsightly.	Thank you for your comments.
Question 58	Mr Adrian Forsell		790	Agree	Development should be complement what already exists- there are some modern buildings mainly bungalows that certainly do not appear to have had very careful thought in the past and this type of ad hoc development must be avoided going forward	Your comments are duly noted.
Question 58	Mrs S Robinson		567	Agree	Agree that development in Ashley should be limited, if indeed there is demand for any at all. Development is not the way to improve the western entrance to the village	Thank you for commenting on the proposed gateway option.
Question 58	Mr Bill Swaney	Chairman Ashley Parish Council	719	Strongly Agree	The Parish Council strongly support the need for development principles and agree with those set out - with the exception of the fourth point about the western gateway. This would be better considered according to the criteria b of Option 51.	Thank you for your comments.
Question 58	Mr Mike Turney		689	Agree	Generally agree with principles but: We do not need a playing field or allotments Prefer to stipulate natural ironstone as a building material and not modern red brick	Your comments are duly noted, as is your preference for a locally-sourced historic building material typical of Ashley.
Question 58	Mrs Jane Squires		1014	Agree	generally agree but no to the development of the western gateway. Couldn't the council force the landowner to tidy the area up rather than setting a new precedent for getting planning permission	Thank you for commenting on the design principles for Ashley. Your comments on the western gateway are duly noted.

Question 58	Mr Stephen Bashford		857	Agree	Generally agree but the boundaries of the fields contained within the loop created by green lane and the western entrance to the village are both more open in character and this should be maintained	Noted.
Question 58	Mrs Ann Morgan		892	Agree	Broadly agree. However while I support the idea of improving the western gateway I do not believe that this necessarily means new buildings. A community orchard for example would equally "better reflect the historic and rural nature of the village" if not more so.	Noted.
Question 58	Mr Edward Every		992	Agree	I agree with the exception of point 4. There is no need to develop the western gateway to the village, simply remove the fly tipping and rubbish left by the landowner whose aim is to try and claim that the land is not a greenfield site and thereby make it easier for him to gain planning permission. This is not on.	Your views on the design principles are welcome and your thoughts on the western gateway have been noted.
Question 58	Mr Stephen castens		1130	Strongly Agree	Agree apart from the point about the gateway. The gateway needs to be cleaned up the hedge replanted etc, but no development. A northern round village footpath to complement the southern route is also a consideration.	
Question 58	Mrs Jill Henderson		1074	Agree	An area for sports activities would be a good idea if it were close to the existing play area. I am not convinced that we need allotments but if there is a strong demand I would reconsider.	Thank you for your comments on both, which will help to inform the next stage of this process.
Question 58	mrs isabel castens		1321	Agree	I do not agree with the gateway point other than to tidy up the field, no development there. Also access is dangerous as the road is on a sharp bend.	Thank you for your comments on the western gateway.
Question 58	Mr Rob Mcneill		1329	Strongly Agree		Noted.
Question 58	Mrs Roslyn Swaney		1702	Agree	I agree with the principles for development within the village boundary BUT - there is no mention of accepting new design innovations which contributes to the principle of new buildings and renovations being constructed to be carbon neutral. i.e. photo-voltaic panels, solar heating for hotwater etc. These will be important elements of building design in the future.	Noted.

Question 58	mr Robert Richardson		2015	Strongly disagree	The inclusion of public access to the green space between Main street and Green lane is unnecessary and could be detrimental to its current land use (Horse Paddock)	Thank you for commenting on the design principles.
Question 59	Mr Peter Knox		3	Strongly disagree		Noted.
Question 59	Mr Ben Ramsden		65	Agree	Conditionally agree - see prior comments under question 57.	Thank you for submitting your views on Question 59.
Question 59	Mr Gordon Shorley		149	Strongly Agree	In keeping with the linear form of the village.	Your opinion on the site forming a western gateway will inform the next iteration of this document.
Question 59	Mr Scott Jessop		163	Strongly disagree	See prior comments under q 57	Thank you for your comments.
Question 59	Ms Lorraine MORLEY		177	Disagree	The views should include 'perhaps'. I think that a discussion needs to be undertaken concerning this quite emotional hotspot for most of the villagers. I think there would be some possible support should it be possible to guarantee that the remainder of the field was to be secured for the long term and the current raft of old farming equipment removed. But in the event that this agreement could not be reached then I would not support any development on RA/162.	The designation of HVI Open Space is intended to ensure this field is not developed.
Question 59	Dr Lisanne Gibson		183	Strongly Agree	strongly disagree- see comment at 57	Noted.
Question 59	Mr Brian Booth		536	Strongly disagree	There should be no development, whatsoever, at the western gateway. Changes 1) Order the clearance of ALL unsightly rubbish forthwith. Suitable plantings. 2) Restore the whole sight (sic) back to agricultural use for food production.	Thank you for your comments.
Question 59	Mrs Margaret Richold		222	Strongly disagree	See above re Q 57 and 58	Noted.
Question 59	Mr Peter Richold		228	Strongly Agree	No further development should be permitted in any part of the village	Thank you for commenting.
Question	Mr Mark		329	Strongly	As per comments in question 57 development of site	Thank you for commenting.

59	Morgan			disagree	RA162 is wholly inappropriate. Quality soft landscaping/hedging or trees will provide an appropriate village gateway.	
Question 59	Mrs Rosamond Gallant		332	Strongly disagree	The western gateway should be improved by returning the derelict land to agricultural use.	Thank you for your comments.
Question 59	Dr Michael Gallant		345	Strongly disagree	Food production is a more pressing need than a development at this site. A better course would be to restore the broken hedge, clear up the mess behind it and return the land to agricultural use.	Noted.
Question 59	Mr Christopher Wright		437	Strongly disagree	Access to any development for the Western Gateway would create another hazard on a very difficult corner. In fact reducing the height of the hedge on Stoke Road would improve this junction.	Thank you for your comments on the housing options for Ashley.
Question 59	Mr Robert Carlson		481	Strongly disagree	The village boundary should be tightly drawn around the existing built up framework of the village and growth should be restricted to ensure the character and environmental quality of the village is protected. A small development would NOT improve the western gateway to the village. Simply restoring and maintaining the original hedge WOULD improve the entrance and this should be pursued. As the site is outside the village boundary it is inappropriate to refer to it as part of 'the rest of the village'. The strewn presence of derelict farm equipment is inappropriate and the unfarmed RA/162 and 002 site should be designated a historically and visually important open space as proposed.	Thank you for your views on RA/162.
Question 59	Mr Peter Knox		552	Strongly disagree	The way to improve and enhance the approach to Ashley from the West is for the owner of the land to remove all the rubbish which has been placed there in order to achieve his goal of selling the land as building land. If planning is allowed here, I predict that the rubbish will move up the Stoke road and the logical extension of this argument would be ribbon development up Stoke road.	Noted.
Question 59	Mrs Sally McKeown		1005	Strongly disagree	Entirely agree with the comments of Ashley Parish Council	Noted.

Question 59	Mr Adrian Forsell		791	Strongly disagree	In question 57 I made my views quite clear on this. KBC should enforce the conditions given to the new farm development on the Stoke Road but they have not. Now we have the very same owner of the development leaving the land in an utter mess trying to secure development- No way- Get this person to tidy up the mess that he created!	Thank you for commenting on the proposal for limited growth in Ashley.
Question 59	Mr Ian Carlton		558	Strongly disagree	No, the owner of the field should restore it to its original rural use. Further development would be extremely dangerous.	Thank you for your comments on the proposed gateway allocation.
Question 59		Planning Consultant Berrys	1273	Disagree	Site 137 should be developed in favour of site 162 at the western gateway. 137 will integrate more easily into the built form of the village and not affect the vistas on any key entrance to the village.	Thank you for identifying your preferential site.
Question 59	Mr Bill Swaney	Chairman Ashley Parish Council	722	Strongly disagree	The Parish Council must strongly disagree with this proposal. At a public meeting it was opposed by a majority of the meeting and supported by only one member. As previously mentioned, access would be a problem and a better solution to the gateway appearance would be the removal of scrap machinery.	Noted.
Question 59	Mr Mike Turney		690	Strongly disagree	No development should be permitted at the western entrance due the need for soft entrances to the village adjoining the countryside. Development would be at odds with the piece of land on the opposite side of the road and the area is next to a blind bend.	Again, thank you for your comments on the proposed western gateway. Your views will be reflected in the next iteration of this document.
Question 59	Mrs Jane Squires		1015	Disagree	No to development at the western gateway	Noted.
Question 59	Mr Stephen Bashford		858	Disagree	The western fringe has already been expanded with a number of large houses since which the adjoining field has been allowed to become derelict in anticipation of planning being granted. It seems that Kettering is proposing to reward that approach. If, however, a small scheme off Main Street comprising 6 or less mainly affordable houses were to be built it would improve the	Your views on the western gateway will help to inform the next iteration of this document.

					arrival from that direction and so would need to be well designed in line with existing guidance as proposed by the Parish Council	
Question 59	Mrs Ann Morgan		893	Strongly disagree	Categorically no, I would not wish to see a development at this site for the reasons given in my response to Q57.	Thank you for your views on the western gateway.
Question 59	Mr Edward Every		993	Strongly disagree	No it should not. Make the landowner clear away his derelict machinery to improve the gateway, not reward him for dumping it there!	Noted.
Question 59	Mr Stephen castens		1131	Strongly disagree	no, The site selected was originally identified as waste land by KBC. It is in fact the top corner of a field that should provide a stunning gateway to the village, but the owner put abandoned farm machinery on it to create the impression of waste land and it worked, KBC fell for it! If the site is approved the scrap will be moved to the next spot within the field to create the same allusion. The site should be cleared up and remain a field. Bad practice should not be rewarded. The site is unsuitable because of access difficulties. It is on a single track lane and on a sharp corner which already has had several accidents/ near misses. Another access onto it would increase the danger.	Thank you for your comments on the western gateway, which will be reflected in the final document.
Question 59	Mrs Jill Henderson		1078	Strongly disagree	I do not think there is a need for more housing in Ashley. There are houses for sale and some which have been for sale, not sold and taken off the market.	This site has been assessed through the rural masterplanning project and scored favourably. However, your comments have been taken on board and will inform the next stage of this plan.
Question 59	mrs isabel castens		1322	Strongly disagree	NO, that is the village gateway, stunning if tidied up, do not reward bad behaviour designed to trick gullible planners.	Noted.
Question 59	Mr Rob Mcneill		1328	Strongly disagree	The notion that housing development is needed to improve an area that is owned by an irresponsible farmer is madness. It is his responsibility to maintain this as	Thank you for your comments on the western gateway site.

					something that is pleasing to the eye and his continual refusal to do this despite strong village objection shows the disregard he has for villagers. Why should the village then support such an unsupportive landowner? We should not. If he continues to pile rubbish in the 'gateway' to the village then perhaps KBC will invest in some attractive hedgerows. These would not only appeal to the eye, they would hide the mischievous behaviour of a landowner who is only interested in profiting from selling his agricultural land for development and who has no intention of 'farming'	
Question 59	Mrs Nada Warner		1390	Strongly disagree	This is farm land - FARM IT!!! The site selected was originally identified as waste land by KBC. It is in fact the top corner of a field that should provide a stunning gateway to the village, but the owner put abandoned farm machinery on it to create the impression of waste land and it worked, KBC fell for it. If it is approved the scrap will be moved to the next spot within the field the create the same allusion. The site should be cleared up and remain a field not rewarded with a valuable planning consent. I also fail to see how building on this or any other similar site could be deemed an improvement on a greenfield site.	Thank you for your views on the western gateway site.
Question 59	mrs suzanne packer		1496	Strongly disagree	The western gateway to the village would benefit from clearing and tidying up with a hedge reinstated.	
Question 59	J G Hughes		1428	Disagree	I am strongly of the view that Ashley should continue as a restricted infill village as do designated in the current borough plan. The existing village settlement boundary should therefore remain unchanged for the full period of the updated plan and to present policy of limited infill development should also continue to apply. Any such development should have careful regard to appropriate size, form and character to harmonize with existing village buildings and associated open spaces	Thank you for your comments.
Question 59	J G Hughes		1435	Disagree	I do not agree therefore that there is any case for alteration or extension to the present village envelope specifically I consider the proposal incorporation of	Thank you for submitting your views on the proposed design principles and in

					<p>agricultural land at the corners of Main Street and Stoke Road (Site RA/162) into the village settlement area to be unnecessary and undesirable for the following reasons:- i. Ashley village has grown organically over many centuries with a well defined core area and a ring of lower density development which merges seamlessly into the surrounding open countryside. There is therefore no need in this traditional Welland Valley village for the introduction of an alien gateway development at this peripheral site which will draw attention to itself with its suggested innovative design and wider palette of materials ii. Prior to its present degraded condition this corner site has an attractive and integral part of the pasture land to the east of Stoke Road and part site HV1/002 which in current development, is described as a visually important open space. This agricultural land should also be restored to its former pristine state and the hedgerows re-established thereby restoring the original and appropriate rural gateway to the western end of the village. iii. I am concerned also that the option paper in considering residential or employment use at this corner site (RA/162) does not appear to give sufficient weight to the traffic safety implications of such development the site also abuts the junction of Main Street, Medbourne Road and Stoke Road which has seriously inadequate sightlines especially for vehicles turning from Medbourne Road into Stoke Road. The proposed vehicular access to the site from the narrow Stoke Road, so close to this junction, will only compound the dangers to the public safety</p>	<p>particular the western gateway site.</p>
<p>Question 59</p>	<p>Mrs Roslyn Swaney</p>		<p>1703</p>	<p>Strongly disagree</p>	<p>No The proposed RA/162 as a site for development is inappropriate. 1. The western entrance to the village does not need to be changed. It is suitable for a rural village, with views towards the south over rising fields. It just needs to be cleaned up and the hedgerow reinstated. I thought hedgerows were protected?? This one is now</p>	<p>Thank you for your comments on the proposed western gateway.</p>

					almost non-existent. 2. This site is agricultural land outside the village boundary. 3. This site is being left untidy, with unused agricultural machinery and a large skip. BUT this is not justification for identifying it as a site suitable for development. 4. The owner of this land sold his farmhouse and farmyard in Westhorpe for development and five new homes were built. He then obtained permission to build a new farmhouse in the open countryside to the south of the village on the basis of an agricultural business. He built the house but is no longer farming.	
Question 59	mr Robert Richardson		2016	Disagree	The area should be used as designated as agricultural land rather than a scrap yard. This would improve the western entrance without development	This is agricultural land at present and the option has identified this site for housing. If you believe that the site is having a detrimental impact upon the area's amenity then please contact Development Services on 01535 410333 so that this can be investigated as a potential enforcement case.
Question 60	Mr Ben Ramsden		64	Disagree	There is a wonderful, newly re-done children's playground, which is perfectly large enough for the size of the village. Ashley village doesn't warrant a larger sportsfield, and would be pressed to field a football side, for example. Neighbouring villages such as Medbourne, East Langton and others have well established sports clubs.	Thank you for your comments about providing further playing fields.
Question 60	Mr Gordon Shorley		150	Strongly Agree	If the need is established the area north of the existing play area is more suitable as it is in the heart of the village nearest the village hall which could be used to provide toilets and other domestic facilities.	Thank you for commenting.
Question 60	Mr Scott Jessop		165	Disagree	The size and demographic simply does not necessitate further recreational facilities of the kind proposed - but if a	Your point on the lack of requirement for additional

					decision is taken to do this then the most appropriate site is clearly that behind the existing and excellent playground.	leisure space is noted.
Question 60	Ms Lorraine MORLEY		178	Agree	Many new families have moved into the village of late and whilst the current newly refurbished children's playground is a bonus, I think it is important to look ahead and consider the needs of the village over the next generation.	Noted.
Question 60	Dr Lisanne Gibson		184	Strongly Agree	Strongly agree see comment at 58. Preferred location would be adjacent to the existing play ground forming a leisure corridor from the village hall to the playground into the recreation field. Historically Ashley has had such a recreation facility (and allotments) unfortunately the villages services have been eroded over the years. At the moment the village- despite the overdue development of the playground- still provides very limited publically accessible leisure facilities'. The proposed recreation space would be as used by adults as by children- again see my previous comments at 58.	Thank you for offering your views on the need for additional sports provision.
Question 60	Mr Chris Newell		188	Disagree	It is too early to make a judgement on the success of the newly re-furbished playground and assuming usage increases this should be adequate to serve the children of the village. However, to balance the diversity of the village consideration should be given to the sporting interests of the older generation e.g. crown green bowls.	Thank you for your comments on sports provision in the village.
Question 60	Mr Peter Knox		553	Strongly disagree	I wonder who has identified this need. Ashley is not full of people wanting to play football, netball, rugby and etc. Again, I stress, this is a very rural location, allowing many ways to exercise without resorting to the urban answer of a playing field. Walking, cycling, field / road running.....	Thank you for your comments relating to sports facilities.
Question 60	Mr Brian Booth		537	Strongly disagree	There is absolutely no justification for building a sports field in Ashley The excellent playground, recently opened, is sufficient for village needs. There are many well established sports grounds within easy reach. Personally, I have heard of no great demand for such a facility	Thank you for commenting.
Question	Mrs Margaret		223	Strongly	I can see no justification for a recreation ground etc	Thank you for commenting

60	Richold			disagree	especially since the playground has recently been upgraded. An area of open space should be just that with no goal posts, no changing rooms, car parking area etc. Allow the villagers to use the well established and well used footpath across this area with safety and comfort.	on further sports provision in the village.
Question 60	Mr Peter Richold		229	Strongly disagree	The new play area in the village now opened is more than adequate. A further area cannot be justified for the current population	Thank you for commenting.
Question 60	Mr Mark Morgan		331	Disagree	The land to the south of site RA162 is important green open space and should be zoned as such.	Thank you for your comments.
Question 60	Dr Michael Gallant		346	Disagree	I don't think there is very much demand. Presumably upkeep would attract some cost.	Thank you for commenting on sports provision.
Question 60	Mr Christopher Wright		438	Disagree	The village is not big enough to support team sports. There are facilities at Melbourne Sports Club for tennis football, and cricket. This is about a mile and a half away.	Your opinion on the need for additional sports facilities is noted.
Question 60	Mr Robert Carlson		493	Disagree	I question the need but land north of existing play area would be the best site. The other site is not in accord with the proposal for visual open spaces and would mar the view of the village from the hills west/south of the village.	Thank you for commenting on further sports provision.
Question 60	Mrs Sally McKeown		999	Strongly Agree	Area north of the children's playground is not really suitable as there is insufficient flat ground so could prove difficult or dangerous for general sporting activities. Land to south of RA/162 would be preferable; it is on the edge of the village so would minimise nuisance, is large enough to accommodate all and several informal sporting needs - for children, adults and families well into the future. It is also large and flat enough to incorporate small area of allotments/orchard. Who knows what need communities will have for 'growing their own' in 20 years time!	Your comments on the need for and location of additional sports provision will help to inform the next stage of this document.
Question 60	Mrs Jackie Matthews		842	Strongly disagree	I disagree that there is any need for a sports field. Ashley is a small village and the newly refurbished playground is more than adequate for the needs. This would be a complete waste of money. Neither location is suitable or needed.	Noted.
Question	Mr Adrian		792	No	If there is a need firstly establish the size of that need and	Noted.

60	Forsell			opinion	the duration of it before committing public monies to such. The public purse is stretched as it is £35,000 has just be spent on a new playground now a Sports Field. I am sure that there are other projects that the villagers would like to consider for the same monies. Also with a Sports Field who will maintain it and how much will it cost annually and do we all want to pay for it?	
Question 60	Mr Ian Carlton		557	Strongly disagree	There is no requirement for any additional facilities as the village is not big enough to support this	Thank you for your opinions on proposed sports facilities in the village.
Question 60	Mrs S Robinson		568	Disagree	The village is not big enough and will need extra funds for this. There are facilities at Medbourne Sports Club for tennis football, and cricket. This is about a mile and a half away	Your comments on proposed sports facilities are noted.
Question 60	Mr Bill Swaney	Chairman Ashley Parish Council	720	Agree	The demographics of Ashley are changing with more families with children appearing in the village. The Parish Council have been encouraged by a considerable number of these families with children to see if a site for a playing field could be found to replace the cricket ground that Ashley had some 45 years ago when the village was runner up in the local league. Village football on the area is also envisaged. Of the two areas mentioned, the land to the south of site RA/162, is preferred as it is flat and more extensive.	Your comments on a proposed location for a village green/cricket pitch/football facilities are welcomed and will inform the next iteration of the document.
Question 60	Mr Mike Turney		691	Strongly disagree	The demographics of the village simply are not suitable for a playing field. It is a waste of money. There simply are not enough people of the correct age range to play football, cricket or any other sport on any scale other than is appropriate for the existing play area	Your views on sports facility provision have been taken into account.
Question 60	Mrs Jane Squires		1016	Disagree	Ashley has a perfectly good children's play area.	Thank you for your views on the proposed sports provision.
Question 60	Mr Stephen Bashford		859	Agree	A playing field would be a welcome addition as the demographic of the village is becoming younger and will become younger still if affordable housing (as I'd prefer	Thank you for your comments on proposed sports facilities.

					and as proposed in the draft plan) is developed. The southern part of plot RA/162 (which I define as being up to the footpath that crosses the middle of the plot) would be suitable and this would also limit the growth in housing on that plot. The part of plot RA/162 to the south of the footpath should remain as agricultural land and should, if the farmer continues to neglect it, be subject to legally enforceable improvement.	
Question 60	Mrs Ann Morgan		894	Agree	Although there may appear to be limited demand for a formal playing/sports field at this moment in time, I think there is a need to conserve our green spaces within the village so that this could at least be an option in the future. To have an area which could be used a community amenity green space, be it for ball games, allotments, orchard, or simply somewhere where children can play (not everyone has a large garden - the newer developments for instance have extremely small gardens), I believe would be a great village asset. Of the two sites proposed, both have merit, but if pushed I would opt for the site south of RA/162 as my preference.	Your suggestions for some form of open space provision will be considered along with all other comments received regarding Question 60.
Question 60	Mr Edward Every		994	Agree	There is no point placing such a playing field at the edge of the village, it should be by the existing play area.	Thank you for your suggestion.
Question 60	Mr Stephen castens		1134	Strongly Agree	There is a need as more family houses with small gardens appear there are no facilities for sport/ allotments. In a parish council survey this was identified. Either site would be ideal and work	Thank you for your comments.
Question 60	Mrs Jill Henderson		1080	Agree	Land to the north of the play area	Noted.
Question 60	mrs isabel castens		1323	Strongly Agree	We should look to the future, all the new family houses have small gardens, a secured recreation ground is important. The village used to support a vibrant cricket team until the ground was taken away. Gives children a healthy life style somewhere to run and explore	Thank you for commenting on sports provision.
Question 60	Mr Rob Mcneill		1327	Agree	Land to the north of the existing playground	Noted.

Question 60	Mrs Nada Warner		1387	Strongly Agree	<p>Firstly to all those that agree with the sports field being extended and having a few allotments put in place, well done, pat yourself on the back and give yourself a gold star.... Now for the rest of you narrow minded twits that are more than happy they've got there but do not want you to have yours When I moved into this village it felt half dead, with a third of the population taking a pension and a pub about as much fun as a church yard! But luckily for my family some new people moved in and the pub and village shop and the rest of the village have benefitted from this. And also as a result house price are doing better than average after all who wants to live in a dying village 1. For the people who think the new playground is more than adequate they are not only fools but are wrong. This was a great start but this should not be where we put the finishing line. Think about the future of this village like it or not it will go and more families will move in, so give the youth a place to go or they might be sitting outside your house in the future. 2. And the person who suggest Walking, cycling, field/road running have they lost their mind! These are children we are talking about. And last year 2497 children got knock over by cars I wonder how many of those were out running on dangerous country roads, not many! 3. And even if I not going to be digging on an allotment it doesn't mean that against someone enjoying it. The researchers, from the University of Leicester found some counties it can take up to 15 years to get an allotment, as features in the Daily Mail. But yes I can see that to some Ashley residents that no need has been identified!!</p>	Thank you for commenting on the proposed additional sports provision.
Question 60	Mrs Nada Warner		1391	Strongly Agree	<p>Land next to childrens play area. Firstly to all those that agree with the sports field being extended and having a few allotments put in place, well done, pat yourself on the back and give yourself a gold star.... Now for the rest of you narrow minded twits that are more than happy they've</p>	Noted.

					<p>got there but do not want you to have yours When I moved into this village it felt half dead, with a third of the population taking a pension and a pub about as much fun as a church yard! But luckily for my family some new people moved in and the pub and village shop and the rest of the village have benefitted from this. And also as a result house price are doing better than average after all who wants to live in a dying village The demographics of Ashley are changing with more families with children appearing in the village. The Parish Council have been encouraged by a considerable number of these families with children to see if a site for a playing field could be found to replace the cricket ground that Ashley had some 45 years ago when the village was runner up in the local league. Village football on the area is also envisaged. 1. For the people who think the new playground is more than adequate they are not only fools but is wrong. This was a great start but this should not be where we put the finishing line. Think about the future of this village like it or not it will go and more families will move in, so give the youth a place to go or they might be sitting outside your house in the future. 2. And the person who suggest Walking, cycling, field/road running have they lost their mind! These are children we are talking about. And last year 2497 children got knock over by cars I wonder how many of those were out running on dangerous country roads, not many! 3. And even if I not going to be digging on an allotment it doesn't mean that I'm against someone enjoying it. The researchers, from the University of Leicester found some counties it can take up to 15 years to get an allotment, as features in the Daily Mail. But yes I can see that to some Ashley residents that no need has been identified!!</p>	
Question 60	mrs suzanne packer		1497	Strongly Agree	The village is attracting young families and there is need for more facilities of this sort. However large the gardens a	Thank you for your comments on the location of

					proper recreation area for casual sports is needed. Allotments are a valuable addition to the village facilities. The area to the south of RA/162 is flat and more suitable for this use and could also enable the tidying up of the western entrance.	further sports provision.
Question 60	J G Hughes		1441	Agree	The proposed designation of the pasture land east of stoke road (Site HVI/002) as visually important open space is welcome as it affords an attractive setting for Ashley from Stoke Road and especially from Stoke Hill. I have no objection in principle to the change of use of part of this land for sport or allotment use by villagers provided any planning consent includes an agreement restricting the number and size of any gardening huts proposed.	Thank you for commenting.
Question 60	Mrs Roslyn Swaney		1704	Agree	In Ashley there is a small playground. However there is no public area of flat land where children can freely kick a ball. If such an area could be found it would be a benefit to the village.	Your comments on sports provision will inform the next iteration of this document.
Question 60	Mrs Roslyn Swaney		1705	Strongly Agree	This is an answer to Question 60. I agree with the allocation of Historically and Visually Important Open Space. HVI/001 is shown in the Ashley Village Design Statement and clearly extends to the north and south of the brook. This is a 'green lung' in the village, encircled by 'Green Lane' and it is a very distinctive feature of the character of Ashley. The addition of HVI/002 would balance the more intensive development at the Westhorpe end of the village. This site has potential to be much improved by tree planting and new hedges.	Noted.
Question 60	Mr Robert Stimpson		2027	Agree	The land to the north of the existing playground would be the most suitable. The more opportunities for outside playing and socialising for children in a properly designated safe space the better.	Your comments on extending the existing playground are duly noted.
Question 60	mr Robert Richardson		2017	Strongly Agree	The land to the north of the current playing field is most appropriate.	Thank you for your comments.
Question 61	Mr Ben Ramsden		63	Disagree	Disagree that there is the need for allotments - see comments to Question 58 on allotments. Agreed that	Thank you for your views on allotments and HVI Open

					HVI/001 and HIV/002 should be designated as Historically & Visually Important.	Space.
Question 61	Ms Lorraine MORLEY		179	No opinion	Agree that HVI/001 and HIV/002 should be designated as Historically & Visually Important.	Thank you for your views on the inclusion of HVI/001 and 002 as HVI Open Space.
Question 61	Dr Lisanne Gibson		185	Strongly Agree	Strongly agree with designation of identified land as visually important. Strongly agree with the identified need for allotments, see comments for 60 and 58, the same in relation to allotments as for leisure space applies to those in the village with very small gardens, we simply do not have the space to grow vegetables, fruit and so forth and the provision of access to public land to do so would be a facility much used by those of us in the villages more modest houses. Again allotments is another facility that historically Ashley had, like the old recreation area, the old allotments were a facility much used and which has been lost relatively recently	Noted.
Question 61	Mrs Margaret Richold		224	Disagree	Most resident have reasonable sized gardens in the village. There has been no demonstrable need for allotments whereby potential users have indicated they were prepared to pay to use them and to maintain them to a satisfactory standard.	Thank you for commenting on the allotments option.
Question 61	Mr Peter Richold		230	Strongly disagree	There is no requirement for allotments in the village. Most (if not all) properties have their own gardens, there is only one flat in the village.	Your comment is duly noted.
Question 61	Mrs Rosamond Gallant		333	Disagree	The requirement for allotments does not seem to be a high priority in Ashley	Noted.
Question 61	Mr Peter Knox		554	Strongly disagree	I see no need for allotments in Ashley. Most people have gardens which could grow plenty of vegetables. I am currently developing vegetable patches and, whilst I thoroughly enjoy the process, any romantic notion that it takes an hour or two per week to become self-sufficient is Alan Titchmarsh makeover dreamland. I do not believe that many people in Ashley need an allotment.	Noted.
Question	Mr Brian Booth		538	Strongly	No demand for allotments	Your comments on

61				disagree		allotment provision are duly noted.
Question 61	Dr Michael Gallant		347	Disagree	I believe demand for allotments is minimal.	Noted.
Question 61	Mr Christopher Wright		439	Strongly Agree	This is part of the character of the village of Ashley. There is plenty of room between properties and this open space enhances the character of the village.	Your comments will inform the next stage of this document.
Question 61	Mr Robert Carlson		483	Disagree	As allotment areas are usually visually unattractive at best, I think allotments on the village boundary are at variance with both the desire to maintain Ashley's rural and environmental character, and the proposal to provide Historically and Visually Important Open Spaces. If allotments were to be accommodated then they should be out of sight from the hills and footpaths to the south/west of the village.	The character of Ashley is largely derived from the agricultural fields which surround it. Whilst allotments are often added to with paraphernalia more associated with residential gardens they still help to maintain an agricultural character, if albeit one on a micro-scale. Your comments on their location are duly noted.
Question 61	Mr Ian Carlton		556	Strongly disagree	A one-minute wonder. No long term requirement can be justified.	Noted.
Question 61	Mrs S Robinson		570	Disagree	A lot of Ashley residents already grow vegetables etc within there own gardens, I don't think there would be a huge need for this	Thank you for your views on proposed allotments.
Question 61	Mr Mike Turney		692	Strongly disagree	There are very very few people in the village with insufficient space in their gardens to grow produce	Noted.
Question 61	Mrs Sally McKeown		1000	Strongly Agree	Entirely agree with Parish Council view that some allotments would be beneficial to the village. Historically allotments were part of Ashley village life and I completely disagree with the notion that all houses in the village have gardens large enough to support a vegetable patch - many small dwellings do not have room for both vegetables and traditional garden. Allotments do not have to be large or unsightly, as has been suggested, and can	Your comments on the need for allotments will be reflected in the next stage of the Site Specifics document.

					be shared and produce exchanged. With drought fast becoming the norm and transport becoming more costly and less available, small communities in the future may need to become more self-sufficient in home grown produce. Allotments would fit in very well as a part of the already suggested 'village recreation open space' that has been suggested HVIOS/002	
Question 61	Mrs Jackie Matthews		843	Strongly disagree	There is no demand for allotments in Ashley.	Thank you for commenting on the allotments option.
Question 61	Mr Adrian Forsell		793	No opinion	This survey will establish if there is a need- just because the majority of Ashley residents have small gardens does not mean they want allotments. As for land allocation for such- maybe to the north of the play ground or the land of the Stoke Road	Thank you for your comments.
Question 61	Mr Bill Swaney	Chairman Ashley Parish Council	723	Agree	The Parish Council have received mixed messages on this matter. They 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. These villagers may be the ones living in large properties. 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 eminently suitable.	Thank you for submitting further comments relating to the provision of allotments.
Question 61	Mrs Jane Squires		1011	Strongly disagree	There is not a need for allotments in Ashley.	Noted.
Question 61	Mrs Jane Squires		1018	Strongly disagree	There is no need for allotments	Noted.
Question 61	Mr Stephen Bashford		860	Disagree	I can see little need for allotments when nearly all houses have large gardens and if people do not wish to use parts of those gardens they could 'lend' them to others as allotments much as Jamie Oliver has encouraged.	Noted.
Question 61	Mrs Ann Morgan		895	Agree	There appears to be at least some demand for allotments in Ashley. Consideration should therefore be given to the possibility of designating allotment space, even if this	Thank you for your views on the need for allotment provision in Ashley.

					were to be relatively small, to house say only 4-6 allotments. Suitable sites might be part of 002 (behind RA162) and the site immediately behind the existing playground. I strongly agree with the proposal to designate 001 and 002 as "historically and visually important open spaces".	
Question 61	Mr Edward Every		995	Disagree	No need for allotments	Noted.
Question 61	Mr Stephen Castens		1149	Strongly Agree	As per the recreation ground question above most people answering this survey are not those who would use the allotments or recreation ground. The village is growing and changing, these small low key facilities will be needed and utilised in the future when it is even harder to secure them.	Noted.
Question 61	Mrs Jill Henderson		1082	No opinion	I am not aware of a need for allotments	Thank you for your views on the need for allotments.
Question 61	Mrs. Isabel Castens		1324	Strongly Agree	yes many houses have big gardens and will not understand the need but many don't, often the silent minority. There is a need especially from the smaller house owners	Noted.
Question 61	Mr Rob Mcneill		1326	Strongly Agree	Too many opinions related to there being no demand. Who says?! Also, the remark about everyone in Ashley having a large garden is clearly not a comment from a villager. Most gardens in Ashley are small and almost exclusively given over to flowers and shrubs. The option to have a 'second garden' where we can grow tasty crops for our own consumption is a good idea and I support the idea.	Thank you for commenting on the need for allotments.
Question 61	Mrs Nada Warner		1388	Strongly Agree	Why not - is all I can say Even if I'm not going to be digging on an allotment it doesn't mean that I'm against someone enjoying it. The researchers, from the University of Leicester found some counties it can take up to 15 years to get an allotment, as features in the Daily Mail. But yes I can see that to some Ashley residents that no need has been identified!!	Noted.

Question 61	Mrs. Suzanne packer		1498	Agree	Land to the south of RA/162	Noted.
Question 61	J G Hughes		1444	Agree	The proposed designation of the pasture land east of stoke road (Site HVI/002) as visually important open space is welcome as it affords an attractive setting for Ashley from Stoke Road and especially from Stoke Hill. I have no objection in principle to the change of use of part of this land for sport or allotment use by villagers provided any planning consent includes an agreement restricting the number and size of any gardening huts proposed	
Question 61	Mrs Roslyn Swaney		1801	Disagree	Question 61. There are many gardens in the village. Not sure how many people would use an allotment. If a suitable site could be found for a playing field, perhaps allotments could sit alongside.	Noted.
Question 61	Mr Robert Stimpson		2028	Agree	If a suitable space can be found and there is a demand for allotments then this would be a brilliant idea - in other local villages they have proved very popular and the demand so great that there are waiting lists of 2-3 years!	Thank you for your views on allotment provision for Ashley.
Question 61	Mr. Robert Richardson		2018	Disagree	Agree with the desire of some villagers for allotments but areas HVI/003 through 005 should not be discounted as they are visually important and add to the "green character" of the village	Thank you for commenting on the allotments option.
Question 62	Mr Gordon Shorley		151	Strongly Agree	The proposed changes maintain the village character but allowing some small scale growth.	Thank you for commenting on the proposed boundary changes.
Question 62	Mr Scott Jessop		166	Strongly disagree	Strongly agree assuming that ra162 remains outside the village boundary. Other than speculative development there is no desire to see the village boundary move - the field is constantly used by walkers and is the first sight of the village when drivers come over the hill from stoke Albany and as such the whole field at HVI/002 should be a visually And historically important space .	RA/162 will be included within the village boundary if it is indicated as the preferred option. The HVI Open Space designation for 002 will protect the land to the south from future development if the preferred option is adopted.
Question	Ms Lorraine		180	Agree		Noted.

62	MORLEY					
Question 62	Dr Lisanne Gibson		186	Agree	Agree with exception of development at RA/162, otherwise proposal looks good.	Thank you for commenting on the proposed settlement boundary.
Question 62	Mr Andrew Beynon		217	Strongly disagree	I believe that the reasons to exclude RA/137 are flawed.	Thank you for commenting on 'The Maltings'.
Question 62	Mrs Margaret Richold		225	Strongly disagree	Leave Ashley as it is with the few remaining open areas left as they are	Noted.
Question 62	Mr Brian Booth		539	Disagree	There should be no further development and no changes to boundary	Noted.
Question 62	Mr Peter Richold		231	Strongly disagree	The settlement boundary should be left intact as it is now.	
Question 62	Mr Mark Morgan		330	Strongly disagree	The existing village boundary is appropriate and thus the proposed new allocations should be excluded. For the avoidance of doubt site RA162 should be excluded from the village boundary and should be zoned as green space.	Noted.
Question 62	Mrs Rosamond Gallant		334	Strongly disagree	There should be no change in the settlement boundary	Your views will help to inform the next iteration of this document.
Question 62	Dr Michael Gallant		348	Strongly disagree	As already stated I agree with the village boundary - but I disagree with the inclusion of RA/162 where, in my opinion, no development is justified.	Thank you for your comments on RA/162.
Question 62	Mr Norman Bishop		392	Strongly disagree	Boundaries should be left as they now are. RA/162-002 has a well used and enjoyed public footpath through it and the field is a large part of the initial view of the village when approaching from Stoke Albany and as such should be maintained as open ground but considerably tidied up from it's present state.	Thank you for commenting.
Question 62	Mr Christopher Wright		440	Disagree	The majority of properties in Ashley have a large enough plot to grow some vegetables. The take up would be very small.	Noted.
Question 62	Mr Robert Carlson		494	Agree	I agree the proposed settlement boundary as shown - BUT without extending the current village boundaries. It is not clear what the "new allocations" term in the question	Noted.

					references - I agree with the shaded green areas but disagree the proposed housing extension.	
Question 62	Mr Peter Knox		561	Strongly Agree	I agree with the boundary on this diagram and fervently hope that everyone will support the preservation of the rural nature of Ashley. Too many beautiful villages have been ruined by random developments. Even Hallaton contains some recent and very unsympathetic building which is spoiling the village.	Thank you for your comments on the proposed village boundary.
Question 62	Mrs Sally McKeown		1001	Agree	This question is rather ambiguous as it is in two parts and could demand separate, differing answers and there is no provision for this in the options above. I strongly support the propose settlement boundary but whilst I support the proposal of designated Historical and Visually Important Open Space at site 002 I cannot support any motion to extend the settlement boundary to include this site.	Noted.
Question 62	Mrs Jackie Matthews		844	Strongly Agree	I strongly agree with the proposed boundary, it should not be extended to include RA/162. It should remain as stated.	Noted.
Question 62	stewart		1104	Strongly Agree	I do not agree with the second part of question 62 there should be no new allocations in Ashley. The village boundary was set after lengthy consultation in 2010. New development outside that boundary should not be permitted it would set a PRECEDENT and open up many more applications on AGRICULTURAL LAND. I refer to the proposed sites RA/137 & RA/162. 5 ORCHARDS have had houses built on them in the last 12 years & there is one more in the pipeline on main street. Our open countryside will be compromised if this were allowed	Thank you for your comments on Question 62.
Question 62	Mr Adrian Forsell		794	Strongly disagree	Agree except for the inclusion of RA/162. I have to say that the questions in this survey are highly ambiguous. I have said I disagree with the settlement boundary only because I disagree to a part of it.	Your opinion of the inclusion of site RA/162 within the boundary is duly noted.
Question 62	Mr Ian Carlton		555	Strongly disagree	There are two questions here. We strongly disagree to the inclusion of new allocations. There is no requirement for employment option on RA/162. Any employment option	Thank you for commenting on the proposed settlement boundary.

					would be detrimental to the character and environmental quality of the village which needs to be protected.	
Question 62	Mrs S Robinson		569	Strongly disagree	There should be no change in the settlement boundary	Thank you for commenting on the settlement boundary.
Question 62	Mr Bill Swaney	Chairman Ashley Parish Council	724	Strongly Agree	The Parish Council agrees with the new proposed settlement boundary. As previously stated it does not agree with an extension of the boundary to include site RA/162	Noted.
Question 62	Mr Mike Turney		693	Disagree	The existing boundary should not be altered. There should be no development at RA/ 162. There should be no new allocations. The council should read the comments rather than use the agree/disagree analysis on this question (62) as the "agree/disagree view" given by many may be at odds with their comments. The comments should be used as they are not ambiguous.	Both the comments and tick box answers have been taken account and all comments will help to inform the next stage of the Site Specifics document.
Question 62	Mrs Jane Squires		1019	Strongly disagree	There is no need for allotments. They are often unkempt areas as people take them on but don't realize how much work is involved.. The reason there are some few houses with large gardens in Ashley, is Kettering Borough Council's Development Policy which has forced in-fill in the village and no development outside the village boundary	Thank you for your comments on the option of allotments provision.
Question 62	Mr Whatton		801	Strongly disagree	Our client objects to the settlement boundary as currently proposed and considers that site RA/137 should be incorporated within a revised settlement boundary for Ashley. As previously confirmed in response to Q57 it is our clients considered opinion that there are no significant views from the site into the open countryside and that the site is not visible from any public vantage points outside the settlement, therefore the site is visibly contained within the built up area of the village. In this regard the site at The Maltings would appear to fulfil the criteria as proposed in Option 6 Principle 2 in that it is a curtilage site which is contained within the built framework with no physical or visual link with the countryside. The site is	Thank you for your views on including site RA/137 in place of RA/162. These comments will be duly considered and will help to inform the next iteration of this document.

					located centrally within the built framework of the settlement and is contained within physically defensible site boundaries which preclude any opportunity for further residential development in this area, regardless of the fact that there is an enforceable restrictive covenant applying to the site which restricts any development to one private dwelling house. In addition our client can confirm that informal soundings have been taken from residents within the settlement as to their views on a proposed residential development of the site. The verbal feedback which has been received suggests that there were a greater proportion, upwards of 90% of those questioned who were in support of a residential development on the site compared to those opposed to any development. In conclusion therefore it is respectfully requested that officers positively reconsider the site at The Maltings (RA/137):- i) through the inclusion of site area (RA/137) within a redefined settlement boundary for Ashley and ii) propose the allocation of the site(RA/137) for residential development	
Question 62	Mr Stephen Bashford		861	Disagree	Plot RA137 should remain as a development option. It and RA/162 should be included in the development boundary	Your comments on the proposed sites will be considered with all others received to inform the next stage of this document.
Question 62	Mrs Ann Morgan		890	Agree	I agree with the proposed settlement boundary as drawn on the map below. I do not agree that the boundary should be extended to include site RA162. Please note that some of the questions included here are in fact two questions, the answers to which may not be the same and as such it becomes impossible to answer a single agree or disagree to these questions (in particular Q57 and Q62). Some responses appear to be contradictory. When evaluating the responses, KBC officers would be advised to consider the comments provided by consultees, not	Noted.

					simply the number of "agrees" and "disagrees".	
Question 62	Mr Edward Every		996	Strongly Agree	I agree with the proposed boundary but do not agree with the proposed development of site RA/162	Your views will be taken into account when developing the next iteration of this document.
Question 62	Mr Stephen castens		1162	Strongly Agree	Agree but strongly disagree with the RA 162 site. The boundary protects the village. Be careful at including gardens that may in the future encourage backfill Also strongly support the 02 and 01 green open spaces site	Your opinion on site RA/162 is duly noted.
Question 62	Mrs Jill Henderson		1088	Agree	I agree with the existing boundary and do not agree to new development outside this boundary. The site coloured purple RA/162 is presently being used as a place to store unused farm items but is not waste ground. It is part of the field and outside the boundary. Other unused old farm machinery is also left in this field. The correct action would be to clear unwanted items that are an eyesore if people find them offensive.	Thank you for your thoughts on site RA/162.
Question 62	mrs isabel castens		1325	Agree	But not the extension for the new houses. That should be part of the historic and important green space 002	Your views will be reflected in the next iteration of this document.
Question 62	Mr Rob Mcneill		1330	Agree		Thank you for submitting your views on the settlement boundary.
Question 62	mrs suzanne packer		1499	Strongly Agree		Thank you for your views on the proposed settlement boundary.
Question 62	J G Hughes		1437	Disagree	I do not agree therefore that there is any case for alteration or extension to the present village envelope specifically I consider the proposal incorporation of agricultural land at the corners of Main Street and Stoke Road (Site RA/162) into the village settlement area to be unnecessary and undesirable for the following reasons:- i. Ashley village has grown organically over many centuries with a well defined core area and a ring of lower density development which merges seamlessly into the	Noted.

					surrounding open countryside. There is therefore no need in this traditional Welland Valley village for the introduction of an alien gateway development at this peripheral site which will draw attention to itself with its suggested innovative design and wider palette of materials ii. Prior to its present degraded condition this corner site has an attractive and integral part of the pasture land to the east of Stoke Road and part site HV1/002 which in current development, is described as a visually important open space. This agricultural land should also be restored to its former pristine state and the hedgerows re-established thereby restoring the original and appropriate rural gateway to the western end of the village. iii. I am concerned also that the option paper in considering residential or employment use at this corner site (RA/162) does not appear to give sufficient weight to the traffic safety implications of such development the site also abuts the junction of Main Street, Medbourne Road and Stoke Road which has seriously inadequate sightlines especially for vehicles turning from Medbourne Road into Stoke Road. The proposed vehicular access to the site from the narrow Stoke Road, so close to this junction, will only compound the dangers to the public safety.	
Question 62	Mrs Roslyn Swaney		1706	Disagree	I do not agree with the extension of the village boundary to allow development on RA/162 which is agricultural land outside the village boundary. Reasons given in answer to Q.57 and Q. 59 I support the proposal to add a Historically and Visually Important Open Space HVI/002.	Your views on the settlement boundary will be reflected in the next iteration of this document.
Question 62	Mr. Robert Richardson		2019	Agree		Noted.

Section 13 - Braybrooke

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
13.4 Braybrooke	Mrs Barbara Lynch		60	Strongly disagree	13.4.4 NB _ Church Close NOT Church Lane I cannot see how development of the garage area would allow for better 'permeability with the open countryside beyond'. Unless you propose to just demolish the garages (removing an important asset from residents) there is no way that new housing would achieve this aim. 13.4.5/6 'Southern part of site RA.128 - Land at Old Rectory Any impact on the special interest of the Grade II Listed Old Rectory should be avoided or suitably mitigated.' There is no reason to develop this site for housing - it is a vital link between the village and the open countryside; it reflects the old farming history of Braybrooke.	Altering references of Church Close to Church Lane will occur throughout the revised document. Should the site be included in the next iteration of the document, any potential loss of parking provision would be objectively assessed in the determination for applications on the site. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which
13.4 Braybrooke	Mrs Barbara Lynch		61	Strongly disagree	The proposals for the changes to the boundaries and the identification of suitable land for development in Braybrooke are somewhat puzzling. There does not seem to be any reason for removing the land on School Lane to the rear of Scholars row	This SSPLDD options paper identifies allocations for growth until 2031. Although there may appear to be sites without a current localised need for housing, local plans must allocate a 5 year sustainable supply for future housing, which will in part

					<p>from the current village envelope. The only possible reason is to include the land at the rear of The Swan in the envelope. As development of the land to the rear of the Swan would impact on a listed building; in the same way as the land discounted at the end of Newland Street, the decision seems flawed. Braybrooke currently has at least 10 houses for sale - with no sign of any movement in the past 18 months. There is currently permission for 2 new houses (beside the Swan and at the Kennels on Griffin Road). It is difficult to see where the need for new development will come from in the future. The village has no amenities to attract families and poor public transport means that car ownership is essential making it unattractive to low income families.</p>	<p>inform the allocations across the wider 19 year period of growth remaining. The preferred location for development to the rear of the Swan Inn has been selected as it is considered more easily accessible and serviceable, in comparison to RA/143. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission</p>
13.4 Braybrooke	Mr Lynch		158	Disagree	<p>While I can see the attraction of using the space in Church Close (I presume you have made an error in labelling this as Church Lane), it is not the only site available for development within the village envelope. I think KBC needs to get the specific view of the residents of Church Close on this proposal and assess how much use is being made of the garages. The current school, that is not used by any resident of the village, should also be considered. I also can see no logic in the loss of the land behind Scholars Row from the village envelope as opposed to allowing development on site RA143. Sites RA128 is an inappropriate sites for development. It</p>	<p>All sites promoted for development were assessed consistently using the criteria set out in the Housing Allocations Background Paper. Ownership of land was not a consideration in the assessment of sites. Altering references of Church Close to Church Lane will occur throughout the revised document. RA/128 is described as being of low risk of flooding in other comments, but the council is aware there are some constraints with the site which would need to be mitigated. Should the site be included in the next iteration of the document, any potential loss of parking provision would be objectively assessed in the determination for applications on the</p>

					<p>would require additional road building. Even the development southern section of this site would impact on the listed building (the Old Rectory). The northern end of RA128 is on the flood plain and beside a working livestock yard so I agree that this would be very inappropriate for development. KBC also need to be cognoscente of the view that any development of this site would favour one of their councillors and risk accusations of undue political influence.</p> <p>If there were to be any development outside the village boundary, consideration should be given to land on the north side of Newland Street, matching the development on the south side. This would require no significant additional road building, or services development and is elevated enough to be off the flood plain.</p>	<p>site. The current school is open to all children, and has not been selected as its removal would not be considered a sustainable option for development.</p>
13.4 Braybrooke	mrs christine thompson		239	No opinion	<p>Is there something missing here for Braybrooke??????? There is a comments section but nothing prior to this to comment on?????</p>	<p>Each section of the document has a link to the right of the heading which allows for all comments to be viewable.</p>
13.4 Braybrooke	mr marc hesford		257	Strongly disagree	<p>Agree RA/143 is unsuitable for development - access, services. RA/128 to the north is partly on a flood zone 2/3, therefore unsuitable for development. RA/128 to the south is also unsuitable for development. Policy 1 of the CSS states that development adjoining village boundaries will only be justified where it involves the re-use of buildings or, in exceptional circumstances, if can be clearly demonstrated that it is required to meet</p>	<p>Noted. This SSPLDD paper identifies allocations for growth until 2031. Although there may appear to be sites without a current localised need for housing, local plans must allocate a 5 year sustainable supply for future housing, which will in part inform the allocations across the wider 19 year period of growth remaining. As shown in section 4.1 of the document, affordable housing thresholds have also been consulted on. Subject to a viability</p>

					local needs for employment and housing, and to support the retention of local services and facilities. No need has been established in Braybrooke as stated in The Masterplanning Report. Also identified in The Rural Masterplanning Report, the village already has approximately 10% affordable housing. In addition, houses overlooking this land (along Griffin Road, Latymer Close and The Old Rectory) gives them a feeling of living in the countryside. If this land were developed, it would be a backland development and will be a visual intrusion into the neighbouring properties.	assessment, in justified cases, allocations can be locally set to reflect needs where justified. Applications on any allocated site would have to conform with both national and local planning policies. The impacts of development on residential amenity, and character and design of the local area of any application would need to be considered in the determination of a proposal.
13.4 Braybrooke	Colonel (Retd) Frank Butterworth		1331	No opinion	Before commenting on specific paragraphs of the Local Options Paper I think it necessary to respond to the need for additional housing, particularly low cost starter homes, within the village. The sale of all values of properties within the village has been difficult for some years but this is not because of the prices but that younger families: a. Will not come to or stay in a village without a school (the current school is wholly dedicated to the teaching of travellers' children). b. Will not come to or stay in a village surrounded by the uncertainty aroused by illegal traveller sites. c. Want high speed internet services (domestic broadband speed is in general 1 or <1 mbps).	This SSPLDD paper identifies allocations for growth until 2031. Although there may appear to be sites without a current localised need for housing, local plans must allocate a 5 year sustainable supply for future housing, which will in part inform the allocations across the wider 19 year period of growth remaining. Section 3.2 addresses the nature of traveller sites by presenting a number of options which will provide for an authorised allocation of future traveller sites.
13.4 Braybrooke	Mr James Thompson		1414	Disagree	13.4.2 The historic core of the village is both North and South of the river. The village has grown up around the 2 oldest buildings: the Listed Church to the North	Altering references of Church Close to Church Lane will occur throughout the revised document. As a result of the consultation, Church Lane may be

					<p>and the Listed Old Rectory to the South. Currently the Conservation area lies mainly to the South of the River. 13.4.4 Church Lane does not exist in Braybrooke. Church Close does. The garages mentioned presumably belong to the Council and permission for their development would fall within their gift. This land is within the village boundary and therefore may go some way to satisfying any need for development. This potential development site is not mentioned in the Site Specific Proposals Map. 13.4.7 No footpaths are marked on the Braybrooke Realm and Landscape map. This is important from the view of open views to be considered. 13.4.8 HVI/006: Does not relate to plan or description. This should also include RA128 because it is in the Conservation Area and is part of the historically and visually important open space within and adjacent to the village.</p>	<p>allocated for development in the next iteration of the Plan- the SSPLDD Pre-submission, provided the option is deemed viable. Applications on any allocated site would have to conform with both national and local planning policies. As shown within the Background Paper: Open Space and Allotments, HVI/006 was specifically allocated because it is visually important open space running through the centre of the village contributing to the character of this part of the village. The Southern part of the site was not assessed as part of this allocation and has not therefore been included.</p>
13.4 Braybrooke	mrs christine thompson		1438	Disagree	<p>13.4.2 The historic core of the village is both North and South of the river. The village has grown up around the 2 oldest buildings: the Listed Church to the North and the Listed Old Rectory to the South. Currently the Conservation area lies mainly to the South of the River. 13.4.4 Church Lane does not exist in Braybrooke. Church Close does. The garages mentioned presumably belong to the Council and permission for their development would fall within their gift. This land is within the village boundary and therefore may go</p>	<p>Altering Church Close to Church Lane will occur throughout the revised document. As a result of the consultation, Church Lane may be allocated for development on the proposals map in the next iteration of the Plan- the SSPLDD Pre-submission, provided the option is deemed viable. Applications on any allocated site would have to conform with both national and local planning policies. As shown within the Background Paper: Open Space and Allotments, HVI/006 was specifically allocated because it is visually important</p>

					<p>some way to satisfying any need for development. This potential development site is not mentioned in the Site Specific Proposals Map. 13.4.7 No footpaths are marked on the Braybrooke Realm and Landscape map. This is important from the view of open views to be considered.</p> <p>13.4.8 HVI/006: Does not relate to plan or description. This should also include RA128 because it is in the Conservation Area and is part of the historically and visually important open space within and adjacent to the village.</p>	<p>open space running through the centre of the village contributing to the character of this part of the village. The Southern part of the site was not accessed as part of this allocation and has not therefore been included.</p>
13.4 Braybrooke	Colonel (Retd) Frank Butterworth		1340	Strongly disagree	<p>13.4.7 No footpaths are marked on the Braybrooke Realm and Landscape map. This is important from the point of view of open views to be considered. 13.4.8 HVI/006: Does not relate to the plan or description. This should also include RA128 because it is in the Conservation Area and is part of the historically and visually important open space within and adjacent to the Listed Old Rectory and is adjacent to HVI/006. Having identified the area to the North the same applies to the Southern part of the site.</p>	<p>Applications on any allocated site would have to conform with both national and local planning policies. As shown within the Background Paper: Open Space and Allotments, HVI/006 was specifically allocated because it is visually important open space running through the centre of the village contributing to the character of this part of the village. The Southern part of the site was not assessed as part of this allocation and has not therefore been included.</p>
Question 64	Mr Lynch		160	Disagree	<p>It would be sensible if you limited yourself to one question to which we might agree rather than proposing two diametrically opposing views! I agree that development should be limited to the village boundary as there is sufficient space within the village already if one includes the school site and the sites with already existing approval. I disagree that the sites proposed are the</p>	<p>Noted. This SSPLDD paper identifies allocations for growth until 2031, the allocation of sites must reflect the needs across this period. Newly proposed sites such as North of Newland Street will be considered if deemed viable and sustainable, with the comments received during this Options Paper consultation used to inform the next iteration of the Plan- the</p>

					best; north side of Newland Street would be better.	SSPLDD Pre-submission.
Question 64	Mr James Thompson		234	Strongly Agree	I strongly agree that development in Braybrooke should be limited to no growth beyond the existing village boundary. The southern part of RA128 would be outside the boundary proposed on the plan dated 08/02/12 attached to the option paper and therefore be outside the village boundary. The Planning Inspectorate dismissed an appeal for development on the southern part of this site this site in 1994 .The reasons given were:".... such a form of development would be out of keeping with the general pattern of development in this village. The development would be close to the boundary of the conservation area and however well designed would undermine its character....." (PPG15 paragraph 4.14 refers)"The site can be also be seen in distant views from the public footpath known as Jurassic Way. In those views I thought that it formed an important green wedge which was part of a visual transition between the village and the surrounding countryside""...it is the quiet nature of this open space which adds to the setting...	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 64	Mrs Barbara Lynch		377	No opinion	Development should be restricted to within the current village boundary. There are already a number of houses for sale in the village and existing permission for new houses in the parish. There are a substantial number of houses in the village occupied by single elderly people that will come on to the market within the time span	Noted. This SSPLDD paper identifies allocations for growth until 2031. Although there may appear to be sites without a current localised need for housing, local plans must allocate a 5 year sustainable supply for future housing, which will in part inform the allocations across the wider 19 year period of growth remaining.

					of this new plan. These figures show clearly in the 2001 census results and are unlikely to show much change when the new 2011 results become available later this year. There is currently no clear need for any further building either inside or outside the existing boundary.	
Question 64	mrs christine thompson		238	Strongly disagree	The historic core is not to the North of the River. The historic core surrounds the Church and The Old Rectory (to the South of the River) the 2 oldest buildings in the village and the centre to which the village has always deferred. The Conservation Area mainly lies to the South of the River. Church Lane does not exist. Church Lane should read Church Close. No mention in this document has been made to the area to the North of RA143 land in the ownership of the Cowley family (accessed off School Lane) and which is currently inside the village boundary, but is proposed to be excluded. This land had planning permission for dwellings until recently. A recent planning application was submitted. Why has RA143 been excluded and the site to the south of RA128, which historically has always been outside the village boundary, included and is in a far more sensitive location abutting the Grade II Old Rectory. I refer you to the Settlement boundaries issue paper. An argument for not developing this green area, applies equally if not stronger with regard to the paddock on the southern elevation of The Old Rectory. In 1993 RA128 was refused	All sites promoted for development were assessed consistently using the criteria set out in the Housing Allocations Background Paper. Ownership of land was not a consideration in the assessment of sites. Sites such as the area to the North of RA/143 will be considered if deemed viable and sustainable, however, Background Paper: Rural Masterplanning identifies a number of constraints affecting the site which limits its potential for development. References to Church Close will be changed to Church Lane. As the next iteration of the document will be submitted to the Secretary of State, and assessed by an independent assessor, any concerns with a conflict of interest are negated. The preferred location for development- site RA/128- has been selected as it is considered more easily accessible and serviceable, in comparison to RA/143. All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990

				<p>permission by KBC and an Inspector refused permission On Appeal. KBC also refused RA128 in 1996, 1997 and 1998. These were all professional people giving a view why is this being disregarded. A previous correspondent asked if the owners of RA128 had a conflict of interest or unfair influence given their position on the local Council. Has this been considered? The Rural Master Planning Report considers only 2 areas for development. The revised village framework in Site Specific Proposals Local Development Document has excluded a potential area for development which was previously within the village boundary with no rerasonable explanation: i.e. the area accessed off school lane known as 'Cowley's land. This gives an unfair representation by KBC when the village comes to vote given the village had no opportunity to comment on exclusion of the land which was previously in the village boundary and has now been taken out. No footpaths are marked on the Braybrooke Realm and Landscape Map. This is important from the point of view of open views and specifying where they are. Potential Development site at end of Church Close is not mentioned in the Site Specific Proposals map. It should be pointed out that the Lane at The Old Rectory is not in the ownership of the Old Rectory as this gives an unfair and biased view to anyone who may be commenting. How do you propose to mitigate against impact of development regarding the Old</p>	<p>places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should follow to ensure the character of this part of the village is not unduely impacted by development on this site.</p> <p>As a result of the consultation, Church Lane may be allocated for development in the next iteration of the Plan- the SSPLDD Pre-submission, provided the option is deemed viable.</p>
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					Rectory. The Listed building sits in a dip and would be overshadowed and overlooked by any development. HV1/006 does not relate to the plan or description. It is not correct. It should also include RA128. RA128 at South of Old Rectory should also be designated within Historically and Visually Important Open Space because KBC has said this about Norther part of RA128.	
Question 64	mr marc hesford		258	No opinion	It would be helpful if you only had one question. How can one agree or disagree to two different questions? A little silly really. I strongly agree that Braybrooke should be limited to no growth to the existing village boundary, as there are houses for sale and no need has been identified in the village. I strongly disagree to some small scale growth for the same reasons.	Notes. This SSPLDD paper identifies allocations for growth until 2031. Although there may appear to be sites without a current localised need for housing, local plans must allocate a 5 year sustainable supply for future housing, which will in part inform the allocations across the wider 19 year period of growth remaining.
Question 64	Mr Malcolm Watkins		432	Disagree	There is no evidence of local need for development outside the present village envelope. Braybrooke has 'affordable' housing within it and properties of a variety of sizes and prices already sell only slowly or not at all. The services in Braybrooke are limited and young families will be unwilling to place children into the village primary school because of its skewed curriculum and appalling academic levels.	This SSPLDD paper identifies allocations for growth until 2031. Although there may appear to be sites without a current localised need for housing, local plans must allocate a 5 year sustainable supply for future housing, which will in part inform the allocations across the wider 19 year period of growth remaining. As shown in section 4.1 of the document, affordable housing thresholds have also been consulted on. Subject to a viability assessment, in justified cases, allocations may be locally set to reflect needs- if a lesser need for affordable housing is identified, this will be reflected in the next stage of the plan.

Question 64	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	757	No opinion	Please refer to comments previously submitted by the NCC Development Control team in relation to these sites	Noted.
Question 64	mr jack hartley		1055	Strongly disagree	As with others - it is difficult to answer 2 questions with one response so I would like to make it clear that I object strongly to any further development outside of the agreed village boundary for any reason whatsoever. I do not think that there should be any development of any site in the village - there are many houses for sale in the village - some of them have been for sale for several years without success so there is no requirement for more houses.	Noted. Thank you for your comments.
Question 64	Mrs Karen Stanley		697	No opinion	I am not sure whether to agree or disagree because of the ambiguity of the question. Presently there is little requirement for growth in the village. The abject standards attained by the school and its unique ethnicity have acted as a deterrent to many families moving into the village. The population is therefore becoming increasingly aged and as a result there are more deaths than births. Hardly a recipe for growth. The garages in Church Close would be a possible area for improvement if they were to offer better and more secure facilities for the current users with perhaps a Mews development over the new garages. The plot on which the current school stands could in the future offer the village some amenity value in addition to a potential development site.	Noted. The school is open to all children, and has not been identified as a development site as the removal of the school would not be considered a sustainable option for development. As a result of the consultation, the garages area in Church Lane may be allocated for development in the next iteration of the Plan- the SSPLDD Pre-submission, provided the option is deemed viable.

Question 64	mrs jo hesford		664	Strongly disagree	This comment equally applies to question 67. I strongly disagree to any growth beyond the existing village boundary. RA/128 is not appropriate for development as it resembles open countryside; it would also have a detrimental impact on the character of the village and would have a negative impact on the Old Rectory which is a grade II listed building. The Site Assessment Matrix is explained in The Housing Allocations Background Paper. Site RA/128 assessment in Part B of The Interim Sustainability Appraisal and it is seriously flawed. Impact of noise or odour has a double tick. The site is to the rear of the beer garden of The Swan Inn public house and would be significantly affected by both noise and odour which could not be mitigated against. The assessment should therefore be a cross and not a double tick. Also, Ecological features is marked as neutral. In the middle of the site is a magnificent tree (Beech?) which is probably up to 200 years old. The removal of this tree would not be unacceptable	Noted. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should follow to ensure the character of this part of the village is not unduly impacted by development on this site. Applications on any allocated site would have to conform with both national and local planning policies
Question 64	T. Haynes		577	No opinion	I agree that there should be no development beyond the village boundary as it stands	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Mrs Dinah Berry		811	Disagree	I agree that there should be no development in Braybrooke beyond the village boundary as shown on the map below. I disagree that small scale growth should be allowed. There is already affordable housing in the village and there	This SSPLDD paper identifies allocations for growth until 2031. Although there may appear to be sites without a current localised need for housing, local plans must allocate a 5 year sustainable supply for future housing, which will in part inform the

					<p>is little or no demand for more. Lower income families have no desire to live in the countryside as it is more expensive in terms of accessing all facilities. In addition, the village school is inappropriate for the young children of the settled community and the Ofsted report shows very poor academic results and very high levels of truancy/absenteeism. These among other reasons are why the 12 houses for sale (out of a total of 147 houses in the village), take a long time to sell, if at all. The families of young children want to live where their village school is. As all the sites listed are outside the village boundary, I consider that they are inappropriate. It would be more appropriate to develop on the corner between Newland Street and Griffin Road.</p>	<p>allocations across the wider 19 year period of growth remaining. As shown in section 4.1 of the document, affordable housing thresholds have also been consulted on. Subject to a viability assessment, in justified cases, allocations may be locally set to reflect needs where justified. As a result of the consultation, other sites for development may be allocated in the next iteration of the Plan- the SSPLDD Pre-submission, provided the option is deemed viable.</p>
Question 64	Mr Lindsay Holliman		916	Strongly disagree	<p>My strong disagreement means that I am against your proposals for extending the village boundary to include Site RA 128. I strongly feel that the boundary should remain and that, if ever it were to be extended, there are other possibilities which are preferable. Firstly I do not think that there is need to extend the village at the present time or in the foreseeable future. There has been talk about a need for affordable housing in Braybrooke but I do not believe that the suggested need is there at all. Currently there are about 10 houses on the market with some of them being on the market for considerable time. Braybrooke is not attractive to younger people and will remain unattractive until the</p>	<p>This SSPLDD paper identifies allocations for growth until 2031. Although there may appear to be sites without a current localised need for housing, local plans must allocate a 5 year sustainable supply for future housing, which will in part inform the allocations across the wider 19 year period of growth remain. If affordable housing is found to be required within Braybrooke, it may be appropriate to find suitable sites on an exception site basis, as proposed by option 76. Section 3.2 addresses the principles for the location of Gypsy and Traveller sites, which will influence the allocation of future sites.</p>

					school situation is sorted out. There is no evidence that this is even being addressed. Internet speeds in the village (except for the high speed internet in the school) are antique with most of the village having to make do with speed at or below 1mbps. Such a slow internet speed is not attractive to younger people.	
Question 64	Mr Lindsay Holliman		713	Strongly disagree	I am unclear on the actual question you are asking me to agree or disagree on. For purposes of clarity I strongly disagree that there should be any change to the village boundary for the foreseeable future. There are other matters which need to be addressed before any consideration should be given to 3expanding the village boundary.	Noted. Thank you for your comments.
Question 64	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1151	No opinion	RA/128 Southern part We consider this site 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	Noted. The comments received will inform the next iteration of the plan.

					produced.	
Question 64	Mr James Thompson		1432	Agree	13.4.3. The option of no growth beyond the village boundary should be maintained. The boundary around sites RA/128 should not be changed. The Local Plan of 1993 excluded all sites that would have extended the village boundary. KBC refused an application in this year on this site as did the Planning Inspector at Appeal. Reasons cited were development outside the village boundary would have an adverse effect on the Listed Building, the Conservation Area and conflict with the Local Plan policies. The Inspector said "It is therefore my view that the village boundary in the vicinity of the appeal sites as shown on the draft Local Plan is properly delineated" Other reasons stated were: this area was backland development and was not in keeping with the general pattern of the village. It would undermine the character of the Conservation area, affect views of the village from the Jurassic Way and be detrimental to the setting of the Listed Building: The Old Rectory. Applications to develop the northern part of	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 64	mrs christine thompson		1439	Disagree	13.4.3. The option of no growth beyond the village boundary should be maintained. The boundary around sites RA/128 should not be changed. The Local Plan of 1993 excluded all sites that would have extended the village boundary. KBC refused an application in this year on this site as did the Planning Inspector at Appeal. Reasons cited were development outside the village	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the

					boundary would have an adverse effect on the Listed Building, the Conservation Area and conflict with the Local Plan policies. The Inspector said "It is therefore my view that the village boundary in the vicinity of the appeal sites as shown on the draft Local Plan is properly delineated" Other reasons stated were: this area was backland development and was not in keeping with the general pattern of the village. It would undermine the character of the Conservation area, affect views of the village from the Jurassic Way and be detrimental to the setting of the Listed Building: The Old Rectory. Applications to develop the northern part of	desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 64	Mr Nick Chudley		1305	Strongly Agree	strongly agree that " development in Braybrooke should be limited to no growth beyond the existing village boundary "	Noted.
Question 64	Colonel (Retd) Frank Butterworth		1334	No opinion	13.4.3 The option of no growth beyond the village boundary should be maintained. The boundary around sites RA/128 should not be changed. The 1993 Local Plan excludes all sites that would have extended the village boundary. KBC and the Planning Inspector at Appeal refused an application in that year on this site. Reasons given were 'development outside the village boundary would have an adverse effect on the Listed Building, the Conservation Area and conflict with the Local Plan policies. The Inspector stated: "It is therefore my view that the village boundary in the vicinity of the appeal sites as shown on the draft Local Plan is properly delineated" Other	You comments are noted for the next stage of the plan. References to Church Close will be changed to Church Lane throughout the next iteration of the plan. As a result of the consultation, the garages area in Church Lane may be allocated for development in the next iteration of the Plan- the SSPLDD Pre-submission, provided the option is deemed viable.

					reasons were that this area was backland development and not in keeping with the general pattern of the Jurassic Way and be detrimental to the setting of the Listed Building, The Old Rectory. Applications to develop the northern part of site RA/128 were also turned down in 1996, 1997 and 1998 when it was refused by KBC and dismissed on Appeal. 13.4.4 I presume	
Question 64	Mr A Jessop		1353	Disagree	Proposed Option RA/128 (southern part) is unsuitable in the fact that it would mean building to the rear of The Swan pub, surrounding it in fact, one of the most attractive looking buildings in the village, needing space around it not more modern houses, likewise the close proximity to the Old Rectory. New houses in this area would detract from these two old attractive buildings in a prominent central area of the village. School site as this site is not used by the village at all and there has been much call for the school closure this would be a very suitable site for small scale development in future in preference to RA/128 (southern part).	You comments have been noted for the next iteration of the plan. Applications on any allocated site would have to conform with both national and local planning policies. The impacts of development on residential amenity, listed buildings, and character and design of the local area of any application would need to be considered in the determination of a proposal. The school is open to all children, and has not been identified as a development site as the removal of the school would not be considered a sustainable option for development. However, your comments are noted and as a result changes may occur for the next iteration of the Plan- the SSPLDD Pre-submission., if deemed viable.
Question 64	E. R. Adams		1394	Agree	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	P Adams		1398	Agree	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.

Question 64	mrs ann how		1493	Strongly Agree	I strongly agree that there should be no growth beyond the village boundary as it is now. RA128 is not suitable for development. RA128 should be designated as Local Green Space as set out in the National Planning Policy Framework - 76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. 77. The Local Green Space designation will not be appropriate for most green areas or open space.	Noted. Your comments will inform the next iteration of the plan if deemed viable and practicable.
Question 64	EN Adams		1518	No opinion	Standardised letter: I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Ken		1519	No opinion	Standardised letter: I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	L Holliman		1521	No opinion	Standardised letter: I agree that there should be no development beyond the	Noted. The comments received during this Options Paper consultation will be used to

					village boundary as it stands.	inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Richard Hoskin		1522	No opinion	Standardised letter: I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	EJ Hoskin		1523	No opinion	Standardised letter: I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Mrs Dorothy Iliffe		1524	No opinion	Standardised letter: I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	S Hover		1520	No opinion	Standardised letter: I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	mrs christine thompson		1526	No opinion	Standardised letter: I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Mr J. W. Thompson		1527	No opinion	Standardised letter: I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Mr D Iliffe		1525	No opinion	Standardised letter: I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	V S Bass		1529	No opinion	Standardised letter: I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question	M Holliman		1530	No	Standardised letter: I agree that there	Noted. The comments received during this

64				opinion	should be no development beyond the village boundary as it stands.	Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	JD Wilson		1531	No opinion	Standardised letter: I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Mr PJ Clarke		1532	No opinion	Standardised letter: I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	N Gurke		1533	No opinion	Standardised letter: I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Mrs Sally Kawagoe		1535	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Mrs Miles		1536	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Resident		1537	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Anne Wallis		1538	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	P Greenslade		1539	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.

Question 64	M Percival		1540	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	S Percival		1541	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	ONeill		1542	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Jackson		1543	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	K Riges		1544	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	M Goodman		1545	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	H Goodman		1546	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	N Durgilee		1547	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	N Adams		1548	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the

						SSPLDD Pre-submission.
Question 64	C Adams		1549	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	AE Pepper		1550	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	JK Wilford		1551	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Murphy		1553	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	H Leven		1554	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	MM Holwell		1555	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Underwood		1556	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	S Nedson		1557	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64			1818	Disagree	We are writing our comments below regarding building within the North	Noted. Your comments will inform the next iteration of the plan- the SSPLDD Pre-

					Northamptonshire Local Development Framework Site Specific Local Development Document (LDD) Options Paper:- We can see no reason why the area known as Land at the Old Rectory RA/128 (in red) should not be developed for housing in Braybrooke. The area can be integrated into the village with relative ease, enhancing the area and utilising services already in place. If additional housing is to be allowed in the village, we would like to see it in this area. We believe this development will be an asset to the community and will certainly be more attractive than the some what unkempt field we have on the boundary at this stage.	submission.
Question 64	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1731	Disagree	Question 64: Development options for Braybrooke RA.128 Land at the Old Rectory -We suggest that the draft development principle also includes reference to the protection of the setting of the listed Old Rectory.	Noted. Your comments will inform the next iteration of the plan. The SSP LDD pre-submission.
Question 64	Mrs Rosie Warne	Clerk Braybrooke Parish Council	1568	Disagree	To be noted that any reference in this letter to the village boundary or land is in reference to the map within the Option Paper for Braybrooke "Title = Small Scale Growth Development dated 8th February 2012 1. Development Opportunities for Growth The Parish Council agreed that it did not wish any development beyond the existing village boundary particularly in the southern part of site RA.128 " Land at Old Rectory.	Noted. The comments received during this options consultation will inform the next iteration of the plan.
Question 64	Mr Alan Smith	Planning & Biodiversity	2075	Agree	RA21 is close to a Local GI Corridor, and is also between it and a Sub-Regional GI	Thank you for your comments. Noted.

		Officer The Wildlife Trust for Northamptonshire			Corridor too	
Question 64	Mr Malcolm Watkins		1861	Agree	At the meeting of Braybrooke parish Council held on 17 April, the Chairman suggested that parishioners should contact your department to propose land that might be suitable for development as part of the Site Specific Proposals currently being reviewed. I would like to suggest a small piece of land in Braybrooke, on the corner of Griffin Road and Newland Street. At present it is part of the conservation area and has been marked on the map as part green space and part of historic and environmental importance. If the building line on the south side of Newland Street were drawn consistently this piece of land would be within that line. It is the only piece of undeveloped land on the south side of Newland Street and performs no particular purpose as part of the open space as, due to changes in levels, the open space is barely visible from Newland Street. Developing this land would not detract from the public view of the open space through the centre of Braybrooke and would provide a consistent building line along	Noted. The sites raised will inform the next iteration of the plan- the SSPLDD Pre-submission- if deemed suitable, however the Rural Masterplanning Background Paper does identify that the open space in the building line represents important green space.
Question 64	JE Cave		1558	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	RS Woolrough		1559	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the

						SSPLDD Pre-submission.
Question 64	L Shaw		1561	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	A Shaw		1562	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	J Clarke		1565	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Nick Everard		1590	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	GC Pitch		1591	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	LH Steventon		1592	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	M Bailey		1593	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	N Ciln		1594	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	J Brown		1595	No opinion	I agree that there should be no development beyond the village boundary	Noted. The comments received during this Options Paper consultation will be used to

					as it currently stands.	inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	N Barnes		1596	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	T Catch		1597	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Owal		1598	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	I Traynor		1600	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	WG Panter		1603	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	S Roughton		1610	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	S Learer		1611	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	N Panter		1612	No opinion	I agree that there should be no development beyond the village boundary as it currently stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question	M Castle		1614	No	I agree that there should be no	Noted. The comments received during this

64				opinion	development beyond the village boundary as it stands	Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Dawn Callow-Rehd		1615	No opinion	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	T Tonir		1616	No opinion	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Mrs Abe-Fanes		1617	No opinion	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	HJ Custin		1618	No opinion	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	JW Austin		1619	No opinion	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	N Middlene		1620	No opinion	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Joffesford		1621	No opinion	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Danny Rykinch		1622	No opinion	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.

Question 64	M Schaful		1623	No opinion	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64			1624	No opinion	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	D Wallis		1625	No opinion	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Gary Fellowes		1626	No opinion	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	P Smith		1627	No opinion	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	C Williams		1629	No opinion	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	K Everen		1631	No opinion	I agree that there should be no development beyond the village boundary as it stands.	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	P Hayford		1748	No opinion	I agree that there should be no development beyond the village boundary as it stands	Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.
Question 64	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2109	Disagree	We have assessed the proposed sites using a Red-Amber-Green process, please see attached. We consider adequate	Thank you for your comments, as shown in the Rural Masterplanning Background Paper, the site is currently seen as having

					<p>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.</p> <p>Odour Constraints Please note five proposed sites fall within 400m of a Sewage Treatment Works (STW). We use 400m as a trigger to consider the loss of amenity for the proposed development site due to the proximity of the STW. We have a policy that states we generally oppose development within 400m (http://www.anglianwater.co.uk/developers/encroachment.aspx) and would be keen to discuss the proposed sites with you in more detail. Currently, we are not in a position to support these sites (RA/128, RA/170, RA/173, RA/109, RA/108- marked on the attached sheet as impacting on our cordon sanitaire), should they progress.</p>	<p>major constraints regarding sewage infrastructure which may affect the sustainability of the site and therefore its progression within the document.</p>
Question 65	Mr Lynch		161	Strongly disagree	<p>KBC need to be consistent. They have already sanctioned the loss of green space in the village conservation area when they allowed outline planning permission in the conservation area (The Firs development.) The development of Scholars Row further reduced the green spaces that were interspersed between houses on School Lane. I would like to see more public access to the conservation area green space by the river but not at the expense of loss or privacy or reduction in security to</p>	<p>All proposals are assessed individually, based on the merits of an application and site specificities, alongside the objective needs of the area. Nevertheless, the SSPLDD options paper proposes general principles which inform development more widely to encourage consistency. Your comments will inform the next iteration of the plan- the SSPLDD Pre-submission.</p>

					those properties backing onto the river.	
Question 65	Mr James Thompson		232	Disagree	The development principles are generic and hypothetical in many cases. It would therefore be inappropriate to introduce them	Noted.
Question 65	mrs christine thompson		237	Strongly disagree	All of this is hypothetical. Each development should be judged on its merit and dealt with accordingly	Noted.
Question 65	mr marc hesford		262	Strongly disagree	Question 64 asks if no growth is an option, then question 65 says development will be limited, implying there will be growth? All green spaces should be preserved. Backland developments should be discouraged (RA/128 south). If you look at the 'built form' and 'street pattern' in the Rural Masterplanning document, the majority of the village houses have a rural outlook, whether from the front or the back. The houses that now don't, have been where KBC have allowed infilling of green areas to happen, spoiling the nature of the village it describes in the Rural Masterplanning Report under "Summary of Conservation Area Appraisal of Braybrooke" - 'Braybrooke is a loosely structured village which derives its special character from the open spaces between the buildings as much as from the buildings themselves'. The disparity with the report is apparent down School Lane in particular, where green areas between houses has now been lost due to KBC Planning Dept.	The comments received during this consultation will inform the level of development within Braybrooke. Should any development be permitted, then the development principles outlined in 13.4.7 are proposed. You comments are noted and will inform next stage of the document- the SSPLDD Pre-submission.
Question 65	Mr George Normand		424	No opinion	These principles seem well intentioned but a little fanciful. They go to a level of detail which should come, if anywhere, from the	The schedule for the adoption of this document is broadly set. The consultation period allows for comments to be made

					local community. Is this level of detail intended to indicate an intention by KBC (or NCC) to carry out specific works? If not, what is the purpose? Might the village be given time to consider bringing its own vision into a suitable form for inclusion in this document?	about local areas, and these will inform the next stage of the document. The comments received during this consultation will inform the level of development within Braybrooke. Should any development be permitted, then the development principles outlined in 13.4.7 are proposed to be applied generally throughout the village.
Question 65	Mr Malcolm Watkins		431	Strongly disagree	The idea of an east west public access along the river line has clearly not been thought through. The land is in many different private ownerships and any access would encroach on the privacy of those owners. The open space is visible from a number of existing points in Braybrooke, particularly along the north end of Griffin Road and along Desborough Road. Parts of the open space are not visible due to the height of hedges but this is true in many parts of the countryside and hedges form an important environmental resource. Braybrooke has a number of footpaths through it and there is no need for any additional ones.	Noted. Your comments will inform the next stage of the plan- the SSPLDD Pre-submission.
Question 65	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1749	Disagree	Question 65: Design principles for Braybrooke We recommend that an additional principle is added stating that new development should seek to protect and enhance the character of the conservation area and its setting.	Thank you for your comments. The principle to protect and enhance the character of the conservation area is covered within the NPPF and as such would likely not be required. It may also be more appropriate as a general rural design principle rather than a specific settlement principle.
Question 65	Mrs Rosie Warne	Clerk Braybrooke Parish Council	1569	Disagree	2. Development Principles Bullet point 1 Public access is impractical and not something that the village would wish for or	Noted. Comments received will inform the next stage of the plan- the SSPLDD Pre-submission.

					require. Bullet point 2 This would be detrimental to the rural character of the village.	
Question 65	mr jack hartley		1056	Disagree	Points 1 and 2 are not required. There is no need for further footpaths.	Noted.
Question 65	mrs jo hesford		676	Strongly disagree	Strongly disagree. 1- Fail to see how it is possible for inclusion of a footpath running east/west as the land is in private ownership by different people. 2- New development to the north of the river should be less compact?? To which development does this refer to?? There is nothing set out in this document. 3- Fail to see how it is possible for the inclusion of a consistent footpath connection along Griffin Road, running north/south as the land is in private ownership by different people. Narrowing the road would not be an option. 4- An over-riding building material or boundary treatment is not present within this village. This is predominately down to KBC approving planning applications not in keeping with the historical core of Braybrooke. I agree any future applications should be in line with the historic core. 5- Lanes and Mews are a characteristic of the village. Disagree with the term mews as being characteristic within the village. Lanes are characteristic in the village.	Noted. Comments received will inform the next stage of the plan- the SSPLDD Pre-submission. Under the proposed general development principles set out in 13.4.7, any development north of the river would demonstrate being less compact. The characteristic is not linked to a site specifically.
Question 65	Mrs Dinah Berry		812	Disagree	I strongly disagree that an additional public access following the river east/west through the village is necessary or required. The green space that runs through the village is already visible from the roadside footpaths. It is owned by several different families and	Your comments have been noted, and will inform the next stage of the plan.

					any additional path through it would impact on the privacy and security of the family homes involved. There are already 3 well-used and attractive footpaths - Macmillan, Jurassic and Midshires - passing through the village, following the river in parts. I agree that any new development should be less compact and interspersed with green spaces: however, previous green spaces have already been built upon causing the centre of the village to be densely populated. Braybrooke by its nature is rural and to create a roadside footpath north to south would be to urbanise it. The roads are quiet and it is perfectly safe to walk on them through the village.	
Question 65	Colonel (Retd) Frank Butterworth		1333	No opinion	13.4.2 The village has grown up around the 2 oldest buildings, the listed Church to the North and the listed Old Rectory to the South. The historic core of the village is both North and South of the river and currently the conservation area lies mainly to the South of the River.	Noted.
Question 65	Mr A Jessop		1354	Disagree	Development Principles suggestion of a public access through the village along the river. As all the land is privately owned by several owners, all unwilling to consider it, for the following reasons: - Allowing easy unseen access to rear of the numerous properties for burglary/criminal damage - Creating unsuitable area for youngsters to congregate with consequent problems - The present route via the roads only a few yards away from the river and parallel to it, making the suggestion unnecessary - This	Noted. Comments received will inform the next stage of the plan- the SSPLDD Pre-submission.

					stretch of stream is not attractive and the very uneven ground levels to the stream are unsafe and unsuitable for walking.	
Question 65	Mr Anthony Cowley		1845	Agree	Yes, provided they are applied sympathetically and sensibly. It should be noted that the general thinking in relation to the avoidance of culs-de-sac in villages where possible, could be in conflict with the implied wish to encourage the future provision of lanes and mews.	Noted.
Question 66	Mr James Thompson		233	No opinion	This is not a major consideration for the proposals for the village which has survived so far without allotments.	Noted.
Question 66	mrs jo hesford		614	Strongly disagree	I can not foresee a need for allotments in Braybrooke.	Noted.
Question 66	Mrs Rosie Warne	Clerk Braybrooke Parish Council	1570	Disagree	3. Allotments The Parish Council is unaware of any desire in the village for local allotments.	Noted.
Question 66	mr jack hartley		1057	Agree	no need for allotments	Noted.
Question 66	Mrs Karen Stanley		698	No opinion	It seems unlikely that there is a demand for allotments in the village and there is a paucity of potential sites. An anaerobic digester would be useful, the village would benefit from the fuel produced and any vegetable growers would be able to use the nitrates and our sewage plant might not need constant emergency treatment from engineers and visits from the slurry tank.	Noted.
Question 66	Mrs Dinah Berry		813	Disagree	There is no evidence that allotments are needed in Braybrooke.	Noted.
Question 67	Mr James Thompson		235	Strongly disagree	As outlined in my response to question 64. In addition, the question is contradictory . The plan shows a proposed housing option in red at RA/128 and then advises at 13.4.2	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for

					that the plan does not show new boundaries. Similarly, the Rural Master Planning report shows 2 areas for development . This document has excluded one of these which was previously in the village with no reasoned explanation	allocation will be included within the defined village boundary. As stated in the Rural Masterplanning Report for site RA/143 - 'Site performs poorly in terms of accessibility. There are a significant number of constraints to development of the site. It is not possible to gain safe access to the site as the site is land locked, access would need to be from Green Lane which is narrow and has limited capacity. There are major constraints to the provision of sewage and water infrastructure which would be difficult to overcome. Further information is required on impact on archaeology but it is likely there would be a significant negative impact which could not be mitigated.'
Question 67	mrs christine thompson		236	Strongly disagree	NO and should be designated as visually important open space. See background paper settlement boundaries. 3 criteria. Last states that should be as is - i.e. right to edge of settlement.	Noted. The Settlement Boundaries Background Paper states that 'the boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation'
Question 67	Mrs Barbara Lynch		378	Strongly disagree	The current village boundary should be maintained. There is no need to change the current line of the boundary. There is no need for further development outside the boundary and no clear evidence for further development within the boundary.	Noted.
Question 67	mrs jo hesford		326	Strongly disagree	The methodology for defining settlement boundaries in (is) set out in the 'Background Paper: Settlement Boundaries'. February 2012 Principle 1: The boundary will be defined tightly around	The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation

					the built up framework and where possible will follow defined features such as walls, hedgerows and roads. Principle 3: Boundaries will exclude: d) Large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement e) Large gardens or other area whose inclusion or possible development would harm the structure, form and character of the settlement. These criteria points should be adhered to and RA/128 to the south should continue to be excluded from the village boundary.	
Question 67	Mr Malcolm Watkins		430	Disagree	The need and desirability of development outside the present boundary is not made. The small scale development map has an inconsistency in defining the open space and the historically and visually important open space on the corner of Griffin Road and Newland Street. A triangular section is shaded green and the rest of the area is green hatched. As the green shaded area is part of the same piece of land it seems illogical for it to be defined in this way. It would be more logical for the building line along the south side of Newland Street to be extended to Griffin Road and for the Griffin Road/Newland Street corner to be coloured white.	Your comments have been noted and will inform the next iteration of the plan.
Question 67	T. Haynes		578	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the

					<p>the setting of The Old Rectory, a Grade II Listed Building. Its development is would have an unacceptable impact upon the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be an inappropriate and materially harmful for development.</p>	<p>Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should be defined.</p>
Question 67			1341	Disagree	<p>13.4.10/11/12 I disagree with the proposed settlement boundary, subject to the inclusion of new allocations because RA128 should be designated as visually important open space. Background Paper: Settlement boundaries also confirms that RA128 should not be included because it represents an open area that is visually detached from the settlement. The paper also confirms that boundaries should exclude open space at the edge of settlements (existing or proposed) and that boundaries will exclude new allocations.</p>	<p>As stated within the Settlement Boundaries Background Paper: 'The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation'.</p>
Question 67	mr jack hartley		1059	Strongly disagree	<p>The boundary is correct and is supported by me and most of the village but without any further new allocations. Leave the</p>	<p>Noted. Your comments will inform the next stage of the plan- the SSPLDD Pre-submission.</p>

					boundary as is and take out RA128 both North and South and RA143. The boundary should remain exactly as it is shown with no development of any kind outside of it. Also leave the building line along Newland Street as it is as I see that one person wants to extend the building line to the South of Newland Street to include part of identified green space which I believe to be part of his property	
Question 67	Mrs Karen Stanley		699	No opinion	I agree with all the Historically and Visually Important Open Spaces but am a loss to understand why the corner of Newland Street and Griffin Road has been downgraded to just an Open Space. There seems to be no logic to this and any development there would seriously effect the open aspect across the paddock to the village hall and beyond. Access by footpath along the river would be an intrusive imposition on those houses along it and it would also affect their security. The Jurassic Way runs the length of the river on the other side of the houses, along Newton Way, Newland Street and Oxendon Lane, why would you run a further path within a few metres and parallel to it?	Noted. Your comments will inform the next stage of the plan- the SSPLDD Pre-submission.
Question 67	Mrs Dinah Berry		814	Disagree	I agree with the existing settlement boundary as shown on the map below. No development should take place outside this boundary; in fact, there is very little evidence that any building within the boundary is needed. RA128 is not inside this boundary so therefore should not proceed. There is an inconsistency in the	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Comments regarding the corner of Newland Street/Griffin Road may be taken forward in the next iteration of the

					layout of the green area versus the green hatched area at the corner of Newland Street and Griffin Road. The building line along the south side of Newland Street should be extended to join that of Griffin Road so this area should therefore be coloured white.	plan.
Question 67	Mr F Graves	Head of Planning Andrew Granger & Co	1041	Strongly disagree	We have previously requested that the boundary in respect of Griffin Cottage, 22 School Lane (site 009) be reinstated to that shown in the longstanding village boundary contained in the Adopted local plan. The boundary as proposed bisects the rear garden to the property and is clearly within the curtilage of the existing dwelling. Unlike the site immediately to the south this is not open countryside; is at the rear of the property and not publicly visible; and its exclusion from the curtilage of the house unreasonably denies the property owner's rights to use the property in the manner which it has, and should be, enjoyed.	The Settlement Boundaries Background Paper identifies the site as relating 'better to the open countryside than the settlement.' This is guided by the principle that boundaries will include curtilages except large gardens or other open areas which are visually detached from the settlement. The background papers have informed the SSPLDD options document and resultantly the village boundary has been set .
Question 67	Mr A Jessop		1352	Disagree	No growth beyond the new village boundary (as per new map) is preferable. There has been constant development in recent years, particularly in School Lane/Green Lane area resulting in virtually all infill land now having been used. There is no indication of housing need. There are always many houses for sale (12 at present). A period of no growth is required.	Noted. This SSPLDD paper identifies allocations for growth until 2031. Although there may appear to be sites without a current localised need for housing, local plans must allocate a 5 year sustainable supply for future housing, which will in part inform the allocations across the wider 19 year period of growth remaining.
Question 67	E. R. Adams		1395	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for

					<p>should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA-128 has been found by yourselves to be inappropriate and materially harmful for development.</p>	<p>allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should be defined.</p>
Question 67	Risto Makinen		1396	Agree	<p>I agree that there should be no development beyond the village boundary as it stands.</p>	<p>Noted. The comments received during this Options Paper consultation will be used to inform the next iteration of the Plan- the SSPLDD Pre-submission.</p>
Question 67			1647	Strongly disagree	<p>No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the</p>	<p>All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building</p>

					<p>character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.</p>	<p>or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should</p>
Question 67	Mrs Rosie Warne	Clerk Braybrooke Parish Council	1571	Disagree	<p>To be noted that any reference in this letter to the village boundary or land is in reference to the map within the Option Paper for Braybrooke Title = Small Scale Growth Development dated 8th February 2012. 4. Braybrooke Village Boundary The Parish Council concurred with the boundary delineated in the boundary drawing (Small Scale Growth Development dated 8th February 2012) without the inclusion of RA.128 (southern part Land at Old Rectory). The boundary drawing should be considered to be definitive and development outside it removed from consideration. The Council considered that continued debate about the village boundary was detrimental to village harmony and felt that the development that had taken place in recent years within the boundary had met the needs of the village.</p>	<p>All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Your comments will inform the next iteration of the plan- the SSPLDD Pre-submission.</p>

					<p>It was noted also that the present infrastructure within the village was operating at, if not over, capacity. An example of this was the sewage system which was under considerable strain that frequently caused the need for emergency pumping into tankers.</p> <p>Braybrooke Parish Council is happy to discuss any of the above responses. Please do not hesitate to contact me if further information is required.</p>	
Question 67	Mr James Thompson		1433	Disagree	<p>13.4.0/11/12 We do not agree with the proposed settlement boundary, subject to the inclusion of new allocations because RA128 should be designated as visually important open space. Background Paper: Settlement boundaries also confirms that RA128 should not be included because it represents an open area that is visually detached from the settlement. The paper also confirms that boundaries will exclude new allocations.</p>	<p>Background Paper: Settlement Boundaries states that 'the boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation.' This options paper under consultation introduces the sites as stated.</p>
Question 67	mrs christine thompson		1440	Disagree	<p>13.4.0/11/12 We do not agree with the proposed settlement boundary, subject to the inclusion of new allocations because RA128 should be designated as visually important open space. Background Paper: Settlement boundaries also confirms that RA128 should not be included because it represents an open area that is visually detached from the settlement. The paper also confirms that boundaries will exclude new allocations.</p>	<p>Background Paper: Settlement Boundaries states that 'the boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation.' This options paper under consultation introduces the sites as stated.</p>
Question 67	Risto Makinen		1397	Strongly disagree	<p>No I strongly disagree with the proposed allocation of area RA/128, the Paddock off</p>	<p>All potential sites for allocation are currently located outside of the proposed town and</p>

					<p>Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA-128 has been found by yourselves to be inappropriate and materially harmful for development.</p>	<p>village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should be defined.</p>
Question 67	P Adams		1399	Strongly disagree	<p>No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the</p>	<p>All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it</p>

					appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA-128 has been found by yourselves to be inappropriate and materially harmful for development.	possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	S Roughton		1648	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The

					and materially harmful for development.	document also suggests a series of design principles by which any future development of this site should
Question 67	M Castle		1646	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	Dawn Callow-Rehd		1645	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990

					Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	HJ Custin		1644	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its

					appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	JW Austin		1643	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	Joffesford		1642	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off	All potential sites for allocation are currently located outside of the proposed town and

					<p>Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.</p>	<p>village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should</p>
Question 67	Danny Rykinch		1641	Strongly disagree	<p>No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the</p>	<p>All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it</p>

					appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	Gary Fellowes		1638	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The

					and materially harmful for development.	document also suggests a series of design principles by which any future development of this site should
Question 67	P Smith		1637	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	K Everen		1632	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990

					Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	EN Adams		1687	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its

					appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	Richard Hoskin		1688	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	EJ Hoskin		1689	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off	All potential sites for allocation are currently located outside of the proposed town and

					<p>Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.</p>	<p>village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should</p>
Question 67	N Gurke		1686	Strongly disagree	<p>No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the</p>	<p>All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it</p>

					appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	Mrs PA Wilson		1685	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The

					and materially harmful for development.	document also suggests a series of design principles by which any future development of this site should
Question 67	Mrs Sally Kawagoe		1684	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	Anne Wallis		1682	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990

					Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	P Greenslade		1681	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its

					appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	M Percival		1680	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	S Percival		1679	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off	All potential sites for allocation are currently located outside of the proposed town and

					<p>Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.</p>	<p>village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should</p>
Question 67	ONeill		1678	Strongly disagree	<p>No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the</p>	<p>All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it</p>

					appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	Jackson		1677	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The

					and materially harmful for development.	document also suggests a series of design principles by which any future development of this site should
Question 67	N Adams		1676	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	C Adams		1675	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990

					Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	AE Pepper		1674	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its

					appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	JK Wilford		1673	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	MM Holwell		1672	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off	All potential sites for allocation are currently located outside of the proposed town and

					Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	Underwood		1671	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it

					appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	JE Cave		1670	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The

					and materially harmful for development.	document also suggests a series of design principles by which any future development of this site should
Question 67	RS Woolrough		1669	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	L Shaw		1668	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990

					Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	A Shaw		1666	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its

					appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	J Clarke		1664	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	Nick Everard		1663	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off	All potential sites for allocation are currently located outside of the proposed town and

					<p>Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.</p>	<p>village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should</p>
Question 67	GC Pitch		1661	Strongly disagree	<p>No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the</p>	<p>All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it</p>

					appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	LH Steventon		1658	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The

					and materially harmful for development.	document also suggests a series of design principles by which any future development of this site should
Question 67	M Bailey		1657	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	J Brown		1655	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990

					Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	N Barnes		1654	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its

					appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	T Catch		1653	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	I Traynor		1651	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off	All potential sites for allocation are currently located outside of the proposed town and

					<p>Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.</p>	<p>village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should</p>
Question 67	WG Panter		1650	Strongly disagree	<p>No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the</p>	<p>All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it</p>

					appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67			1747			
Question 67	Mr James Hakewill		2009	Strongly disagree	Please find enclosed our submission to restore the village boundary, or defined village limits, in Braybrooke to match the conclusions of the current Local Plan Inspectors recommendations in June 1993. This issue has haunted our family for many years and whilst trying to consider fresh proposals, the issue of the village boundary and the way in which our legitimate aspirations were voted out of the Local Plan, constantly returns. So much so that the same objection number (128) from the Local Plan has been used to identify land which was anticipated we would put forward in this consultation, nearly 20 years later. In line with the use of the former reference number 128, and in view of the fact that nothing has changed since the Inspector concluded that he agreed with the case we put forward through the local plan, I attach the case made and the	Thank you for your comments, which have been noted. The discounted part of the site to the north was not selected to be within the settlement boundary, nor a proposed housing option, as a result of multiple factors. For example, the Settlement Boundary Background Paper identifies a number of principles which provide Standardised grounds for the inclusion or exclusion of sites located at the boundaries of settlements. The northern part of RA/128 which has been discounted as a housing option, as shown on the Braybrooke-Alternative Options plan, should be excluded from the boundary 'as this site is agricultural in nature and relates better to the open countryside than the settlement' as conformed by Principle 2, bullet 2 and Principle 3, bullet 3 within the background paper. As these principles inform the settlement boundaries for the whole

					appeal documents for one of the three sites that we appealed on at that time. In Appendix B is the case made at appeal for the middle site, but the history is	Borough, the need to abide by these principles is paramount. The identification of the site as relating better to the open countryside is all the more relevant as the use of
Question 67	mrs christine thompson		1692	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	Mr J. W. Thompson		1693	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined

					<p>housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.</p>	<p>village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should</p>
Question 67	Ken		1699	Strongly disagree	<p>No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke.</p>	<p>All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local</p>

					These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	L Holliman		1711	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should

Question 67	Mrs Dorothy Iliffe		1690	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	Mr D Iliffe		1691	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building

					<p>character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.</p>	<p>or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should</p>
Question 67	V S Bass		1694	Strongly disagree	<p>No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same</p>	<p>All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at</p>

					reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	M Holliman		1695	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	JD Wilson		1696	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined

					<p>housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.</p>	<p>village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should</p>
Question 67	Mr PJ Clarke		1698	Strongly disagree	<p>No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke.</p>	<p>All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local</p>

					These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	Mrs Miles		1734	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should

Question 67	Resident		1701	Strongly disagree	No I strongly disagree with the proposed allocation of area RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	K Riges		1720	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building

					<p>character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.</p>	<p>or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should</p>
Question 67	M Goodman		1736	Strongly disagree	<p>No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same</p>	<p>All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at</p>

					reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	H Goodman		1735	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	N Durgilee		1737	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined

					would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	Murphy		1743	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local

					These facts are supported by a long planning history of refusal and dismissal on appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	H Leven		1723	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should

Question 67	S Nedson		1729	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	R		1745	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building

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Question 67	N Ciln		1741	Strongly disagree	<p>No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same</p>	<p>All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at</p>

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Question 67	Owal		1732	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	S Learer		1726	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined

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Question 67	T Tonir		1733	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local

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Question 67	Mrs Abe-Fanes		1722	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should

Question 67	N Middlene		1740	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	M Schaful		1742	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building

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Question 67	D Wallis		1744	Strongly disagree	<p>No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same</p>	<p>All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at</p>

					reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	C Williams		1739	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke. These facts are supported by a long planning history of refusal and dismissal on appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	S Hover		1738	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined

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Question 67	P Hayford		1746	Strongly disagree	No I strongly disagree with the proposed allocation of RA/128, the Paddock off Griffin Road, for housing. This site lies outside the existing village boundary and should remain so as its development for housing would have a negative impact on the setting of The Old Rectory, a Grade II Listed Building. Its development would have an unacceptable impact on the nature of the Conservation Area and upon the character of the village. The site relates to the open countryside and not to the appearance of the village, its development would not be in keeping with the general pattern of development in Braybrooke.	All potential sites for allocation are currently located outside of the proposed town and village boundaries, following the options paper consultation those sites suitable for allocation will be included within the defined village boundary. Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Framework requires Local

					These facts are supported by a long planning history of refusal and dismissal on appeal of the housing on this site. The proposed inclusion of this part of site RA/128 should be rejected for the same reasons as the larger site RA/128 has been found by yourselves to be inappropriate and materially harmful for development.	Planning Authorities to consider the harm to the significance of a Listed Building or its setting prior to the granting of planning permission. The Background Paper, Rural Masterplanning report looked in detail at the character of the village and the appropriateness of development. The document also suggests a series of design principles by which any future development of this site should
Question 67	Mr Anthony Cowley		1846	Disagree	No. I am NOT in agreement with this policy proposal. In particular the exclusion of HV1/007 from the permitted development zone appears perverse. This area is excluded on the ostensible grounds of its being of visual and historical importance to the village. Turning first to the question of the site as a visual amenity, it should be noted that the maps included in the LDD document do not show the character of the recent frontage development which exists along the School Lane boundary of this area. Neither do they appear to show the garaging to the rear of these properties. The currently undeveloped part of this parcel of land is not sensibly visible from the road and is of no value visually to the bulk of the village. The land and its access drive are in private ownership and legal public access is not possible. The land has the benefit of access from School lane and it is clear that its inclusion in the village boundary will allow some much needed development which will have no detrimental effect upon the village. It is accepted that	Thank you for your comments. Background Paper: Open Space and Allotments defines HVI/007 as providing the setting for the village, however, if significant changes have been made it may be appropriate to reassess the site to see if its proposed designation as HVI is still valid. The site has not been considered as a potential housing site, this is another aspect which would need significant analysis. This would be dependant upon the other consultation responses and the desire for growth within Braybrooke

				<p>local feeling is against any development but the alleviation of such concerns can best be achieved through good and sympathetic design and consultation during the planning submission process. It must be accepted that in planning terms it is neither possible nor desirable to preserve villages such as Braybrooke "in aspic" and that the spirit of recent changes to planning legislation is to enable beneficial development to proceed. The question of the historical background to the area is very straightforward. The land has historically been included in the village planning envelope and was granted outline planning approval in 1988 which was subsequently renewed in 1992 (KE/88/0983 and KE/92/0519). Hence there is no historical precedent for the concept of its designation as an historically important open space.</p> <p>It is therefore clear that there is no justification for the exclusion of this area from the village boundary. HV1/007 should therefore be reinstated as shown in the current development plan.</p>	
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Section 13 - Broughton

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Section 13.5	Mr Sean McMahon		110	Strongly disagree	Regarding point 13.5.6: I cannot believe this is true. My family moved to Broughton 2 years ago to a new development and we could not obtain school places for our 2 children, even though we moved to within 800 meters of Broughton Primary. Even after an appeals process we were denied access for our children as they had no spaces available and we now have to drive our children to another village school. Broughton Primary School has 1 class per year, and there are not enough places to sustain additional families moving to the village - as we found out after we moved to Broughton!	Noted the information with regards to school provision will be reviewed prior to the next iteration of this Plan.
Section 13.5	Mr Ian Payne		248	Strongly disagree	Point 13.5.1, What good range of facilities & services???? No doctors, no dentist, no service station, three very small shops, one pub now (thanks to the council), A43 a nightmare to join from either end and it won't be long before someone loses their life trying to cross at the Kettering end.	The range of services is in comparison with some of the other villages in the Borough and it is considered that Broughton does have more shops and services than many of the other Borough Villages, with the exception of Mawsley.
Section 13.5	Mrs Taylor Taylor		250	Strongly disagree	There should be no more housing in Broughton, the primary school cannot accept more children on the scale this development would produce. Furthermore the impact on secondary education should not be ignored, none of the local secondary schools can take an increase in students. The village has less	The document presents a plan for allocations across the Borough for the next twenty years. We have consulted with Northamptonshire County Council with regards to

					services than it ever had, I can remember when we had 2 butcher a baker 4 general goods shops the co-op 3 public houses a post office, what do we have now 2 corner shops the co-op and 1 public house, we should have no more housing.	the capacity of local schools and their comments have informed the proposed Options. Increased housing and employment may help to support the retention of existing services and facilities within Broughton.
Section 13.5	Mrs Karen Chester		303	Strongly disagree	There should be no further development of Broughton either within or beyond the village boundary. It is a semi-rural village and any more development will cause it to lose its character!!	Noted. The proposed site allocations are accompanied with a set of design principles which aim to protect the character of the village and are based on the work completed in the Rural Allocations Background Paper.
Section 13.5	Mrs Janet Manning		308	Strongly disagree	Broughton is a Village and should stay that way. The current residents choose to live here as this is how they like it. By building on the local green spaces outside of the village boundary. Has the person who drew up this plan ever visited the village? Have they spoken to a resident?	New development in villages should be based upon local need. Some new development may ensure local young people can stay in the village or help to support local shops or facilities.
Section 13.5	Mrs Janet Manning		353	Strongly disagree		Noted.
Section 13.5			597	Disagree	After attending the open evening at the Village Hall on Wednesday 11th April, there are just a few comments I would like to make. Firstly the village is quite sizeable already and has had a couple of small developments built recently so	There are no plans for industrial or warehouse development within the village. The Broughton Village Plan identified the

					<p>I really see no need for future housing and certainly no warehouse / industrial development. In any case the very nature of the village roads would certainly not be able to accommodate either. Before any thoughts of future building are even considered it is of paramount that the A43 is sorted out. At the North end of the village a roundabout is well overdue. Perhaps you would care to try to cross over the bypass at peak times or even most of any other time of the day!! Also the exit road from the other end of the village has always been a crazy idea. Any more traffic going to Northampton would be chaotic through the village but traffic from the south end going towards Kettering will cause even more of a hazard for people in the Kettering Road/Northampton Road rat run, ever before they even encounter the A43 bypass. As usual it seems that the infrastructure will be the last item to be considered!!</p>	<p>need for some small scale employment and put forward the proposed site in the document. The proposed employment site is echoing the Local Village Plan, if this site is no longer required then the Local Planning Authority will review this site. Allocations in rural areas should be based upon local needs, some new housing development may be able to bring forward the much needed highways improvements.</p>
Section 13.5	Mr Bernard Scouse		310	No opinion	<p>Do you think development in Broughton should be limited to no growth beyond the village boundary or should there be some small scale growth? I think the question as it stands is ambiguous. Are we agreeing to no growth or small scale growth?</p>	<p>There are two options outlined in the document, 72 and 73 for development in rural areas. To allow a small amount of growth to meet local need or for no growth on the basis that there is no need for additional growth within the next 20 years.</p>
Section 13.5	Mrs Deery Deery		327	Strongly disagree	<p>I believe that if the plans go through for the outrageous building of extra houses over the entire village it would have an extremely</p>	<p>Allocations in rural areas should be made based on local need. The site at</p>

					<p>detrimental effect on the village as a whole and to many individuals. The plans for the proposed site numbered RA/098 situated opposite Cox's Lane which at worst is for 185 houses and at best for 85 houses is particularly ridiculous as it is already like living next to the M1 with the amount of school traffic and through traffic taking a short cut to Rothwell. I would like to know also how the infrastructure i.e.; roads, school, shops, sewers etc will be able to cope with any extension to village. It seems to me that the better option for extra houses would be to continue with the Mawsley development as there seems to be enough fields around which could be developed. We do not have a doctor's surgery, a dentist or anywhere near a big enough school for the "2.4" children who would eventually come to live here. We already have a major problem within the village of illegal parking for the shops which has already caused an accident to a 10 year old boy who could not be seen on the level crossing and was thrown in the air by the car which hit him and I would not like to see anything like this happen again which could possibly happen with the extra traffic in the village. I will do all I can to object to this proposal.</p>	<p>RA/098 could if taken forward improve the highway access surrounding the site and the access and car parking for the school if this was deemed reasonable. Also, other local highways improvements which the development may intensify could be required to improve access through the village and onto main routeways. The impact on local infrastructure has been part of the site assessment process and is outlined in the Background Paper – Housing Allocations. The proposed allocations are accompanied with a set of design principles based upon a character assessment of villages outlined in the Rural Masterplanning Background Paper, for site RA/098 the density of 30DPH was not considered appropriate.</p>
Section 13.5	Mr Karl Hobbs		371	No opinion	<p>What is small growth.....200 houses probably! NO GROWTH. Broughton doesn't have the infrastructure. 1 small school, 1 pub,</p>	<p>The proposed site allocations are accompanied by a set of</p>

					1 shop, 1 newsagent, 1 post office. A Norman church that would be obscured by development inside the boundary. Gate lane and church street cannot take the small amount of traffic as it is with narrow points, blind turns and parking. NO NO No	design principles, for either option it is considered that the allocated sites would amount to growth at Broughton of less than 100 dwellings in total. The site at Gate Lane is currently a discounted option and your comments with regards to the Norman Church have been duly noted.
Section 13.5	Mr David Riddle		441	Strongly disagree	An objection against the housing and commercial development proposals for Broughton. I attended Broughton Village Hall on Thursday 11th April 2012 to view the housing and commercial development proposals for Broughton. I am pleased to welcome new homes and people into the village but have concerns. Planning permission for new homes and commercial premises need to meet the basic practicalities of the present and potential effects of the proposals on the village environment. 1. Is Broughton the right place for future development? With the reclamation of the old Perkins Car salvage site at the junction of the A14 (that has been dormant for years) why do we need to touch Broughton at all? With easy links to A14, and Kettering it would make an obvious site for a small development rather than a development in Broughton. Are there not other sites along both sides of the A43 that could be developed for housing and commercial premises? 2. Schooling & Roads	Rural allocations are based on local rural need. This may be for young people to remain in the village, to provide affordable housing or support local shops and facilities. Kettering is the Borough's growth town and a significant amount of growth is focussed in this area. Development in Broughton should be to meet local needs over the next 20 years. New development may bring about some of the local highway improvements and support the local school with education contribution and access and car parking

					<p>With the arrival of new families into the village, how is our present primary school going to cope with the influx of children requiring primary education? If places are not available parents will have to arrange for their children to travel to Mawsley. The present village road infrastructure is not conducive to the traffic potentially generated by the proposed plans. The extra traffic of new comers will bring more traffic congestion. 3. Car parking in the village Car parking by the Co-op in the village is an ongoing problem and not likely to improve with a new Fish & Chip shop (as nice as it is) next door and the extra parking needed for the new business the proposed development will bring. The planners could have built a small short stay car park across the road by the zebra crossing. It could have built alongside a slightly smaller housing development. 4. Improvement of junction of Broughton and A43 If we are considering development in Broughton, the junction at the top of the village with the A43 needs to be improved. This junction has always been a bottle neck and a likely place for accidents. The argument that by constructing a roundabout at the A43 junction will slow down the traffic is correct, but don't we want to slow the traffic down on the bypass? Why do we have an occasional Police Safety Camera van down the road on the A43, yards from the junction if it's not to slow the traffic? 5. Under the circumstances I object strongly against the proposals. David Riddle</p>	improvements.
Section 13.5	Mrs Christine Heggs		806	No opinion	13.5.4 I do not think that further small scale development within the village boundary	Noted.

					would be anywhere near as detrimental to the village as building housing estates on the outskirts and increasing the population excessively. 13.5.6 The small scale growth envisaged is not in my opinion 'small' at all in relation to the size of the village. The wording of the questions on this site is ambiguous, with agree/disagree answers requested to questions that are not straightforward and contain several ideas - I hope that more notice is taken of the comments written than the replies to the questions themselves.	
Section 13.5	B MacLeod		521	No opinion	My comments relate specifically to RA101 behind 22 High Street Broughton. I am not just opposed to new housing, but I am very concerned if access to the new houses is via Bentham Close. The reason is this: Traffic already stacks up on the High Street either side of the chicane, making it difficult to access Bentham Close at busy times. There is nowhere for the traffic to reverse to allow entry to Bentham Close. I think it would be extremely dangerous to have access for more cars.	In the event this site is considered as an allocation in the next iteration of the Plan then the necessary access improvements will be required to be demonstrated before development can commence. The issues with access will inform the next iteration of this Plan.
Section 13.5	Mrs & Mrs David & Christine Ison		571	Disagree	We are writing to register our dismay and concerns about the proposed new housing development plans suggested for Broughton. I have lived in the village for 45yrs my husband was born here 69yrs ago. Over the years we have seen the village change beyond recognition. Broughton has had more than its fair share of housing over the years Little Cransley, Baker Ave, Donaldson Ave, Glebe Ave, etc etc, plus all the infill sites of 6 or 7	Noted.

					houses to say the roads, school, waste sewage and parking couldn't cope with anymore would be an understatement. The access to the A43 is already a nightmare and dangerous. We live here because we want a village life not a small town which we will soon become. We suggest you look too building at Cohen's Yard site which already has roads and lighting and stands empty or build a few small developments in other villages that has had hardly any new housing for years Pytchley, Geddington etc, etc. We look forward to your response to this letter.	
Section 13.5	Mrs Hilary Bull		925	Strongly disagree	the statements that have been given are misleading - ticking the boxes for developers and KBC however not at all for residents. There should be no further growth in Broughton beyond the village boundary and certainly not on the scale that is being proposed which is preposterous. Broughton is currently struggling because of poor planning decisions that have been taken without any strategic planning having been done. It is absolutely unfair to quote the Parish Plan as this has been cherry picked to suit this planning exercise without any consideration being given to the strong concerns that were expressed also in the Parish Plan such as traffic movements, village exits, parking, density of housing, unsuitable housing and the values that were expressed by virtually every resident regarding the quality of life in Broughton and enjoying the rural aspects that the village affords.	The full content of the Parish Plan has been taken into consideration in the production of this plan and the Rural Masterplanning Background Paper. This document is intended to provide planned growth for the village as opposed to adhoc growth through planning applications which can cause the problems locally which you describe. Planned growth can ensure that development meets local need and is of a scale and design appropriate for the village.
Section	Mr Richard		900	Strongly	The proposals for the village of Broughton	The options for

13.5	Dobson			disagree	should correctly be referred to as 'Broughton & Little Cransley'. It is important that Little Cransley retains a separate identity for historical reasons. The Kettering plans show proposals for the development of the area to the south of the A14 and alongside the A43 as 'Strategic Sites to be considered through the Joint Core Strategy'. This would bring dwellings to within a few hundred metres of Broughton & Little Cransley. What timescale does the council have for the eventual merging of Broughton & Little Cransley with Kettering? The proposals refer to the number of dwellings per hectare and highlight the proposed areas for development. How many dwellings are proposed for each area identified within these proposals? These questions within these proposals are 'closed' questions which limit responses to the options presented and make no allowance for alternative options to be proposed. This document is yet another example of councillors presenting their constituents with a done deal.	Broughton outline the number of dwellings based upon a density of 15 dwelling per hectare which is considered to be appropriate for a village location such as this. All the sites are outlined in the Housing Allocations Background Paper and potential site capacity is calculated at 30 dwellings per hectare as previously required by PPS3 (now replaced by the National Planning Policy Framework). The document does not propose the merging of settlements in any instance.
Section 13.5	Mr Richard Dobson		901	Strongly disagree	The proposals for the village of Broughton should correctly be referred to as 'Broughton & Little Cransley'. It is important that Little Cransley retains a separate identity for historical reasons. The Kettering plans show proposals for the development of the area to the south of the A14 and alongside the A43 as 'Strategic Sites to be considered through the Joint Core Strategy'. This would bring dwellings to within a few hundred metres of Broughton & Little Cransley. What timescale does the council have for the eventual	The options for Broughton outline the number of dwellings based upon a density of 15 dwelling per hectare which is considered to be appropriate for a village location such as this. All the sites are outlined in the Housing Allocations Background Paper and potential site capacity is

					merging of Broughton & Little Cransley with Kettering? The proposals refer to the number of dwellings per hectare and highlight the proposed areas for development. How many dwellings are proposed for each area identified within these proposals? These questions within these proposals are 'closed' questions which limit responses to the options presented and make no allowance for alternative options to be proposed. This document is yet another example of councillors presenting their constituents with a done deal.	calculated at 30 dwellings per hectare as previously required by PPS3 (now replaced by the National Planning Policy Framework). The document does not propose the merging of settlements in any instance.
Section 13.5	Mr Robin Shrive		835	Strongly disagree	Broughton should stay as it is a village, at this time it cannot sustain any further development	Noted.
Section 13.5	Mr John Reynolds		822	Disagree	Disagree with the proposals for housing growth on the following RA/08 Land to the east of Cransley Hill RA/127 The Paddock, meadow Close. This will put pressure on both Cox's Lane and Cransley hill. Both of these roads are not able to take any more traffic. Try using these roads between 8 and 9.30 and they are very busy. I live in Ivydene Terrace which is an unmade road with severe potholes and no hope of being repaired. This will only make it worse. Also any development will create even more problems with trying to cross the A43 to go to Kettering. During peak times you take your life into your own hands trying to cross the dual carriageway. It is common to wait up to 6/7 minutes to cross this road in a car. Very dangerous. There should be somewhere a list of all accidents that have occurred at this spot.	Noted, allocations in rural areas will be based on local need, new development may be required to improve the highway in locations where it would intensify its use.
Section	Mrs Carol		823	Strongly	Whilst we are never going to have absolutely	Noted, the impact on the

13.5	Reynolds			disagree	no changes within any given environment, I strongly feel that what is being proposed to develop Broughton would really harm what is now a very pleasant, medium-sized village. I moved to Broughton 3 years ago and was in no small way attracted to the distinctly rural character of the village. I am particularly concerned about the proposals to develop the land to the east of Cransley Hill and The Paddock, Meadow Close. I believe that taking away these currently open spaces would be highly detrimental to the countryside nature of the village. I also cannot see any need to create some kind of industrial area in the village. I understood that the area at the A14/A43 junction has been developed for this very purpose, although that has been standing empty now for a very long time! Why would any more such space be needed so close by? However, my most urgent concern is that the junctions from the village to the A43, particularly the Kettering side, are already totally inadequate and utterly dangerous. It is only a matter of time before a serious accident occurs! Any further development of Broughton will only exacerbate problems with this crazy road system. With this in mind, plus feeling sadly certain that any proper consideration for the wider infrastructure (schools, doctors, etc) will not be adequately thought through until after any development is made, I must strongly register my objection to the proposed development plans.	rural character will be considered further. The Plans are to include a many employment development as outlined in the Broughton Parish Plan; if this is no longer required then this will be re-considered in light of the comments received. Allocations in rural areas will be based on local need; new development may be required to improve the highway in locations where it would intensify its use.
Section 13.5	Mrs Carol Reynolds		824	Strongly disagree	Whilst we are never going to have absolutely no changes within any given environment, I strongly feel that what is being proposed to	Noted, the impact on the rural character will be considered further. The

					<p>develop Broughton would really harm what is now a very pleasant, medium-sized village. I moved to Broughton 3 years ago and was in no small way attracted to the distinctly rural character of the village. I am particularly concerned about the proposals to develop the land to the east of Cransley Hill and The Paddock, Meadow Close. I believe that taking away these currently open spaces would be highly detrimental to the countryside nature of the village. I also cannot see any need to create some kind of industrial area in the village. I understood that the area at the A14/A43 junction has been developed for this very purpose, although that has been standing empty now for a very long time! Why would any more such space be needed so close by? However, my most urgent concern is that the junctions from the village to the A43, particularly the Kettering side, are already totally inadequate and utterly dangerous. It is only a matter of time before a serious accident occurs! Any further development of Broughton will only exacerbate problems with this crazy road system. With this in mind, plus feeling sadly certain that any proper consideration for the wider infrastructure (schools, doctors, etc) will not be adequately thought through until after any development is made, I must strongly register my objection to the proposed development plans.</p>	<p>Plans are to include a many employment development as outlined in the Broughton Parish Plan; if this is no longer required then this will be re-considered in light of the comments received. Allocations in rural areas will be based on local need, new development may be required to improve the highway in locations where it would intensify its use.</p>
Section 13.5	Mr Philip Blackburn		826	Agree	<p>Some small scale development may be acceptable but only if the problems with the present dangerous road system for access and egress is addressed.</p>	<p>Noted, allocations in rural areas will be based on local need, new development may be required to improve the</p>

						highway in locations where it would intensify its use.
Section 13.5	mrs Barbara Frankland		867	Strongly disagree	We strongly disagree to the proposals, specifically to built outside of the village boundary. We have lived in this village 26 years, children and grandchildren have attended the local village school. We wish the village to continue as it is. If we had wanted to live in a town we would have remained in Desborough or moved to Kettering. We feel the infrastructure of the village is unable to withstand an increase in the population. We do not need any further shops; there is not enough space to park outside the co-op as it is (fortunately as it is a village everyone is within walking distance). The A43 is quite congested during peak times and we cannot see how it can cope with any further traffic during those times. There have been several accidents there already; and turning left in the morning when there is any fog, is an even greater risk with drivers speeding without lights on. The proposed site off Cox's Lane will be a further risk to village traffic, the road is narrow and during winter when there has been snowfall, it is very treacherous and the last road in the village to clear of ice; and due to the steep hill leading into the main road it would be a further danger to motorists and pedestrians. We feel that any further building in the village should be infills only. Barbara & Mike Frankland	
Section 13.5	Mrs Katie Holmes		862	Strongly disagree	Broughton cannot cope with anymore expansion. The road infrastructure is	

				<p>incapable of coping with it's current demand let alone anymore. The two exits onto the A43 are dangerous. You take your life into your own hands as it is when leaving the village at peak times. Cransley Hill already has existing issues and any development this side of the village will only cause an increase in pressure on the junction with the High Street, which is already a hotspot for traffic violations, illegal parking, accesses being blocked, and speeding. This junction is at the heart of the village where the Co-op and village store are located and is already a focal point for activity. The addition of the chip shop has only added to the this with more traffic and inconsiderate illegal parking. All this is next to a zebra crossing which is supposedly a safe place to cross, this has already had accidents on it this year alone and my children often have mentioned cars failing to stop when they are trying to cross to go to school. Development anywhere in the village will cause untold stress on the current road infrastructure. Residents currently living anywhere in the village can only get to Kettering and Mawsley via one main road and all vehicles have to go this way out of the village. Despite the misconception, Broughton Primary school does not have any more places. There are already children in the village that cannot get a place in their local school. The proposed developments in Cransley Hill area will add to the volume of traffic and parking in the area which is already a major issue at school collection/ drop off times and is a constant concern for childrens safety which the police</p>	
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					are constantly battling already. It is Broughton village, a village, village pub and village stores. Any further expansion is in danger of turning it into a small town which it does not have the facilities to deal with and will lose it's village character and feel	
Section 13.5	mr Nigel Bull		889	Strongly disagree	<p>I have chosen to live in a village and want it to stay a village and not to become a small market town. The amount of shops and housing and the mix of these seems about right to me, the extra traffic problems that more development would bring would be a nightmare at present it is hard enough to get out of the village at peak times. With the large development at Cransley furnace planned I can only see this getting worse, I am aware that a traffic study was done for this and a further 1000 vehicle movements a day on the A43 was expected and this would have no effect on the exit to our village. At some stage someone has to say we have enough houses and traffic and it is a large village but still a village. A small amount of in filling will always take place but to class small as over 100 houses is a joke. If as I feel that the worst case has been shown and every one will be happy when only 50% of the plan is taken up can we at least see the exits onto the A43 have major improvements done to them. Traffic lights at the Kettering road junction [part time operated when vehicles leave the village] and traffic able to turn right at the Northampton road junction so stopping all traffic having to go through the village to get to Mawsley or Kettering.</p>	<p>Noted, allocations in rural areas will be based on local need, some development may be able to help fund some of the necessary highway improvements where the new development would intensify its use.</p>

Section 13.5	Mrs Julie Bozicek		942	Strongly disagree	I strongly object to many of the proposals outlined: We have a village character to maintain. If more housing is wanted - expand Mawsley. Surely that development was undertaken to avoid our local villages being changed into towns, or a suburb of Kettering. There will be ample opportunity for industrial development on the site of the old scrapyard. More industry is not a wanted or a viable option in the village. We live here because we value village life. These plans, even in part, would change the character and there would be no going back. The infrastructure will not support large scale development. The bypass was built to bypass the town. Why are we now aiming to chase towards it? We have a historic village and a duty to preserve and protect the character and size of the village. Please can we leave some green space for the generations to come.	Noted, the Rural Masterplanning Background Paper looked at the defining character of the village and hopes to protect it through avoiding development where it would unduly impact Broughton's historic core and ensure that new development follows design principles as outlined in the options paper for protecting the character of the village. The impact of the site on the open area will be reviewed in light of these comments.
Section 13.5	Mr Martin Tate		1133	Strongly disagree	Disagree with Broughton expansion - main comments under Q68. However these proposal must have been drawn up under the previous planning policies - what effect is the new NPPF likely to have on these proposals? It says a lot about conservation, not eroding green belt land etc so presumably the proposals will have to be reviewed?	The proposal will be reviewed in light of the recently adopted National Planning Policy Framework to ensure compliance with this document. However, there is a strong presumption in favour of sustainable development.
Section 13.5	Mr Malcolm Gates		1025	Strongly disagree	This is a seriously flawed consultation and not meaningful as there has been no attempt to engage hard-to-reach people in the community and the feedback route is inaccessible to a significant number of	Noted.

					Broughton residents, given the population profile, we would take these proposals to a judicial review if necessary to challenge the consultation process.	
Section 13.5	Mr Stephen Collins		1287	Disagree	"... village with a good range of services"? Broughton has been losing its services over the years and no longer has a good range in comparison with, say, Mawsley that has a shopping area and a medical centre. One of the arguments in support of the proposal suggests that the school has surplus spaces. I understand this is not true. Access to the A43 is already problematical. Expansion of the village cannot be contemplated without improvements at both ends of the village. There are already traffic problems in the High St. area of the village. Increasing the population will only make matters worse. On one hand the document refers to the more dense built form of the village (para 13.5.1) yet dismisses development within the boundary because it would be detrimental to the built form of the village (para 13.5.4) The three northernmost fields of area RA/144 on the Broughton - Alternative Options map are a well used village amenity crossed by footpaths and the council has recently replaced the old stiles with gates to improve access. The idea of any development on this site would be anathema to the many walkers who use these fields. Access to RA101 - Land to the rear of 22 High St. appears to have proposed access through the recently developed site that was designed as a cul-de-sac for a small number of houses. Increasing traffic flow onto the High St. via this cul-de-sac into an already	Allocations in rural areas are based on local need, the need to support local services and facilities may be helped with an increased population. Also, the range of services is a comparison of other villages in the Borough of which Broughton does have a better range than some other villages. Each site was assessed against criteria outlined in the Housing Allocations Background Paper, school capacity was looked at, at this time in consultation with Northamptonshire County Council based on projections for the next twenty years, this will be re-assessed before the next iteration of this Plan. Comments with regards to the access to site RA/101 will be assessed in light of the comments received. Site RA/144 will be considered as part

					congested part of the village can't be a sensible suggestion. Increasing traffic onto Cox's Lane would also be foolish.	of the Joint Core Strategy review.
Section 13.5	Mrs Una Stamper		1338	Disagree	As a resident of Broughton I was concerned to learn of the proposed suitability of sites within the village boundary for future development. Back in 1984 a bypass was built to remove the then considered excess traffic passing through the narrow High Street of Broughton. At that time the traffic was thought to be a great inconvenience and danger to the residents of the village. Now we learn that sites which, according to the plans, appear to need access on to the High Street are being considered for development. With an estimated two cars per household it would seem that were these sites developed, Broughton would potentially be in a worse traffic situation than back in 1984! This does not even bring into account the difficulty that already exists, especially at peak times, in gaining access to the A43 from the village. Both North and South junctions, even now, need a rethink. I beg you to consider sympathetically the impact these proposals would have on the lives of the residents both new and established should they be implemented. We realise there is a need nationally for more housing. However, at present the residents of Broughton are satisfied that they live in a happy village community. The fear is that should these proposals come to pass, the way of life here will be changed completely for the worse.	New development will need to provide suitable access onto the existing highway network and could be required to contribute to necessary highway improvements if a local need.
Section	Mr Barry	Davies & Co.	2008	No opinion	Land east of Gate Lane is considered to be	Noted, the information

13.5	Davies				suitable for residential development for the reasons clearly set out in previous submissions. The various reports previously submitted demonstrate that there are no technical objections to the development of the site, including in relation to flood risk, landscape, access and highways. In relation to the SHLAA, the site has a ranking at the top end of Category 2, which confirms its suitability for residential development. The site is a single ownership; available now; suitable; viable; and achievable and housing completions are capable of being delivered well within a five year period.	submitted will be considered and inform the site selection process.
Section 13.5	Mr Gary Duthie	Clerk Broughton Parish Council	2069	Disagree	File Attached.	Noted
Section 13.5		Redrow Homes	1808	No opinion	The, following representations are made on behalf of Redrow Homes South Midlands who have a legal interest in an area of land to the east of Cransley Hill Broughton extending to approximately 3.5ha as identified on the attached site location plan. Our client welcomes the publication of the consultation Site Specific Proposals Options Paper and the opportunity to put forward the following representation in support of additional residential development at Broughton in the plan period. It is acknowledged within the consultation document that Broughton is a large village with a good range of services and facilities and that the settlement also benefits from good connections to Kettering and Northampton via the A43 (Paragraph 13.5.1). It is therefore our clients considered opinion that the settlement of Broughton offers a	Noted, Policy 1 of the Core Spatial Strategy states that development in rural areas should be based upon local need and this is supported by paragraph 54 of the NPPF.

					<p>sustainable location where additional housing development should be provided. This approach toward the provision of additional housing in a sustainable rural settlement such as Broughton would accord with that set out in the National Planning Policy Framework (NPPF). As such the NPPF seeks through the planning process to promote sustainable development and confirms at Paragraph 55 that 'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities'. In addition the 'emerging approach' toward 'individual settlement roles' in the Joint Core Strategy review has indicated the potential for Broughton to be a Local Service Centre. The role of a local service centre is confirmed as 'to provide focal points for community infrastructure and development to meet local needs in the rural area'. This approach on the settlement role is highlighted in paragraph 13.1.2 of the options document which acknowledges that 'development will be focused on those villages that perform a sustainable local centre role' which is an approach fully supported by our client and with particular reference to Broughton.</p>	
Section 13.5		Redrow Homes	1810	Agree	<p>It has been acknowledged that Broughton is a large village with a good range of services and facilities with good connection to Kettering and Northampton via the A43. In this regard it is reasonable to conclude that the village could be considered as a sustainable location to accommodate additional new development. The advantages of providing for additional</p>	<p>Noted, this information submitted with regards to the detailed survey works will be considered in light of the comments received during this consultation. It is important to note that Policy 1 of the Core</p>

				<p>new development at Broughton are set out in paragraph 13.5.6 of the options document and are supported by our client. The settlement of Broughton is considered to be of sufficient size to warrant a role in the settlement hierarchy as a Local Service Centre as evidenced by the information emerging from the CSS review, in terms of the Joint Planning Unit consideration of Settlement Role - Emerging Approach. If the settlement of Broughton is to perform the role as a sustainable local service centre then there will be a requirement for additional growth through the provision of a modest scale of new housing development. In order to achieve maximum benefits from the provision of new development then it is recognised that this would be best provided through the focus of development on one larger site area as opposed to a dispersed strategy through a number of smaller sites. Our client would therefore support the proposed allocation of the site identified as RA/098 - Land east of Cransley Hill (paragraph 13.5.7). In this regard we can confirm that appropriate survey and assessment work has been completed across the site area to establish both: i) the technical feasibility of the site to accommodate residential development and ii) identify the respective constraints and opportunities to prepare a draft Development Framework Plan for the site. The detailed survey and assessment work has been undertaken by specialist consultants and has been summarised below. However the individual technical reports will be made available to</p>	<p>Spatial Strategy states that development in rural areas should be based upon local need and this is supported by paragraph 54 of the NPPF.</p>
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				<p>officers on request. Highways and Transport A preliminary appraisal of the Transport Accessibility and Junction Capacities has concluded that the site has good pedestrian and cycling accessibility to the existing facilities in the settlement. The settlement is relatively well served by public transport with the nearest bus stop within 150m of the site although the closest bus stop associated with the more frequent bus service along the High Street is located 200m east of the site. Traffic surveys have been completed in February 2012 on 7 junctions including: A43/Kettering Road, High Street/Coxs Lane, Cransley Hill/Coxs Lane, High Street/Cransley Hill, Northampton Road! Wellingborough Road, A43/Northampton Road (Roundabout), A43/Northampton Road (T-Junction). The existing capacity of the junctions has been assessed for the observed 2012 weekday AM and PM peak hours against the respective computer programs which indicate that all the junctions currently operate within their respective design capacity, with many of them having significant reserve capacity. The capacities of the two worst junctions (A43/Kettering Road & A43/Northampton Road (Roundabout)) have also been tested for the future assessment year of 2019 with development. Although the A43/Northampton Road (Roundabout) approaches the maximum acceptable limit of capacity on the southern arm of the A43, in 2019 this is mainly due to background traffic growth, and the proposed development has a minimal impact. The impact on the capacity of this particular</p>	
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				<p>junction can be mitigated by a potential improvement through the widening of the A43 northbound approach from 7.7m to 8.5m and slight modification to the entry radius. Consideration has been had to the location of a suitable site access to serve development on the site in line with the requirements set out by the Northamptonshire County Council Highway Authority. Such access to serve a residential development of up to 60 dwellings can be provided from Coxs Lane. Foul and Surface Water Drainage Confirmation has been received from Anglian Water that there is existing capacity at the Sewage Treatment Works and within the network to accommodate the additional foul water flows that could be generated from a residential development of the site area in line with the scale of development envisaged through the draft Development Framework Plan. With regard to surface water drainage the site is identified as with Flood Zone 1. The British Geological Mapping identifies the local bed rock geology to be generally Northampton Sand Formation which is classified as Secondary A - a permeable layer capable of supporting water supplies at the local rather than strategic level. The bedrock data suggests that the infiltration of surface water may be viable for the site thus permitting the full implementation of sustainable drainage techniques based upon infiltration systems. Management of surface water run-off from the proposed development will reflect predevelopment conditions with on-site attenuation provided and controlled discharge</p>	
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				<p>rates equivalent of greenfield rates with the disposal of surface water run off via surface distribution across the extensive area of open space. The surface distribution might comprise of a mix of sub-surface fin drains and surface flow from swales following the natural topography of the site. The extensive areas of open space encompassing the development area provide adequate opportunity to incorporate extensive SUDS features capable of serving the proposed development. Ecology An extended Phase 1 habitat survey including observations of any suitable habitats for or evidence of protected species was completed across the site and surroundings in February and March 2012. Habitats within the site ranged from low to moderate ecological value. The predominant arable land was considered to be of low ecological value whilst the hedgerows and trees were considered to be of greater importance, although of moderate conservation value in accordance with the Hedgerow Evaluation and Grading System (HEGS). None qualified as important for nature conservation against the Hedgerow Regulations 1997 Wildlife and Landscape criteria. No evidence of any protected species was recorded on site however the hedgerows and mature trees present commuting and foraging habitat for local wildlife including bat and bird species. The mature trees on site exhibit features that could potentially be used by roosting bats. Further assessment is recommended on trees with potential bat roost habitat if these are proposed to be removed.</p>	
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				<p>There are no statutory or non- statutory designated sites of nature conservation importance within or adjacent to the site. Cransley Wood Local Wildlife Site (LWS) lies approximately 750m north west of the site and three potential wildlife sites (pLWS) are located approximately 200m, 800m and 1km from the site boundary. It is considered that the proposed development of the site will not impact on any of these sites due to its limited size and isolation from the designated sites. Proposals for the site area incorporate the vast majority of the features identified as being of greatest value within the site and where incorporation is not feasible and removal is required mitigation is provided in the form of new native tree and shrub planting and enhancement of existing features. A small section of the southern hedgerow bordering Coxs Lane will be removed to accommodate the site access and visibility splay. Further replanting and enhancements will mitigate for this loss. Tree Survey A tree assessment has been undertaken in accordance with guidance contained in British Standard 5837 (2005). The arboricultural implications of the proposed development on the existing tree cover within the site were considered as part of the tree assessment. The main concentration of trees within the site is located adjacent to the western field boundary and the Cransley Hill Road. Further tree cover was found along the field boundaries in a neighbouring garden and as buffer planting for the A43 and the paddock to the east. A total of twelve individual trees and three groups of trees were surveyed.</p>	
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					<p>Following consultation with the Kettering Borough Council it has been confirmed that no Tree Preservation Orders or Conservation Area designation applies to the trees on the site. Most specimens present were mature although the buffer planting for the A43 was generally younger material. Physical conditions of the trees were found to be such typically associated with specimens growing in the open countryside where targeted management has been fairly limited, if absent in most cases. Storm damage was observed with crowns supporting varying proportions of dead wood and damage to lower stems through vehicle damage. No specimens were assessed as retention category R (remove); three individual trees and one group were considered as retention category C (low quality and value); seven of the individual trees and two tree groups were considered as retention category B (moderate quality and value) and only two individual trees were considered as retention category A (high quality and value). The proposed development would retain all of the trees within the site by virtue of their position within the hedgerows or within proposed open space. Additional planting would be included to extend the buffer screening for the A43. Landscape and Visual Impact A landscape and visual appraisal was undertaken in February 2012 to establish the baseline landscape and visual issues for the site. Topographically the site and Broughton lie upon a ridge of land and this forms one of a series of ridges and valleys in this area. Trees and woodland at the</p>	
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				<p>settlement edges limit inter-visibility between the settlements and views towards the site and Broughton from the adjacent countryside are limited by the settlement edge trees and planting. The character of the site is heavily influenced by the adjacent residential settlement edge and by the A43. The site comprises an arable field and landscape features of value comprise a mature tree group and peripheral hedges and trees. There are views out across the landscape to the north and eastern edge of Great Cransley. In views towards the site from the eastern edge of Great Cransley and from the elevated rural landscape to the north the Broughton settlement edge adjacent to the site is currently visible amongst the trees. Published landscape character assessment documents have been consulted. No statutory landscape designations have been identified that apply to the site or its immediate surroundings. Draft Development Framework Plan r the survey and assessment work completed has identified the constraints and opportunities for the proposed development of the site from which the draft Development Framework Plan has been prepared for the site and which is attached to the representation. It is proposed that development would be would be accessed from Coxs Lane and would be set back from the A43 beyond a swathe of Green Infrastructure comprising tree planting and grassland. The green Infrastructure would include: provision for a surface water attenuation feature, an existing right of way retained within a greenway overlooked by the</p>	
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				<p>new development, a new footpath link from Cransley Hill to the public right of way and standard tree planting of parkland character at the development periphery to further soften the settlement edge in this location. Locally the settlement density varies from approximately 29dph around Grange Road and 35dph at Silver Street to 20 26dph elsewhere in the settlement. Appropriate to the village settlement edge location of the site a low average density (26dph) residential development is therefore proposed across the development. The typical built form would comprise a mix of low density detached properties and higher density terraced properties and the proposed development would seek to reflect this character and density range. Conclusion The settlement of Broughton is acknowledged as a sustainable location for new housing development. The settlement is considered to offer a role as a local service centre where there should be a focus of new development The opportunity exists to confirm a revised settlement boundary for Broughton which should incorporate new allocations for a modest scale of housing, including the site area to the east of Cransley Hill (RA/098). The survey and assessment work completed across the site area provides evidence that there are no overriding constraints to the residential development of the land The draft Development Framework Plan identifies the broad parameters for the potential development of the site and how a proposed development of this site can be integrated with</p>	
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					the existing built up area of Broughton. Therefore our client would respectfully request that the Borough Council allocate site RA/098 for housing development and that the settlement boundary for Broughton is defined accordingly to include the site area. Working with and on behalf of local people	
Section 13.5	Mrs Lindsey Hammond		2079	No opinion	<p>Photo and plan not attached due to copyright.</p> <p>It is accepted that there is a nationwide shortage of housing and that villages will have to absorb some growth, along with towns and cities. However, I do not think that there are many grounds for singling out one village for development, whilst detailing another for freezing in time. Broughton should see a FAIR share of development, along with neighbouring villages. In the name of localisation, jobs should also return to Broughton. The paramount problems listed in the documents I have read, seem to be about (a) preserving the historical and rural nature of the centre of the village [115.11 and (b) doing something about very old and narrow congested roads [13.5.7 / RA098 and RA127] such as Cransley Hill and Coxs Lane. Unfortunately, no one has mentioned the LDD as an opportunity to radically update thinking along the lines of the Transition Network and this may be a major flaw in the LDD. Jobs: RA15 is welcome and its location thoughtful, wt access by HGVs. However, the roundabout on the A43 bypass, will need to be modified. The Rural Centre of the Village One cannot claim to be full of concern about the rural core of the village, then suggest RA096, RA101 and RA13, because to do this is to conflate</p>	<p>The comments with regards to sites RA/098, 96, 101, 13 and 15 are duly noted and will inform the site assessment process prior to the next iteration of this Plan. The future development of sites will need to be developed with safe access and not impact highway safety in accordance with policy 13 of the CSS. The possibility of a new one-way street will also be investigated.</p>

				<p>ones own argument. However, RA094 seems fully in keeping with conservation of the historic rural heart. I object to the former, but agree with RA094. Very Old and Narrow Congested Roads Cransley Hill and Coxs Lane are specifically mentioned in the LDD - and with good reason. Cransley Hill is very heavily parked on both sides and is also the only access to the popular Broughton Primary School. It is also used by large numbers of HGVs going to and from locations in and beyond Great Cransley. During the school run, fender benders are common and tempers are always frayed. On one occasion, an irate school run mum in a hurry and a 4WD, forced a disabled man off his mobility scooter. Sadly, he died a few weeks later. Why anyone would want to exacerbate this already intolerable situation by backing RA096, RAIO1 and RA13, the so-called Dispersed Option, is beyond me. Coxs Lane narrows to a single track road so narrow, that there is not even room for a pavement at the Old Sun Pub. People dashing to work, use Coxs Lane to avoid or escape from the melee in School (Cransley) Hill, so Coxs Lane is locally known as the Rat Run I have lost count of the number of cars damaged and written off at that narrow point. It is a relief and a surprise that no kid has yet been maimed or killed there. Again, I object to 96, 101 and 13. RA/094 seems OK. Proposed Housing Option - focused RA/098 and RA/127 at first show merit, because they are out of sight of the rural and historical heart. Indeed, most Broughton people might not be able to see the developments, whilst going about their</p>	
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				<p>normal daily business. However, it is proposed that all traffic from this development, should exit either onto Coxs Lane or onto Cransley Hill! This is recklessness endangerment stacked on insanity. I might have been able to tolerate a new connection to the A43 by-pass. But to suggest pumping intensive new commuter traffic into two known accident blackspots and bottlenecks, beggars belief. I was therefore going to reject the Focused Option out of hand, for reasons given in the section above, about old and narrow roads, until I was reminded that the family which owns RA/127, also claims to own the Cart Track which links Coxs Lane to Kettering Road. This may offer a simple solution, that is far cheaper to implement, than a new connection to the by-pass. One Way System for Focused Option. Utilising Cart Track What if the Focused Option, instead of exacerbating the melee in Cransley Hill, and instead of ramping up congestion and danger in the Rat Run of Coxs Lane, could be made to CALM both of these dangerous bottlenecks? I think this might be achieved by first upgrading the Cart Track into a one way street, that takes Rat Run traffic far away from the heart of the village. This is a small overhead for developers who already have bigger streets to lay. A one way system along the lines of the [name omitted] sketch R371 might then be developed by planners, such that: a. Rat Run I School Run traffic would all be travelling in one direction. b. The Cart Track (4) would become a relief road. c. Coxs Lane (6) would be isolated from rat run and HGV traffic. d.</p>	
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					<p>School Hill (9) would be protected from HGV traffic from Great Cransley. e. School runners would be encouraged to walk. f. Silver Street (8) would no longer have head to head confrontations. g. Any increase in traffic at the Kettering exit (KET) from Broughton, could be discouraged and compensated for, by a Left-Only exit. It would not make much difference whether RA098 / RA1 27 traffic exited onto the 2-way stretch of Cransley Hill, Coxs Lane (1), Coxs Lane (2) or Cart Track (4). It would not add to the present nightmares of (9) and (6). Conclusion The Focused Option might work well for Broughton, if the Cart Track and a workable one way system are incorporated into it However, the Option makes no mention of a general store to serve the Cart Track quadrant of the village and positive initiatives such as those promoted by the Transition Network, are not mentioned.</p>	
Section 13.5	Jonathan & Claire Jennings		1442	Disagree	<p>Please find enclosed our responses to the consultation questions as provided. We would be keen to engage with the process as it progresses and would like to be kept informed where appropriate. In summary, we are concerned that the questions posed could be misleading and do not address a no change option. We are strongly of the view that no new development other than to re-use existing, unused buildings should occur in Broughton, as 1) the requisite village infrastructure (roads, drainage, parking) is not in place to support such development, and 2) the village character would be ruined if it existing open spaces were filled in. Furthermore, we believe that the consultation</p>	Noted.

					document introduces a number of contradictory development principles which would need to be resolved before any decisions regarding development were to be taken. We would request that you take our opinions into account as part of the ongoing process of considering the future for Broughton, which we believe is both a visually and historically important part of the locality.	
Question 68	Mr Robert Hardcastle		94	Strongly Agree	Broughton should have no more housing growth. It cannot be sustained with the existing infrastructure and the junctions that join the High Street are not safe to have more traffic turning onto the road. The field of vision at these junctions is simply not good enough for this. The recent Parish Plan was very clear that local Broughton residents did not want any more housing in the village. It would result in the village losing some of its local character. Please do not grant anymore permission for building. I am also very concerned that, despite no planning permission yet being granted, a pathway is already being built between site RA101 and RA96. Has a deal on planning already been done before the consultation closes? Finally the way which Broughton residents join the A43 at the north junction is dangerous and more residents will inevitably lead to further congestion and accidents.	Policy 1 of the CSS requires rural development to be based on local need, any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Mr Peter Millett		106	Strongly Agree	Broughton residents already have to rely on Mawsley facilities e.g. school doctors dentist. Also parking in village very limited especially around shops	Noted.
Question	Mr Sean		109	Strongly	There can be no more housing developments	Policy 1 of the CSS

68	McMahon			Agree	especially when there are limited places at the Broughton Primary School. And what about a Doctors or Dentist Surgery ? There just isn't the infrastructure to accommodate additional families in the village. There is also the traffic congestion in and around The High Street and adjoining main roads to consider.	requires rural development to be based on local need, new development may support local services and facilities. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Mr Sean McMahon		156	Strongly Agree	Concerning RA/101, the current access to this land is via Bentham Close that contains 7 properties. These properties were designed in accordance with Bentham Close being a cul-de-sac, and not a through road to a potential new estate. As such, 22 High Street has been constructed with it's dwelling on one side of Bentham Close, and it's driveway and garages on the other. This requires it's occupants to cross Bentham Close to reach their cars and garages. If planning is agreed, and up to 30 houses are created, then the potential traffic generated during both construction and subsequent occupation would create a dangerous situation for pedestrians, particularly as the rear access to 22 High Street is directly on Bentham Close on a bend 25m from the junction of the High Street. Access to and from this entrance would be impaired when there would be a build up of traffic awaiting access to the High Street. This bottleneck would be a regular occurrence due to the chicane directly in front of 22 High	Access difficulties are noted in the Rural Masterplanning 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. The Council will consider all consultation responses received in this regard.

					Street that allows only single flow traffic in the High Street. With this in mind, access to and from the new estate should be considered via a different access point, and not via the existing gated entrance at the top of Bentham Close.	
Question 68	Mrs Sarah Watson		152	Strongly Agree	There should be absolutely no growth whatsoever in Broughton in or out of the boundary, the village is large enough as it is. The roads cannot take any more traffic, there are no facilities to cope with the extra houses anyway. Plus the fact that we are in a hosepipe ban area - where is all the extra water going to come from?	Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	mr richard chrich		157	Strongly Agree	There should be no growth beyond the existing village boundaries. Broughton is a village, lets keep it like that, this would be another nail in the rural way of life. Reference RA101 this junction currently enters the High Street onto a traffic calming measure directly on the left and then two bus stops on the right, more local traffic would just add pressure to the congestion that is already in existence. The High street is currently at max volume as it stands, and is becoming even more congested during peak time with school buses collecting students and cars that use the highway as a cut through to avoid the main junction with the A43, which is currently a potential accident hot spot, adding more local traffic to a chaotic major road junction is not the way forward , do we really need to put lives at risk to put a few houses up! As mentioned in your introduction "a few local school positions available" if the new	Policy 1 of the CSS requires rural development to be based on local need, any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements. Your comments with regards to the proposed employment site are noted and will inform the next iteration of the Plan.

					<p>developments go ahead, thus taking up these few positions what happens to the current local residents of the village who may require a position with in the village school? In my opinion the local services that are currently available would be ill prepared for an increase in local population increase as we are already relying on Mawsley and Kettering for amenities. However I feel that the proposal for development of the proposed RA/15 site for industrial purposes could be investigated further and with the right development could be beneficial as it could provide locals with much needed jobs, however we come back to the same old problem TRAFFIC CONGESTION!!!</p>	
Question 68	Mr Gary Furborough		208	Strongly Agree	<p>I believe that any further development within Broughton should be very limited - to individual properties only. The reasons for this being that the village does not have the ability to absorb any more development without destroying the character of the village. It would become an 'overgrown housing estate' without the ability to handle the additional traffic that would be generated. Broughton has two already congested and dangerous junctions onto the even more congested A43 and any additions to the population would only add to these problems. With regard to possible developments within Cransley Hill, school traffic already makes this a dangerous and chaotic zone on weekdays. Any new houses with access onto this road would only make these problems worse. It was not so long ago that Kettering Borough Council justified the building of Mawsley village by the</p>	<p>The document is intended to plan development in the Borough for the next twenty years. With regards to highways, any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.</p>

					statement that it would avoid the need for our existing villages becoming overgrown or robbed of their open land. What happened to these promises?	
Question 68	MRS JULIE DOYLE		211	Strongly Agree	Broughton can sustain no more growth without the problems regarding the 2 junctions to the A43 being sorted. How on earth will we be able to get onto the A43 when the new Cransley Park finally opens for business? A roundabout is urgently required there and RA15 needs to be used for a new road to the other roundabout so we can at least go to Mawsley or Kettering without having to do a U turn.	Policy 1 of the CSS requires rural development to be based on local need, further development in Broughton could contribute to improvements to the existing highway network.
Question 68	Mr Graham Thompson		218	Strongly disagree	There should be no more development outside of the village boundary. The village residents made a great deal of effort to compile a " Village Plan" which was submitted to and accepted by the Borough Council. This Village Plan should form the basis of any future development in Broughton. Limited infill within the village envelope could be acceptable if in keeping with the local environment.	The Broughton Village Plan has informed the options and the Rural Masterplanning Background Paper. The Site Specific Proposals LDD is intended to plan the future growth of the Borough for the next twenty years.
Question 68	Mr Derek Hook		244	Strongly Agree	There should be no further building within or beyond the village boundaries of Broughton. We moved here to get away from new houses and to enjoy village life. From our experience, these plans would destroy Broughton as a village.	Noted.
Question 68	Mrs Susan Upton		255	Strongly Agree	There can absolutely not be any further growth in Broughton! Ref. 098 --housing here would cause even more congestion than there is already --particularly for parents taking primary school children to school. Please	Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or

					respect our heritage of green fields around our village. No further growth for Broughton!	financial contributions towards improvements.
Question 68	Mr Gary Upton		263	Strongly Agree	I agree there should be no growth beyond the existing village boundaries. The development proposed for Cox's lane would lead to much more traffic on a narrow road which is already busy. This road is particularly congested at the school starting and finishing times.	Noted. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Mr Steve Chester		297	Strongly Agree	There should be no growth beyond the village boundary the proposal of RA/15 should be discounted as there is no access it would bring more traffic and probably HGV through the village which then poses health and safety risks Village communities need to be protected for future generations	Noted. Site RA/15 will be re-considered in light of the comments made.
Question 68	Mrs Duberry		302	Strongly Agree	I agree there should be no more Development in Broughton. We will be moving there shortly, our children currently attend the school in the village and we are moving there to get away from the built up housing estates. And if you build any new housing developments in any areas we all know they leave 10 percent for Housing Associations. We decided to move to Broughton as we fell in love with the village, please leave it as it is.	Noted.
Question 68	Mrs Pat Scouse		443	No opinion	A financial case may be made for the Focussed option by virtue of the fact that this will generate the most income from developer contributions but in all other respects it's basket case. It's far too big, the school won't cope, the village roads won't cope, the area of RA098 towards the A43 will be a noisy, dirty, thoroughly horrid place to live. Not what you'd	Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements. High design standards

					call a sustainable, well designed development benefitting the community.	would be sought for any development tin accordance with Part 7 of the NPPF.
Question 68	Mrs Hilary Bull		388	Strongly Agree	The question is ambiguous as there are two questions being asked in the first sentence. I absolutely agree that development in Broughton should be limited to no growth beyond the village boundary. Broughton cannot sustain any growth beyond the village boundary. The village is large enough to be sustainable; it has seen substantial growth already and to grow any further will lessen its village status; the infrastructure in the village is under pressure particular with regard to traffic movements within the village and as it exits. On the basis of the answer to the first part of the question being no, the second part of the question is therefore no as well.	Noted. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Mrs Karen Chester		304	Strongly Agree	There should be no more development within/outside the village boundary. Cox's lane can barely support the current level of traffic (particularly at the beginning/end of the school day), building more houses next to it would make it impossible for traffic and even more dangerous for the children going to school. The school is neither big enough nor has the pupil vacancies for 150 new houses/families and the current services in the village can only just manage to support the current population. A major water pipe runs through the proposed site and Anglian Water state that houses cannot be built on it or within 12meters either side of it!!	Policy 1 of the CSS requires development in rural areas to be based upon local need. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements. The site assessment as outlined in the Housing Allocations Background Paper has consulted with stakeholders and looked

						at school and water/sewage capacity. The comments here however will inform further site assessment prior to the next iteration of the Plan.
Question 68	Mrs Janet Manning		359	Strongly disagree	Difficult to answer as there are two opposing questions posed. My view is that there should be Zero planning outside of the existing village boundary and totally opposed to the small scale growth. The small scale growth shown on the plan does not look small to me. Broughton village is quite large enough. If I wanted to live in a small town, then I would move to Burton Latimer. I love this village and do not want it to get any larger.	Noted.
Question 68	mrs verity rainbow		309	Strongly Agree	The area around Coxs Lane, Cransley Hill is congested enough with the School traffic, Silver Street is currently used as a rat run at these times without further traffic in this area. Broughton desperately needs SAFE access onto the A43 without introducing a heavier traffic flow from the village. Development between the A43 and the village was ruled out in favour of the development at Mawsley, I see no reason for this to be to be changed. Mawsley has benefited by having more facilities provided e.g. doctors surgery etc, surely it makes more sense to expand the population in an area that can provide for it.	Policy 1 of the CSS require rural allocations to be based on rural need, new development in this area may help to support local shops and facilities. The document is intended to plan development for the Borough for the next 20years, the previous plan introducing Mawsley as a village was adopted in 1995.
Question 68	Ms Mandie Timson		358	Strongly disagree	Broughton is a fantastic village with a great community spirit and to prevent this disappearing it should remain as it is with NO FURTHER growth outside its boundaries.	Noted. Any detailed proposals would need to mitigate their impacts on local infrastructure

					There is already too much traffic congestion around the high street with the area around the shops getting congested and dangerous as there is insufficient space to park. Access to the A43 becoming increasingly dangerous with the amount of traffic it carries. The infrastructure and facilities do not allow for growth as suggested.	through physical improvements or financial contributions towards improvements.
Question 68	Ms Mandie Timson		362	Strongly disagree	The proposed development behind Bentham close is not viable on so many levels. Bentham close: Was passed and built as a Cul-de-sac and only has the road standards to meet the needs of the 7 properties located in it. There is currently 11 residents cars using the access road which is ample in this confined area, not only is the service road to narrow to pass safely the high street gets blocked when trying to turn into/ out off the close because of the road narrowing solution on the high street. The access from the house on the corner of Bentham close and the high street comes out directly onto the road which is a very dangerous solution today with the children playing. But would become unmanageable with more vehicles using the road on a regular basis. I am sure that all the resident bought their properties because of their location, privacy and safety and probably paid a premium price for it. Please leave Broughton as it is - a fantastic village with a quality of life that cannot be found in a town which seems to be what people want to make it?	Access difficulties for site RA/101 are noted in the Rural Masterplanning 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. The Council will consider all consultation responses received in this regard.
Question 68	smith		341	Strongly disagree	Broughton is a village so let it remain so. If there must be growth then it must be "small" if	Noted. Any detailed proposals would need to

					not it will result in too much traffic, which is already a problem and problems with the school as only a "small" number of places are available. The majority of it's residents live in Broughton because it is a village so why the reference against RA/094 "alternative gateway to the town". I hope this is not the thin end of a very large wedge.	mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	MR ADRIAN LOTT		349	Strongly Agree	The village and traffic is at full capacity and cannot take any further development. The village needs to be protected from being developed further into Kettering and the nature of the village changing. Also Mawsley has better facilities to cope with development, i.e. Doctors, Dentists and shopping centre.	Noted. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	mr leslie manning		354	Strongly Agree	the question as framed is a trap to get people to agree to small scale development I wish to make it perfectly clear there should be no development outside the current village boundary	Noted.
Question 68	Mr Karl Hobbs		372	Agree	questions are so ambiguous you could put agree and disagree !! Gate lane and church street need to be left as they are, and turned into conservation areas. The village has no requirement for a butchers/tea room/etc etc. people live in the village and work elsewhere !!! We move to villages to get away from the hustle and bustle of towns	Noted.
Question 68	Mr John Reed		383	Strongly Agree	The proposed development of focussed housing off Coxs lane is totally inappropriate to a village of the size and amenities of Broughton. Shops have already closed and further closures are threatened. The bus service is totally inadequate especially with	Noted, development within rural areas should be based on local need, traffic and highways improvements will be necessary with any new

					<p>the rapid escalation of fuel prices. Specific points are; Traffic in Coxs Lane is already busy, excessive at school time; The proposed entrance is nearly opposite the school causing severe accident risk; There is no room to expand the school should the now inhabitants increase the infant and junior population, either immediately or as families are started or expanded; The increased traffic using the existing poorly designed accesses to the A43 which have both experienced accidents since the bypass was built; Some houses will be right next to the A43; Subject to continuous noise pollution; The proximity to the A43 poses a real risk of injury to adventurous and inquisitive children; The traffic is slow moving or stationary during peak periods adding to the particulate pollution of nearby properties; Totally unsuitable for babies and infants. This could result in claims over the years which will be a significant financial burden on the Borough Council rate payers. (Have your insurers been consulted?); Street lighting will have to be upgraded adding to light pollution in a rural area; The development will despoil an open space that is defined as outside the village envelope in the village design statement; The public footpath through the proposed development will lose its rural nature; Felling of mature trees is a real possibility</p>	<p>development to ensure highway safety is not negatively impacted in accordance with policy 13. Further highways improvement or other local area improvements may be sought if seen to support local need. New development may actually support existing shops and services, provide additional greenspaces and support the local school over the next twenty year period.</p>
Question 68	Mr Mark Cortis		425	Strongly Agree	<p>We believe there should be no more building development in Broughton/ Little Cransley. If there has to be some, it definitely needs to be small and kept within the village boundary. Reference RA/098 - land to east of Cransley</p>	<p>Noted. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical</p>

				<p>Hill. Proposed housing development in Broughton/ Little Cransley. Our strong objections to developing this site are listed below. 1. Total ruination of beautiful pasture and meadowland which provides great pleasure for the residents of Broughton and Little Cransley. 2. Access Issues. a) There is a very narrow exit, not comfortably wide enough for two cars, leading from Cox's Lane on to Broughton High Street (next to what used to be The Sun Public House) An increase in the volume of traffic would put intolerable pressure on this steep part of the lane and create a very dangerous exit. The junction also has restricted visibility and the situation would be exacerbated by extra traffic. b) Access onto Cransley Hill from site RA/098 would be dangerous because of the slope and curvature of the road creating limited visibility. c) Travelling by car down Cransley Hill to Broughton High Street is already a bottle neck at most times of the day. Extra traffic will only make the problem worse and dangerous for pedestrians. d) The junction at the north end of the village leading on to the A43 towards Kettering is already congested and dangerous. Accidents here are particularly nasty because of the speed of the traffic on the A43. e) In the Spring and the Autumn the sun is directly in the drivers eyes when driving up the hill on Cox's Lane by what was The Sun Public House. It significantly impairs the drivers vision and, again, extra traffic will only make the situation more dangerous for drivers and pedestrians. f) In the Winter when there is snow and particularly when there is ice on the</p>	<p>improvements or financial contributions towards improvements. New development could actually contribute to some of the highway issues currently experience in the village and support local need.</p>
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					<p>road, the junction between Coxs lane and Broughton High Street is even more dangerous because the lane is steep and extreme caution is necessary when driving. Cars have, on occasions, failed to stop at the junction in icy conditions, losing control, and sliding onto the High Street. Cransley Hill has similar problems, though not as bad, in these weather conditions because the road is also steep as it approaches the High Street. g) Cox's Lane is exactly that, 'a Lane', and not built to take huge amounts of traffic from a large estate such as the proposed RA/098. h) There are already a high number of cars parked regularly outside the village shops and insufficient parking space for the number of residents the village already accommodates. A large increase in the population will make this problem more severe. 3. We understand there are 923 homes in Broughton. If there was an increase in the population then this would put a great deal of extra pressure on the infrastructure of the village. 4. The School is unlikely to have sufficient capacity for the extra children from the new site (RA/098) and already uses Portacabins. 5. Parking on Cransley Hill by parents at school times, taking and collecting, already causes heavy congestion.</p>	
Question 68	Lesley Hirst		531	Disagree	<p>Sir/Madam, Thank you for taking the time to read this e mail. I have looked at the proposals for discussion re development in and around Broughton. It is not obvious from your website on how to comment so I hope this will be forwarded to the appropriate person. I moved to Broughton from Welwyn</p>	<p>Noted. The Council will conduct an Open Space Needs Assessment which will include the need for allotments and this will inform the next iteration of the plan. Important</p>

				<p>Garden City in Hertfordshire in 2006. I wanted to live in a smaller, village community in a county where much of the green spaces have not been swallowed up by development. In the 6 years since I have been here there has been some infill development which has now brought the population up to around 2,000. Like many other villagers, I feel that Broughton is now big enough. Once the population increases much above 2,000 the village could easily become more like a small town or an extension of Kettering. I believe much more development will result in a loss of the village identity and the sense of community in Broughton; this has already been damaged by the loss of one of the 2 remaining pubs in the village. I have seen that in Hertfordshire, years of development motivated by profit rather than quality has eroded village life so that only those who can afford the high prices remain and many houses are used as weekend retreats for commuters. In Northants many villages seem to have retained as thriving communities with mixed populations - please don't turn Broughton into a glorified housing estate with limited green 'spaces'. On an environmental and more personal note. I am part of the allotment community in Kettering Road which has been suggested as an area for housing. The site is a well used historical amenity and also a haven for wildlife. Modern farming methods and housing development has meant that allotments are important areas for wildlife and people. More and more areas such as these are being used for development but</p>	<p>open spaces surrounding the village have been protected through the designation of Historically and Visually Important Open Space and/or through the 10 typologies outlined in the Open Space SPD. Option 14 suggests any development over 3 dwellings in rural areas should provide 30% affordable housing, this should help to avoid out-pricing local people.</p>
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					many new houses have tiny gardens or no gardens to provide land for growing. People are being urged to grow their own food in order to lead healthier lifestyles but need space to do this. Finally, many villagers are concerned about the volume and speed of traffic coming through the village and the dangerous turning into the village from Kettering. Increased development will surely add to this problem.	
Question 68	Mrs Rebecca Hawkes		563	Strongly Agree	I strongly agree that development in Broughton should be limited to no growth beyond the current village boundary and that small scale growth is limited and clearly documented as such. I find the sites identified inappropriate for development. Increased traffic around the school and Cox's Lane can only increase the likelihood of accidents and put our children in danger. The roads around the village are narrow and increased need for parking can only cause more problems and difficulties to the already busy traffic around the village. RA15 development should only be entered into if access to the village from the south is changed so that it becomes possible to leave the village by the south and immediately turn right (North) onto the A43. It is not acceptable to increase large vehicles through Broughton.	Noted. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements. Site RA/15 is for small scale employment appropriate to the village as outlined in the Broughton Village Plan.
Question 68		Planning Consultant Berrys	1229	Agree	Agree with the focused housing allocation for Broughton. By intensifying the housing development you will in turn increase the potential for developer contributions which can be fed back into the village. These contributions can then in turn help to address	Noted.

					some of the concerns that have been raised by the residents regarding future development. As Broughton has been identified as a village that can accommodate growth, it is felt that a focused approach will bring the most 'gain' back to the village and result in a more sustainable approach. Site 098 is supported for development being both available and deliverable.	
Question 68	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1152	No opinion	RA/098, RA/094, RA/101, RA/096, RA15 - 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. (NPPF) 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. Any FRA should focus on the management of surface water for the development as well as considering the other different types of flooding as detailed in the Technical Guide to the NPPF. The Kettering and Wellingborough Level 1 Strategic Flood Risk Assessment should also be used to inform any site specific FRA. Surface water run-off issues are a key factor for consideration. Any FRA must demonstrate that surface water run-off can be managed and the proposed surface water drainage system can cope with 1 in 100 probability plus climate change rainfall event without	Noted. Any detailed application would need to consider flood risk in accordance with Part 10 of the NPPF and the associated Technical Guidance.

					<p>increasing flood risk to the site, surrounding area and third parties. The FRA must also demonstrate that post development run-off does not exceed pre-development run-off. To calculate Greenfield runoff rates, we accept the use of the IOH124 method (Chapter 7). For sites smaller than 50 ha this area should be used in the calculations and linearly interpolated down for the impermeable area proposed on the site. Growth curves may then be used to obtain the discharge rates for the 1 in 1, 1 in 30 and 1 in 100 probability rainfall events. Storage will be required for each event up to the 1 in 100 probability rainfall event and must include climate change. Please note that full calculations should be provided. Within the FRA, surface water run-off rates for the existing and developed site for the 1 in 1 probability rainfall event, the 1 in 30 probability rainfall event and the 1 in 100 probability rainfall event and the attenuation volumes required including an allowance for climate change should be stated. The allowable discharge rates from the site should be based on the developed impermeable area rather than the site area as a whole. In addition, any FRA must confirm whether the site run-off will be restricted to the Qbar rate for all events or the Q1 for the 1 in 1 probability rainfall event, Q30 for the 1 in 30 probability rainfall event and Q100 for the 1 in 100 probability rainfall event using a complex control. Run-off and attenuation requirements should be provided in line with the requirements of the SFRA and Preliminary Rainfall Runoff Management for New</p>	
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					<p>Development Revision E. The maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and the residual risk of flooding addressed. The drainage scheme proposed should provide a sustainable drainage strategy to include Sustainable Drainage System (SuDS) elements with attenuation, storage and treatment capacities incorporated as detailed in the CIRIA SuDS Manual (C697). The hierarchy for surface water disposal encourages a SuDS approach. The second tier is discharge to watercourse and final stage is discharge to sewers. Percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. Should infiltration not be possible on the site, SuDS could still be utilised to convey and store surface water run-off. Areas of open space on the site could be utilised and SuDS features such as swales and ponds may added to the amenity and ecologic value of the site. Any FRA should also consider the possibility that the surface water system may fail / become blocked. Overland floodwater flood water should be routed away from vulnerable areas. For acceptable depths and rates of flow, please refer to Environment Agency and Defra document FD2320/TR2 Flood Risk Assessment Guidance for New Development Phase. Further consideration should be given to safe access and egress for emergency</p>	
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					services when site is flooded. RA/127 We consider this site 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 produced.	
Question 68	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	758	No opinion	Please refer to comments previously submitted by the NCC Development Control team in relation to these sites.	Any detailed proposals would need to consider highways impacts in full consultation with the Highway Authority.
Question 68	Mrs Pat Scouse		805	No opinion	Encouraging employment closer to where people live is in principle a good idea but putting industrial units on RA15 would present some access issues. Industrial units are going to need trucks to deliver/collect from their premises. Even if they could get into Broughton from the southern end (by doing a u-turn at the Mawsley roundabout if they're coming from Northampton) any vehicle wanting to leave in a Northerly direction would have to negotiate the High Street. The County Council appear to have no funds to re-surface	Site RA/15 is intended for small scale employment appropriate to the village as outlined in the Broughton Village Plan. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.

					the High Street so the likelihood of them finding a few million down the back of the sofa to undertake major roadwork's on the A43 is vanishingly small. So now we've added HGVs to the additional 200+ cars you want to get through the village if you proceed with housing development. Let's hope that one of the empty shops on the High Street becomes a pharmacy because we're all going to be on Valium before long.	
Question 68	Mr Melvyn Wildman		681	Strongly disagree	We (My Wife & I) strongly object to any further housing development in the village of Broughton and on all scales. The school will not cope the roads and centre of the village most definitely won't cope as it is difficult to park and even drive through safely. There have been serious issues with the sewage system in the Grange Road area, further housing would increase the pressure on an already flooded system. We have old telephone cables that won't sustain any more subscribers . Emergency vehicles would have great difficulty in entering the village if more parked cars are allowed. The accesses to the village are unable to cope now and getting on to the bypass at certain times is difficult to say the least. Local surgeries and most definitely the hospital won't manage as they struggle now. Broughton is a village and must not become a TOWN.	The Core Spatial Strategy will address the strategic infrastructure requirements based on the growth projections till 2031. Locally any impacts from the development such as the highways or sewage will be funded by the development and can in some instances facilitate additional improvements if locally required.
Question 68	Mr Richard Dobson		899	Strongly disagree	There should be no further growth in Broughton & Little Cransley either beyond or within the village boundary. Broughton & Little Cransley has grown by 16% (135 dwellings) in the last 15 years and by 41% (285 dwellings)	The allocations for Mawsley and Broughton are similar based on the size of village, its population and services.

					<p>in the last 20 years. There are 980 dwellings in Broughton & Little Cransley the same as Mawsley and yet the proposals for Mawsley state that the village is nearly complete, with proposals for negligible development unlike the proposals for Broughton & Little Cransley. Broughton & Little Cransley has fewer facilities than Mawsley (e.g. medical centre) and Broughton & Little Cransley has a highly inadequate infrastructure such as road access, parking congestion along the High Street and Cransley Hill and inadequate drainage (water and sewerage). Regarding the proposals for area RA/015 as an employment option, in just over 15 years Broughton & Little Cransley has seen the demise of a Petrol Station & Garage, Antique Shop, Shoe Factory, Public House, Post Office, Tea Shop and Kitchen Designers. Most of these locations have now been developed into dwellings. Should the council not first look at revitalising the brownfield sites within Kettering? There are plenty of unoccupied premises in Kettering and areas on the outskirts within the current Kettering boundary which could be developed for employment. On his way to the battle of Naseby in 1645, Oliver Cromwell and his Model Army may have passed through or even camped in Broughton & Little Cransley. Instead of expansion, Broughton & Little Cransley should be recognised as being of historical and architectural interest and a significant conservation area should be implemented as an immediate priority.</p>	<p>These villages are seen to be more sustainable than other village locations with fewer services and facilities. Policy 1 of the CSS requires allocations in rural areas to be based upon local need. Some local development may help to support local shops and facilities such as the school and public house. The highways impacts would have to be carefully considered in consultation with the Highway Authority. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.</p>
Question	Mr Richard		902	Strongly	There should be no further growth in	Noted. Highways impacts

68	Dobson			disagree	<p>Broughton & Little Cransley either beyond or within the village boundary. Broughton & Little Cransley has grown by 16% (135 dwellings) in the last 15 years and by 41% (285 dwellings) in the last 20 years. There are 980 dwellings in Broughton & Little Cransley the same as Mawsley and yet the proposals for Mawsley state that the village is nearly complete, with proposals for negligible development unlike the proposals for Broughton & Little Cransley. Broughton & Little Cransley has fewer facilities than Mawsley (e.g. medical centre) and Broughton & Little Cransley has a highly inadequate infrastructure such as road access, parking congestion along the High Street and Cransley Hill and inadequate drainage (water and sewerage). Regarding the proposals for area RA/015 as an employment option, in just over 15 years Broughton & Little Cransley has seen the demise of a Petrol Station & Garage, Antique Shop, Shoe Factory, Public House, Post Office, Tea Shop and Kitchen Designers. Most of these locations have now been developed into dwellings. Should the council not first look at revitalising the brownfield sites within Kettering? There are plenty of unoccupied premises in Kettering and areas on the outskirts within the current Kettering boundary which could be developed for employment. On his way to the battle of Naseby in 1645, Oliver Cromwell and his Model Army may have passed through or even camped in Broughton & Little Cransley. Instead of expansion, Broughton & Little Cransley should be recognised as being of historical and</p>	<p>would have to be considered very carefully at the Development Control stage in consultation with the Highway Authority. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements. The site RA15 is for small scale employment to suitable to the village as outlined in the Broughton Parish Plan. The Conservation Area for Broughton is currently being worked and will be presented locally and consulted upon as a separate document.</p>
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					architectural interest and a significant conservation area should be implemented as an immediate priority.	
Question 68	Mr David Riddle		588	Strongly disagree	<p>1. Is Broughton the right place for future development? With the reclamation of the old Perkins Car salvage site at the junction of the A14 (that has been dormant for years) why do we need to touch Broughton at all? With easy links to A14, and Kettering it would make an obvious site for a small development rather than a development in Broughton. Are there not other sites along both sides of the A43 that could be developed for housing and commercial premises?</p> <p>2. Schooling & Roads With the arrival of new families into the village, how is our present primary school going to cope with the influx of children requiring primary education? If places are not available parents will have to arrange for their children to travel to Mawsley. The present village road infrastructure is not conducive to the traffic potentially generated by the proposed plans. The extra traffic of new comers will bring more traffic congestion.</p> <p>3. Car parking in the village Car parking by the Co-op in the village is an ongoing problem and not likely to improve with a new Fish & Chip shop (as nice as it is) next door and the extra parking needed for the new business the proposed development will bring. The planners could have built a small short stay car park across the road by the zebra crossing. It could have built alongside a slightly smaller housing development.</p> <p>4. Improvement at junction of Broughton and A43 If we are considering development in Broughton, the junction at the top of the</p>	<p>Development in the rural areas should be based upon local need and is not seen as an alternative to growth in the Principle towns such as Kettering, as outlined in the CSS. New development could help to improve the local road network and access and car parking to the school. The assessment criteria for potential sites as outlined in the Housing Allocations Background Paper looked at the capacity of schools, in consultation with Northamptonshire County Council and the capacity of school over the 20 year period which the Plan would cover. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.</p>

					village with the A43 needs to be improved. This junction has always been a bottle neck and a likely place for accidents. The argument that by constructing a roundabout at the A43 junction will slow down the traffic is correct, but don't we want to slow the traffic down on the bypass? Why do we have an occasional Police Safety Camera van down the road on the A43, yards from the junction if it's not to slow the traffic? 5. Under the circumstances I object strongly against the proposals.	
Question 68	Mr David Maycock		833	Strongly Agree	Broughton is already at an optimum size and any growth outside the village boundary will impact adversely on the undeveloped areas that act as important barriers between the existing village and the A43. Also additional development will lead to unacceptable traffic density through the village; this is already dangerous at times with cars and buses passing through a relatively narrow main thoroughfare which carries a great deal of pedestrian traffic.	Noted. Additional growth to the village is not intended to 'merge' settlements, this will be avoided. Highways impacts would have to be considered very carefully in consultation with the Highway Authority. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	H. La Torre		600	Strongly disagree	Future Planning Proposals for Broughton - NO Vote I have seen the plans for new housing and industrial units that are proposed for the village and wish to register my vote against the proposals put forward by the Council planning Department. I do not think they have taken account of the current congestion seen regularly in the centre of the village nor the	Noted. Development in the rural area should be based on local need, improvements to the highway networks could follow some additional development. The impact on the safety of

					<p>impact that so many new residents will have. Has the Planning department taken note of the traffic and parking congestion in school term. Adding so many houses in the vicinity would create substantial difficulties given the current road network. The village has been strangled ever since the exit from Northampton Road onto the A43 was restricted to just going south towards Northampton. Whoever decided to build to roundabout on the A43 without direct access from the village actually created a substantial increase in traffic flow through the centre of the village. Journeys to Kettering from access onto the A43 were effectively stopped with the completion of the roundabout. I consider there are other areas which could be developed with the right road scheme.</p>	<p>the highways will be reviewed prior to the next iteration of the Plan.</p>
<p>Question 68</p>	<p>Mrs Alison Pybus</p>		<p>668</p>	<p>No opinion</p>	<p>Cannot express an opinion as the question is ambiguous. I have lived in Broughton for 15 years and moved here to enjoy village life. My family endured living amongst a building site whilst the Bentham Close and Darlow Close developments proceeded: continuous noise each and every day, including weekends and from very early in the morning, pollution from obnoxious & illegal bonfires, dust and dirt outside and inside my house and the stress when the non English speaking developers ripped out trees and shrubs at the bottom of our road unlawfully, my neighbour having to get the police involved when the builders knocked their garden fence down and became abusive and threatening. The objections raised at the time with these developments have come to be and the residents in these</p>	<p>The Rural Masterplanning Background Paper, has assessed the character of the village and detailed design principles have been included in the Options Paper for comment. Unplanned development can lead to development which has negative impacts. Development in local villages should be based upon local need. A review of the impact on the safety of the highway network and the capacity</p>

					roads are now making the same complaints such as dangerous access to the High Street, even more illegal and highly dangerous parking on the High Street and the failed promises made by the planners/developers at the time to ensure adequate and safe parking for the delivery lorries in Darlow Close (they still use the High Street to park illegally and dangerously), the argument used to demolish & replace the bungalow facing the High Street with 2 new builds that were more in keeping with the street scene. One house has never been built and the other house is a complete eyesore and does not fit in with the street scene at all. All the other points already made by others here re. the capacity of the local school to cope with a large influx of children (in my opinion, class sizes of 30+ are already way too large), the ridiculous non-access northbound to the A43 south of the village and the highly dangerous access to the A43 north of the village particularly during morning and evening rush hours, need to be listened to and acted upon now. I have no desire to live amongst a building site again if RA/101 goes ahead, it will be the end of Broughton for me and my family. I want to be completely unambiguous - NO FURTHER DEVELOPMENT IN BROUGHTON EITHER INSIDE OR OUTSIDE THE VILLAGE BOUNDARY.	of the school for the next 20 years prior to the next iteration of the Plan.
Question 68	Mr Kevin Horn		725	Strongly disagree	Strongly disagree/ strongly agree depending on how you want to read it. Please no more development beyond the village boundaries. I moved to the village not so long with my family as I wanted the kids to grow up	Noted.

					surrounded by fields and animals. If the village gets any bigger then I will be forced to find another village to live in. Maybe Emmerdale would be a good option as it would be less busy. Absolutely no development in and around the school.	
Question 68	MRS Kathleen Horrix		796	Agree	Given that KBC has to meet the quota of new housing determined by the government, I would agree that small scale growth for Broughton is acceptable, but not desirable. I would prefer housing to be dispersed among a number of sites, with a smaller development at RA/098. If it is viable RA/15 could be developed for employment- is the whole of this area unsuitable for housing? Could the section facing Northampton Road be developed to provide 4 or 5 extra houses?	Noted. Site RA/094 will be reviewed to see if additional capacity is possible.
Question 68	Mr Andrew Tempest		956	Strongly disagree	The question as posed is ambiguous as it asks two questions rather than one. I strongly disagree with the proposal for focused small scale growth on sites RA098 and RA127. These sites can only be accessed from Cox's Lane, which is in places a narrow steep lane, with no footpath on one side and some highly restricted stretches of footpath on the other, in particular opposite the entrance to the car park of the former Sun public house. Cox's Lane is a quiet road with relatively few houses on it. Development of the sites could add around eighty further dwellings, creating significant additional traffic. The only other access from the village is via Cransley Hill, itself steep and relatively narrow in places. There is already a parking problem in the immediate vicinity of Broughton Primary	Access to the proposed site at RA/098 and RA/127 will be reviewed in light of the comments and any necessary highways improvements would be required by the development. Development in rural areas should be based only on rural need, development in this location could fund improvements to the school access and car parking as well as highways improvements within the village. The

				<p>School, with the police in attendance on a regular basis to discourage inappropriate parking. Broughton itself is not well suited to further development. Both north and south accesses to the village from the A43 are restricted, with the north access particularly dangerous due to high speeds and limited visibility. There is a limited bus service (at best once per hour), which means that in the event of new development it is highly likely that there will be significant additional vehicle movements into and out of the village, especially during rush hour. While there may be a few spare places available at the village school at present, development on this scale is likely to result in the school (which already relies to an extent on temporary classrooms) becoming oversubscribed, which cannot be in the interests of either existing or potential new inhabitants of the village. The same difficulties apply to the proposals for dispersed housing on sites RA096/RA101/RA094; consequently I consider that there should be no residential development in Broughton outside of the village boundary shown as the solid black line on the plan. I am ambivalent about the proposal for industrial development at RA15. I am not opposed in principle, provided that access to the A43 at the south end of the village was modified to allow traffic to travel in both Kettering and Northampton directions. However I do question whether there is any need for further industrial development in the area at present given that Cransley Park has still to attract its first tenant almost a year after its infrastructure was completed.</p>	<p>assessment of sites, as outlined in the Housing Allocations Background Paper, the capacity of local schools for the next twenty years was part of the assessment in consultation with Northamptonshire County Council. Your comments with regards to site RA15 are duly noted.</p>
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Question 68	Mr Robin Shrive		838	Agree	Development should stay within the current boundary, as a maximum there should be only very small scale dispersed on limited sites.	Noted.
Question 68	Mr Tim James		818	Strongly disagree	The question is as worthy as any that could have been phrased by Sir Humphrey Appleton in an episode of Yes Minister. I strongly disagree with the proposed development which is quite breathtaking in its scale. Cransley Hill and Cox's Lane are already busy routes and I can think of nothing more inappropriate than to propose new (and unwanted) housing developments that are accessed from these roads. I have no objection to genuine small scale or infill development. Broughton has had more than its fair share of large scale projects and there is no rational reason why other local villages, that seem protected against such building, should remain so and take their turn instead.	Noted. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Mr David James		817	Strongly disagree	The question is not clear, however I am strongly opposed to development outside of the village boundary. We have already seen a lot of major development in the village over the years and more is not needed. Why cannot this go to other local villages such as Pytchley or Loddington? The development as proposed would be on green field land surrounding the village and would have an adverse effect on both traffic flow in the village and an increase in the already dangerous parking, particularly on the High Street near the Coop. The access to the proposed developments would be dangerous and appear to be proposed by people who do not live or work here and have no idea of the	Noted. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements. We would need to be satisfied that any new junctions or accesses would not impact highway safety in accordance with policy 13 of the CSS.

					current problems particularly at the start and end of the school day. More residents and more cars would also increase the dangers at both ill conceived junctions with the A 43. Like other villages which want to retain their character, any development should be in keeping with the area and small scale i.e. limited to a few houses.	
Question 68	Mrs Katharine Hurford		912	Strongly disagree	There should be no development of Broughton outside the present village boundary. If any development should take place it should be within the village on brown field sites NOT on farm land. There are still sites which historically had many cottages on which could easily be developed. Kettering Borough Council turned down a development of three starter homes on the brown field site west of the church in 2000 which was well within the village plan.	Noted.
Question 68	Mr Philip Blackburn		825	Agree	Any further development would result in an unacceptable increase in traffic through the village. The road through Broughton is already used by traffic, some of it heavy lorries, as an alternative route to Wellingborough industrial estate, Milton Keynes etc. Any further development towards the A43 side of the village using Cransley Hill or Gate Lane for access would mean more traffic on roads which are already dangerously over used. Broughton is already a large village which most residents do not wish to become a town.	Noted.
Question 68	Mrs Mary Rust		885	Strongly Agree	SITE SPECIFIC PERSONAL RESPONSE Q 68 - STRONGLY AGREE THERE SHOULD BE NO GROWTH BEYOND THE VILLAGE BOUNDARY on the following grounds -	Thank you for your comments with regards to the sites assessed, these comments with form part

				<p>RA/098 - A site of this size will generate a large number of dwellings which the roads and school cannot accommodate. The roads giving access around this site are narrow with in places no pavements. Present residents in these streets have to park outside their houses which narrows the road even further. A new access from Kettering Road to The Paddock would still be too narrow to take the volume of traffic which would be generated.</p> <p>RA/15 - The fact that this site is near the exit onto the A43 at which vehicles can only turn left means that any vehicles requiring a right turn would need to travel through the village and adding to the problems associated with the Kettering Road exit.</p> <p>RA/094 - Further consideration could be given as to the inclusion of this site for future development</p> <p>RA/101 - This site cannot give access to the school as stated. Its junction with the High Street is too narrow.</p> <p>RA/096 - This site faces considerable problems as it accesses Cransley Hill which is a narrow road in places and is busy as it allows access to Great Cransley and beyond.</p> <p>RA/095 - Gate Lane is another narrow road with no pavements in places and has blind bends. This road has a large number of pedestrians switching from side to side to make themselves seen by drivers.</p> <p>RA/097 - As stated in RA/095 above together with Church Street also having blind bends when vehicles are parked.</p> <p>RA/099 - Allotments are needed and should not be given over to dwellings. It is also some considerable distance from the centre of the village.</p> <p>RA/144 - Too large and away from the</p>	<p>of the review of sites to be undertaken prior to the next iteration of the Plan.</p>
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					centre of the Village. Is an intrusion into the open countryside. Existing roads cannot accommodate more traffic. RA/167 - As RA/144 above. Broughton would no longer be a village. RA/103 - Junction with High Street is too narrow to take additional traffic and absence of a suitable right hand turn is also an added problem. RA/16 Same reasons as RA/095. Small scale growth could take place on frontage to RA/094. I do not think RA/15 should be developed for employment due to problems with roads already stated.	
Question 68	Mrs Katie Holmes		863	Strongly disagree	There should be no growth, let alone beyond the village boundary. Recent years has seen the development within the boundary with Bentham Close, Darlow Close, Rectory Farm Gardens and the Sun pub site. The road infrastructure is at capacity. It cannot cope with growth in the proposed sites. Cransley Hill is utilised by current residents for parking and it is not a clear road for two way traffic. Cox's Lane is in not passable by two cars in places, and there is no ability to improve this.	Highways impacts would have to be considered very carefully in consultation with the Highway Authority. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Mr Carl Sturman		878	Strongly disagree	The infrastructure of the village does not support growth outside the village boundary. In particular the school is not sufficiently big enough, nor staffed to accept more students. Although the Council mention the proposal would support the school by filling a few vacancies, this is clearly a flawed argument as the school does not have sufficient spaces to cause any concern. Class sizes are already in excess of what parents deem desirable and I would suggest any vacancies are as a result	The assessment of sites, as outlined in the Housing Allocations Background Paper, the capacity of local schools for the next twenty years was part of the assessment in consultation with Northamptonshire County Council. Access to the

				<p>of students leaving during the term rather than an inability to attract them. Some students already travel in from the nearby area of Lake Avenue, Kettering. Currently Cransley Hill and Cox's Lane are pleasant roads that would have to be widened and developed to accommodate a huge amount of extra traffic. The Cransley Hill, Northampton Road junction seems to me to be at capacity now, particularly during rush hour periods and there is a constant theme of badly parked vehicles on the pedestrian crossing markings or double parked outside the Cooperative Store, the paper shop and the new chip shop, (which seems to have been planning permission with no though whatsoever for parking and public safety). Additional housing can only put more pressure on those areas and increase traffic flow through Cox's Lane, which already has a constriction at the Gate Lane end. Therefore, travelling either way from the proposed new build would be likely to become a frustrating journey delayed by poor access, both in and out the village. Of course, once on Northampton Road, the only egress from the village to the A14 or Kettering features a long queue to cross the dangerous Broughton by-pass and I believe the development will lead to a necessity to upgrade that piece of road with a roundabout or similar device to aid traffic flow, at massive cost to the public. From a personal point of view, I moved to Cox's Lane 11 years ago for the peace and quiet associated with the village but to be near enough to Kettering's amenities. That was a life-style choice and I moved from the Ise</p>	<p>proposed site at RA/098 and RA/127 will be reviewed in light of the comments and any necessary highways improvements would be required by the development. Development in rural areas should be based only on rural need, development in this location could fund improvements to the school access and car parking as well as highways improvements within the village.</p>
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					Lodge estate. I don't want you to bring the Ise Lodge estate to me or I wouldn't have bothered moving in the first place. To be clear, I object to the scheme on the grounds that the infrastructure will not support the proposed development, the noise and disturbance from the scheme will destroy the peace and tranquillity of the area, the traffic flow and parking will increase to an unacceptable and even dangerous level and the character of the neighbourhood will be ruined. The school cannot support an influx of students and presumably will need to be enlarged, as will the connecting road system outside the village. As a side issue I would like to comment that accessibility to leave these comments seemed to me to be an unnecessarily difficult and bureaucratic process that should have been a lot easier if the Council is truly interested in our views.	
Question 68	mr Nigel Bull		882	Strongly disagree	I think this is a loaded question. It does not point out that the boundary is not the existing one as at present and a small development to me would be around four to five houses not in the hundred pluses number as in the plan.	Noted.
Question 68	Mr Andrew Kirkwood		922	Strongly Agree	As mentioned in many of the other comments, we think the ambiguous nature of the question is very poor. My wife and I are strongly opposed to any growth beyond the boundary of Broughton village, small scale or otherwise, for the following reasons: 1. The village roads are not designed and will not support the increased flow of traffic that will result from the proposed expansions. Cransley Hill is incredibly dangerous already, Cox's lane is	The assessment of sites, as outlined in the Housing Allocations Background Paper, the capacity of local schools for the next twenty years was part of the assessment in consultation with Northamptonshire County

				<p>very narrow and the bottle neck in High Street has been already worsened by the opening of the Fish & Chip shop. The village does not need such a significant increase in vehicles trying to access its streets and lanes. 2. Local services will not cope with the increase in housing, for example the village primary school is full. In the last 10 years or so there have been new houses built within the village that are now occupied by families whose children will soon be of school age (if not already) so demand for places at the school is already likely to rise in the next few years. The proposals would suggest significant numbers of new houses which would, logically, suggest significant numbers of families, many with young children who will have no access to their local school. Attempting to increase the size of the school would be extremely unsatisfactory (and will result in more children spending their days in mobile classrooms!); currently the village school is just that - a one-form entry village school; it should not become like a town-based large scale Primary. 3. The industrial proposals area is absolutely a non-starter without first creating northbound access to the A43 for the village. If such access was created then perhaps the village could consider it, but any such proposals would need to be fully thought out and appropriate for the size, scale and demographic of the area - this proposal has done none of those things. We would rather see the council focus its efforts on more suitable sites than trying to "shoehorn in" developments to villages like Broughton and</p>	<p>Council. Development in rural areas should be based only on rural need, development in this location could fund improvements to the highway network within the village. Site RA15 is intended for small scale employment suitable for a rural location, as outlined in the Broughton Parish Plan.</p>
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					irrevocably changing their very nature. There is the old car scrapyards site at the A14/A43 junction which would seem a reasonable alternative? Or why not create a new purpose built village as has been done with Mawsley? Hands off Broughton!	
Question 68	Mrs Julie Bozicek		940	Strongly disagree	I object to the proposed industrial development RA15 in the small-scale growth option for the following reasons: (a) The land is owned by the Broughton Charities of Bentham and others. It has been held by the Charity (part of the Town, Poor and Kinsman land) since 1786 and has been designated agricultural land since that time. (b) As Charity land this could not be sold without the agreement of the Charity Commission, and even if sold for a sizable profit in today's terms, once it's gone it's gone and a valuable asset for the Charity is lost. This Charity exists to support hardship cases agreed by the Trustees and makes an annual payment to all over 65 in the village subject to certain conditions. (c) Beneath the land in question runs a main Anglian Water pipeline. I believe it was a condition of the original tenancy that once the pipeline went through the land could not be lowered or raised. I would expect this to have a significant impact on any planned development. (d) From an aesthetic point of view, one does not want the first view entering the village to be one of industrial units. This would spoil the character of the village. (e) Various businesses have been tried and failed in the village. Do we have to suffer more development only to find it was not really needed in the first place? The damage caused	Noted. Site RA15 is intended for small scale employment suitable for a rural location, as outlined in the Broughton Parish Plan, the site will be reviewed in light of these comments prior to the next iteration of this Plan.

					by the proposed development can never be undone. (f) Most of us choose to live in a village and seek to maintain a village way of life. We do not wish to see industrial or extensive residential development.	
Question 68	Mr Kevin Avery		971	Strongly disagree	My family moved to Broughton in 2009 as we were keen to live in a village setting and it's important to us that the village doesn't become too big. There are several things that already stretch the village such as issues surrounding parking at the co-op and especially in the mornings on Cransley Hill around the school. The village would certainly benefit from traffic calming devices on the high street/Northampton Road/Kettering Road but the additional traffic created by the proposed developments would put even more stress on the junctions with the A43 which are extremely dangerous as they are. As for class sizes at Broughton Primary, it's hugely important for the education of my children that they do not exceed 30 - this is already too big in my opinion.	Highways impacts would have to be considered very carefully in consultation with the Highway Authority. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements. Any development in Broughton should be based on local need, one need could be for improvements to the existing highway network.
Question 68	Mr Martin Tate		1128	Strongly disagree	To clarify given the nature of the question, we strongly disagree with proposals to any further development within or outside the Broughton settlement boundary. Planning documents from some years back refer to the village as already having had its fair share of new development and any more risks it becoming a small town. Like many people who have commented already we moved here for peace and quiet and a rural aspect, and that will gradually be compromised with more houses and a bigger population. With most of the	The assessment of sites, as outlined in the Housing Allocations Background Paper, the capacity of local schools for the next twenty years was part of the assessment in consultation with Northamptonshire County Council. Access to the proposed site at RA/098

				<p>proposed development on the west side of the village, how long before there is infill all the way to the bypass? Despite what it says in the document, our understanding is that the school is already over-subscribed and more pupils being ferried to Mawsley will just increase local traffic. Presumably the school entrance itself would move further down any new access road, but at the Cransley Hill junction there would still be considerably increased traffic - if RA/096 is some 2Ha, this could be 30 houses, and potentially generate around 100 new trips in each morning and evening peak hour (and it's interesting to note that 'focused' and 'dispersed' small scale growth both seem to have the same maximum density of 15 dwellings per hectare). If a junction were to pass a safety audit, it still leads to more traffic and potential danger to pedestrians on what is already a narrow rural road with poor sight-distances for drivers and pedestrians alike. Also, our understanding is that there has not been a particular issue with security at the school over the years, so using increased 'natural surveillance' as an argument in favour of losing valuable green fields seems tenuous. Where we live (which would be directly affected by the proposals) there is also a lot of wildlife, including bats and owls, as well as old hedgerows that would presumably be torn out. With this and the long-term upheaval and mess of construction, we would strongly oppose these proposals and do what we could to retain the village character and rural surroundings of Broughton.</p>	<p>and RA/127 will be reviewed in light of your comments and any necessary highways improvements would be required by the development. Development in rural areas should be based only on rural need, development in this location could fund improvements to the school access and car parking as well as highways improvements within the village. Any proposals would also need to assess potential ecological impacts and incorporate appropriate mitigation and enhancement measures in accordance with Part 11 of the NPPF.</p>
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Question 68	Mr Malcolm Gates		1024	Strongly disagree	<p>the answer to the first part of the question is yes "no growth beyond the village boundary" and no no "small scale growth". There should be NO small scale growth and the sites identified are totally inappropriate and no RA015 should not be developed for employment. The strategy for rural development in this area was agreed years ago and was to build and develop the new village of Mawsley therefore if there is any requirement for further rural development in this area it should focus on Mawsley which was built for this purpose. There is therefore no need (and certainly no desire) for any significant development within Broughton to grow it to the proportions of a small town. Any incidental development should be focused on the periphery of Broughton (Northampton Road end) where there would be minimal impact on environment, road safety and congestion. The logic of the planners' proposal to further develop the heart of the village, where highways/roads are already significantly challenged and putting lives at risk defies belief equally there is and can't be any infrastructure to safely support the current proposal to increase traffic around the Cox's Lane, Cransley Hill and High Street areas of the village. To increase traffic flow along Cransley Hill (where the entrance to the primary school is situated) will put children's lives at risk.</p>	<p>Mawsley was designated as a village in the 1995 Local Plan for Kettering Borough. This document is to plan growth in the Borough for the next twenty years. Highways impacts will be considered very carefully in consultation with the Highway Authority. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.</p>
Question 68	Mrs Barbara zutshi		1053	No opinion	<p>I have registered no opinion above as the question is ambiguous and one could answer strongly disagree or strongly agree to express the same view so I hope my written comments</p>	<p>Your comments with regards to the sites are duly noted and will be used to inform the next</p>

				<p>are what will be taken into account. I strongly agree that development in Broughton should be limited to no growth beyond the current village boundary and that any small scale growth is limited and clearly documented as such. It is interesting that Draft principles for site RA/094: state 'Development should create an attractive gateway to the town.' Is this a predetermined view of the planners to turn Broughton from a village into a town? Also on this point if you wish to create an attractive gateway to the village at RA/094 then developing RA15 as light industry at the gateway to the village seems to be contradictory. I live in Broughton as I chose to live in a village, any substantial increase in population and therefore traffic flow will fundamentally change the character of the village and community. I understood that Mawsley was developed to prevent spread of current villages, the majority of people living in Mawsley did not move there for a traditional village environment so why not continue development there. Traffic flow is a major objection to growth proposals and would need to be sorted accordingly, and I have little faith in planners to do this. The southern exit / entrance to the village with no right turn to go north or to Mawsley has created increased and unnecessary traffic through the village. The A43 bypass was created to move a major road away from the village, development at RA098 will make the village directly adjacent to a major road again. If RA15 were to be developed as light industry this should be on a cottage industry type basis that has an</p>	<p>iteration of the plan.</p>
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					attractive appearance as one enters the village.	
Question 68		Buccleuch Property	1200	Strongly disagree	<p>A village the size of Broughton contributes a range of services for its residents including job opportunities, a primary school, retail, community and recreation uses. A settlement of this size, which is considered a tier 1 village in Buccleuch Properties proposed village hierarchy (Core Spatial Strategy representations, 2009), should accommodate a significant level of growth in order for the diverse range of uses to be supported and maintained within the village. It would, therefore, be totally inappropriate for a policy of no growth to be applied to this important settlement. Buccleuch Property considers that given the significance of the village and the need to provide for a level of growth, development should be dispersed throughout the village and provide for a mix of uses. Further to this, it is considered that the sites identified for growth in the emerging DPD are not the most appropriate for the reasons set out below: Site RA/15 - Land to the south west of Broughton The proposed allocation of site RA/15 is considered by Buccleuch Property inappropriate. The site is divorced from the village core and detached from the settlement forming an illogical extension into open countryside. It is also sited on a restricted highways junction meaning the development of this site for employment purposes could potentially have significant transport implications for the village and the A43. Traffic attempting to exit the site is unable to turn north onto the A43, and as a result, this traffic</p>	<p>Site RA/099 was considered against the criteria set out in the Housing and Employment Allocations Background Paper and within the Rural Masterplanning Report. Any development of this site would need to see the repositioning of the allotments in a suitable location and of a suitable standard in accordance with Policy 13 of the CSS. Your comments with regards to site RA/15 and RA/099 are duly noted and will inform the next iteration of the Plan.</p>

				<p>will be required to travel through the village to access the A43 junction at the north of the settlement. This potentially creates traffic implications for Broughton and is not a sustainable approach to development. Site RA/094 Land south east of Northampton Road Site RA/094 is located away from village amenities and services. This is recognised as such within the Rural Masterplanning report which states it performs poorly and is distant from the village centre. The site is also considered poor in terms of accessibility and would not bring any benefits to the village. For these reasons, Buccleuch Property considers that the potential allocation of this site is inappropriate and does not offer the village the wide ranging benefits of other sites such as RA/099. In comparison Buccleuch Property considers that the advantages of site RA/099 have been overlooked, these are set out below. Site RA/099 Broughton Allotments Site RA/099 has been discounted for housing and apparently is to be considered as part of the Core Spatial Strategy review for employment use, however, this site is being promoted for mixed use development. As a result, neither component will meet the threshold of 50 dwellings or 5 hectares of employment land which are required for sites to be assessed within the Core Spatial Strategy review. Therefore, the site should be considered within this emerging DPD. Site RA/099 is closer to village services than site RA/094, has a more suitable and sustainable access from the main transport route (A43), and has the potential to form a high quality gateway to</p>	
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					the village, which encompasses a mix of uses. The site is able to bring benefits to the village through a high quality mixed use scheme providing local employment opportunities, improved allotment facilities and housing, all of which are in closer proximity to existing village services. This will provide for the aspirations set out in the Parish Plan and will also help to retain existing services and facilities. Given the 2012 Rural Masterplanning report states there is the need for realistic encouragement of small industrial units outside of the present village envelope, Buccleuch Property considers that site RA/099 should be allocated within the Site Specific Proposals DPD for mixed use development, comprising of residential and employment use along with an enhancement to the existing allotment facilities.	
Question 68	Mr Stephen Collins		1290	Disagree	I think development should be limited to no growth beyond the existing village boundary. This does not mean allocating areas for development and then re-drawing the boundary around them. I do not think the sites identified are the most appropriate. Any development of RA/15 must be preceded by improved access to the A43 in both directions.	Noted.
Question 68	Mrs Pauline Sturman		1285	Strongly disagree	I strongly believe that there should be no further development in Broughton. The proposed numbers of houses will affect the existing scale of the village. There are only two access points from the village on to the A43 out of Broughton. These exits are already congested 8-9am and 5-6pm when vehicles try and exit the village. Increased number of	Development in rural areas should be based only on rural need, development in this location could fund improvements to the school access and car parking as well as

				<p>housing and associated vehicles that would result, would place unnecessary added pressure on these exit points thereby impacting on road safety. The parking facilities in Broughton near the amenities (shops / chip shop) are atrocious with vehicles parking on the zig zags / double parking near the pedestrian crossing because there are too many people already using the facilities whom have no-where to park...this is at its worst between 5.15-6.30pm and before / after school. The development plans to place an exit on to Coxs lane from another development area is in contradiction of views previously expressed by the planning dept in response to my own planning application (two entrances onto my property not allowed as Coxs Lane could be 'dangerous' if that occurred) how then can Coxs Lane carry additional traffic without there being a hazard particularly to the children who use this road as a key route towards school. The Coxs lane / high st jct is a restricted width road as only one vehicle can pass by the 'old sun inn' along coxs lane at anyone time. More traffic could create a 'bottle-neck' effect and become a further road safety issue. The road on Cransley Hill outside the school is almost impossible to move a vehicle along between 8.40 -9.00 am on school days and at 3.15 also. Increased traffic flow from additional nearby housing as people go to work could increase the risk to children crossing the road near the school. I paid a higher price for my house in a village having moved away from a housing estate and did not therefore expect</p>	<p>highways improvements within the village. The assessment of sites, as outlined in the Housing Allocations Background Paper, the capacity of local schools for the next twenty years was part of the assessment in consultation with Northamptonshire County Council.</p>
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					<p>the housing estate 'feel' to follow me which may also adversely impact on the prices of existing housing. The classes in the village school already have approx 30 per class (each class represents one school year). How would the school service additional children in the village? If they could not cater for additional children this means further driving and vehicle movement of those parents at peak times as they drive their children to nearby schools. Further development is not needed, it will not just affect the appearance of the village but will have a huge impact on the road infrastructure through / surrounding the village and impact on the safety of the children and residents of the village.</p>	
Question 68	Mrs Lynda M. Kirbyshire		1339	Disagree	<p>Ref: RA/098 land to the east of Cransley Hill Proposed Housing Development in Broughton/Little Cransley This site lies at the back of my house and garden and I would like to register my view before the deadline of 23rd April 2012. I attended the Broughton Parish Council meeting on 11th April to view the proposed site maps and understand that many houses including social housing will be built on site RA/098. My objections to this proposed plan are set out below. 1. My husband and I bought our house in 1996 particularly for the view from our back garden. The searches done clearly stated that the field on the other side of my garden fence was a GREEN FIELD SITE. 2. Access “ There is a very narrow exit form Coxs Lane on to Broughton High Street. Two cars cannot pass each other safely or comfortably at the present time let alone an increase on the</p>	<p>Private views cannot be considered as part of the plan making process. Some Greenfield sites may need to be utilised in order to allow small scale growth that meets local need. Highways impacts would have to be considered very carefully in consultation with the Highway Authority. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.</p>

					<p>volume of traffic. Travelling the other way, down Cransley Hill to Broughton High Street is already a bottle neck, particularly bad at school times. 3. There is already insufficient parking outside the village shops. An increase in population and cars will have an adverse effect on village life. 4. The school already uses Portacabins and is unlikely to have sufficient capacity for children from the homes on the proposed site. I hope you will consider the above to be valid objections to the proposed housing development.</p>	
Question 68			1450			
Question 68			1483	Agree	<p>Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment</p>	Noted.
Question 68	Mr Barry Davies	Davies & Co.	2005	Agree	<p>In relation to question 68, therefore, development in Broughton should not be limited to no growth beyond the village boundary and there should be some small scale growth. Further, in order to assist the village to assimilate new development, the small scale growth should not be focused in one location, but should be dispersed among a number of sites. It is not considered that the</p>	<p>Noted. 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. The comments submitted here</p>

					sites identified are the most appropriate, by virtue of land at Gate Lane being excluded.	will inform a review of the sites and the next iteration of the Plan.
Question 68	Mr Alan Smith	Planning & Biodiversity Officer The Wildlife Trust for Northamptonshire	2074	Disagree	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. RA/095 (RA16), Gate Lane, Broughton, is half-covered by a Local GI Corridor.	Any detailed proposals would need to be accompanied by an appropriate ecological assessment which identifies potential impacts along with appropriate mitigation and enhancement measures in accordance with Part 11 of the NPPF. The comments here are duly noted and will inform the next iteration of the Plan.
Question 68	Mr Peter Millett		1485	No opinion	Standard petition letter: [2 letters received from this address] Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services, and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment.	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Mr Robert Hardcastle		1482	No opinion	Standard petition letter [two letters received from this address] Having examined the	Noted. Any small scale development would need

					SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services, and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment.	to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Mrs Pat Scouse		1489	No opinion	Standard petition letter: Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services, and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment.	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	mr leslie manning		1466	Agree	Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of

					number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment	the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Mrs Lindsey Hammond		1813	No opinion	Dear Sirs I have just read many of the comments posted on the Kettering SSP website and they mostly are in a line with my views on the small scale growth options for Broughton. RAO15 seems a good option for small scale industrial units until you find out that this land (perhaps in part) is owned by Bentham Charities. If this is a possible option without selling the charity land there would need to be an opening up of the road to Old so that a new exit to Kettering could be joined onto the existing roundabout. RA 094 also seems a good option for 10 or so houses which would also benefit from the access being opened to Kettering from the SW end of Broughton. It is good to keep all the open space marked on the map - RA095/RA16/RA097/RAO12 and the allotments which are well used and could be extended towards Kettering. This provides a very welcome space for many villagers who do not have large gardens and to encourage growing our own veg and so not driving into Kettering. I cannot agree with the developments RA098 or RA1 27 for 4 reasons - The building on this land will join up Broughton with the A43 which was built as a bypass for the village thus bringing back	Noted, your comments with regards to the sites are duly noted and will inform the next iteration of the Plan. All sites have been assessed against the criteria in the Housing Allocations Background Paper. Any small scale development would need to be of a high quality design in accordance with any development principles reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.

				<p>problems of noise and pollution. - The building on this land will take away the views to the countryside and frequent area of open spaces mentioned in the SSP, for houses on Kettering Road, Grange Road, Cransley Hill, Coks Lane and Crane Close. - There is already a problem with traffic on the exits of both Coks lane onto the Kettering Road/High Street junction too narrow for 2 cars to pass; and the Cransley Hill junction with High Street being so close to the shops/ crossing. - The school is already full and children from the village have to go to Pytchley and Walgrave primary schools. Whilst RA13/101 and RA096 look smaller and suggest that there may be access to the school from within the new build area rather than using the High Street/Cransley Hill route, traffic would still access the High Street from Darlow Close and Bentham Close which are already difficult and dangerous to pedestrians coming out so near the chicane and shops. The SSP says that they should be well linked to the High Street, How? Any extensive building in Broughton would obviously also cause problems with where the children would be educated. Don't we want our children to be able to walk to school? I see there is also proposed building in the fields off Northampton Road/Gypsy Lane. The school nearby is also full and has in the past taken children from Broughton village. The exit from Broughton to Kettering onto the A43 at the north end of the village is also prone to accidents and really needs a roundabout would developers provide this? Would KBC insist that they do? To summarise: The village</p>	
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					roads and infrastructure school, available area for shops and parking are already at capacity, partially due to past mistakes around the Coop. No one has mentioned our current problems with water pressure, sewerage and overload on electricity supply i.e. power cuts without warning. Either of the proposals focussed or dispersed would take away the open space between Broughton and the A43 towards Cransley, one of the desirable features of living in Little Cransley end of Broughton. Possible Site for building new houses The only area which might not do too much damage to the village is a limited amount of housing and employment at the south end of the village providing that traffic can turn right to Kettering at that end by way of a new road to the roundabout therefore relieving the heart of the village from current overload of traffic and a further increase in through traffic towards Kettering.	
Question 68	Ms P Harris		1346	Strongly disagree	Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared needs to be addressed. I would be pleased if you would record my comment.	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.

Question 68	Mr & Mrs B Scouse		1351	Disagree	<p>I write in response to the Consultation process for the expansion of Broughton. We have been offered three options, no expansion, dispersed housing, and focused housing. My initial comment would be that no case appears to have been made for the need for any expansion in Broughton. The village has seen significant development in recent years which one could argue has brought the resources and infrastructure to maximum capacity already. The focussed option Is this a commercially viable option? The government Localism Act states that any proposed site has to be commercially viable. The location of this site presents a series of issues. a) Sound levels were recorded on the public footpath running through the proposed site of between 60 - 73 dBA during a mid-week afternoon which would rise considerably during peak times. This would suggest that a significant section of RG98 would fall into NEC Category C where planning consent would not normally be given (Planning Policy Guidance 24: Planning and Noise). b) There is a Public Footpath across the site and, I believe, a water main which would restrict the area of the plot which could be developed. Add to this the constraints placed upon developers by the Development Principles and one wonders how viable the site is and what type of housing the Borough envisages would be built. At a density of 15dph each property would be considerably larger than the average estate property. This would suggest that most of the properties would be substantial executive homes which would be out of reach of most</p>	<p>The Housing Allocations Background Paper seeks to identify any significant constraints to development which would be likely to influence viability. The sites in question have been promoted for development through the plan making process which suggests a will to develop. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements. The comments with regards sites have been duly noted and will inform the next iteration of the Plan.</p>
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				<p>young families, unsuitable for downsizing and would therefore contribute little or nothing to the changing needs of the community as stated in the Sustainability Appraisal. Given the proximity to the A43 with the ensuing noise and pollution this site would probably not be attractive to the high-end market sector. This leads one to believe that if the site were to be developed the density would need to be considerably higher than 15dph to make it commercially attractive. Is it sustainable? The combined sites RA098 & RA127 would yield approx. 90 dwellings at a density of 15 dwellings per hectare using the figures suggested in the consultation document and is far too big for the village to absorb in a single development. Schooling The argument is made in the proposal that additional development will support the local school which has a small number of surplus places. According to the latest Ofsted report the school currently has 199 pupils and the numbers have risen at approx. 8% per year over recent years. Northamptonshire County Councils Planning Obligations and Framework Guidance document states that: Empty places at a school do not necessarily equate to there being sufficient capacity at that school, as it is generally accepted that that schools should not operate at 100% of their capacity. The Audit Commission wrote, in their 2002 report Trading Places A Review of Progress on the Supply and Allocation of School Places that: It is unrealistic and probably undesirable to aim for a perfect match of pupils and places at each school. Some margin of capacity is</p>	
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				<p>necessary to allow parents choice Not all unfilled places are surplus. According to Northamptonshire County Council impact multiplier of 0.239 to calculate the number of primary school places required per household Broughton Primary School would need to find an additional 22 places to accommodate the demand from the proposed development assuming a density of 15dph. This demand is likely to exceed the capacity of the school and surrounding primary schools are also at full capacity. Traffic Census data shows that 85% of households in Broughton own more than one car. If this trend were extended to the residents of the proposed development an additional 150 cars a day would be using Cransley Hill and/or Coxs Lane as these roads offer the only egress from the proposed site. Both Coxs Lane and Cransley Hill join the only main road through the village and both roads have limited capacity. Coxs Lane narrows significantly approaching the junction with the main road and has a very narrow footpath on only one side of the road. The entrance to the development currently under construction on the site of The Sun public house at the corner of Coxs Lane will come directly onto the road with no footpath and the converted pub and adjacent barn conversion abut directly on the road. If a footpath were to be constructed on this side it would make the road very narrow indeed. Cransley Hill is effectively reduced to one lane on the approach to the main road due to extensive street parking at that end of the road. One has to factor into this scenario that the Primary</p>	
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				<p>School is on Cransley Hill and traffic accessing Great Cransley will also use this road as it offers the only practical route to A43 and Kettering particularly for larger vehicles. Notes in the Masterplanning Rural document state that:- Highways issues particularly within the village centre are a major concern (see parish plan) previous s106 from infill and nearby development has not been used to secure highway improvements within the village resulting in parish councillors questioning the effectiveness of such development contributions. The fact that old, narrow village roads have a maximum capacity simply has to be acknowledged and the continued expansion of villages in the area will lead to their infrastructure being overwhelmed. There will eventually be demands for significant and expensive upgrading where village roads meet major junctions and this will have to be paid for from the Public Purse. A more cost-effective way of generating significant additional housing stock would be to concentrate larger developments on the fringes of urban areas whose resources and infrastructure are better able to cope and any significant improvements which may be required as a result of this expansion could be provided, at least in part, by the developers at the time. Conclusion This site has little to commend it. Proposing to shoe-horn a major development into a noisy dead-end adjacent to a busy trunk road would seem to have little in common with the principle of sustainable development. The dispersed option The case for expansion has not yet</p>	
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				<p>been made by the Borough and previous consultations by the Parish Council have already concluded that no more expansion is desirable but if the Borough insist that Broughton accepts more housing the dispersed option is by far more sustainable scheme. Is it economically viable? Other recent developments around the village suggest that small scale sites can be successfully completed by the smaller independent developer and provide a sympathetically designed, useful mix of housing although the density would probably need to be more than 15DPH. The probability of achieving a satisfactory outcome would be far higher than with a major house-builder who would want to follow a formula style of estate housing on a larger plot. Is it sustainable? The smaller sites would come on stream more gradually and would allow new residents to integrate into the community more successfully. The loss of new housing to the Borough as a whole would be minimal but the slower pace of introduction and its more dispersed format would make a significant difference to the impact on the village. This more organic expansion would surely create enough demand over a longer period of time to support the school without overwhelming it. These smaller sites would be more intimate and, being closer to the centre of the village would have the sense of being part of the community whereas the larger, focussed site would seem tacked on to the edge of the village and at odds with the rest of the community. In the Dispersed Option plan</p>	
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					<p>although the village boundary would have to be extended the integrity of the village would be maintained as it would still be surrounded by open countryside. This would be more in keeping with what one would expect from living in a village and would offer new residents a better quality of life than the Focussed Housing site which would see properties packed into a plot bordered by a major trunk road. The traffic issues would be mitigated as egress of these sires would not be concentrated in one area on Coxs Lane / Cransley Hill as RA101 has a possible exit onto Darlow Close, albeit quiet narrow but consideration should still be given to the impact on the A43 junction with Kettering Road which takes the majority of the traffic movements. It is not unusual to find the A43 stationary towards Kettering in peak periods blocking the Broughton turn which makes turning right from Broughton problematic. This situation will not be improved when Cransley Park is open for business. Conclusion: The dispersed option would satisfy the requirement to provide additional housing but with a far lighter touch. It would be more sensitive to the general environment of the village by creating smaller pockets of development which could have their own distinct character rather than one massive site of formulaic housing. It would create less pressure points in terms of resources by staging the expansion over a period of time and would therefore be less controversial to implement.</p>	
Question	Mr & Mrs B		1478	No opinion	Standard petition letter: Having examined the	Noted. Any small scale

68	Scouse				SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services, and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment.	development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Mr Ivan Gordon		1386	Agree	The Broughton Plan Extra housing there is no real objection to but with the proviso that you have enough services and amenities to cope. As this moment in time there are no doctors, no chemist, no dentist, no Sunday bus service, also extra school places would be needed. Where the new houses are proposed the roads leading to them are not big enough for the extra traffic that would ensue. Plus on these roads cars are almost permanently parked making them almost single lane.	Noted. Highways impacts would have to be considered very carefully at the Development Control stage in consultation with the Highway Authority. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Mrs Susan Tempest		1402	Strongly disagree	I wish to express my grave concerns and strong objection to the proposed development of Broughton Village. I recently moved with my family to Broughton, after an extensive house search. The attraction of Broughton was mainly the diversity of housing, the friendliness and energy of the village. But,	Highways impacts would have to be considered very carefully in consultation with the Highway Authority. Any detailed proposals would need to mitigate their

				<p>most importantly, the fact that it was a village not marred by large faceless dormitories of over similar houses crammed onto small sites. As a resident of Crane Close, I would be directly affected by the proposed housing development. I am extremely frustrated that I have received no communication from either the Borough Council or Parish Council about the time frame for the development, details and basis for consultation. I found out about the proposals through a neighbour. Had I not had access to the Internet I would still be unaware of these proposals, which will impact my family and property. This lack of transparency has caused uncertainty and anxiety, which does not help informed debate. Does Broughton have to be developed as part of a county/national policy strategy? If so where has this dictate come from? Have decisions already been made? The development proposals are promoted as a way of greatly enhancing the village and as being sustainable. I would strongly question how this could be so as any increase in housing will dramatically increase the density, speed and frequency of traffic passing through the village. The village has already been bypassed. Earlier this year speed restrictions at the junction at the Kettering end of the village were introduced to try to improve this accident black-spot. Access at the other end of the village is already limited. In addition to this, Broughton village already has busy roads, parking issues, existing traffic calming measures and a considerable police and community support office visibility monitoring</p>	<p>impacts on local infrastructure through physical improvements or financial contributions towards improvements. Any proposals would also need to assess potential ecological impacts and incorporate appropriate mitigation and enhancement measures in accordance with Part 11 of the NPPF.</p>
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					<p>traffic. The proposed building on the site on Coxs Lane will compound the frustrations and already annoyance voiced by many residents along Cransley Hill, about density and speed of traffic and parking obstructions at school drop off and pick up time. Coxs Lane is just that, a lane, with very little scope for widening. The junction at the bottom of the lane onto Kettering Road is narrow. Visibility is often reduced by the direction and level of the sun and the road gradient makes it exceptionally difficult in frosty and snowy conditions. This is a popular route to school for many village children and currently doesn't have a continuous footpath along it. Increasing traffic flow would significantly affect personal safety. I am also concerned that the developments will adversely affect the natural environment. High-density housing, even when built with local stone and building materials do little to soften the impact modern housing densities creates. This area is rich in wildlife sparrow hawks, kites, deer and owls are regularly seen. I would welcome your views as to how these proposals are actually going to enhance and sustain a rural way of life for my family. People choose to live in villages because they are not mini versions of towns. Surely these proposed developments, if allowed to go ahead, will only serve to make Broughton another suburb of Kettering. I await your reply with interest.</p>	
Question 68	Mr & Mrs D B A Hirst		1405	Disagree	<p>We write to object to the proposal for a major new housing development in our neighbourhood. Our main objection concerns access to the site. Presumably, access will not</p>	<p>Highways impacts would have to be considered very carefully in consultation with the</p>

					<p>be made available from the main A43 road. The only alternatives are via Coxs Lane or Cransley Hill. Coxs Lane, particularly at its junction with Broughton High Street, is barely wide enough for two cars to pass. Cransley Hill is nearly always crowded with parked cars, particularly at school arrival and departure times and at rush hours. In both cases, therefore, a substantial increase in traffic is going to exacerbate problems which already exist. We also consider that a new large housing development of the type proposed will have a disproportionately adverse effect on the limited amenities of a small village. We have in mind in particular:-</p> <ul style="list-style-type: none"> - The lack of shops and related parking facilities. - The lack of educational facilities. We understand that the only existing school in Broughton is already overcrowded. - The lack of any medical facilities. We urge you to reconsider this proposal and hope that you can provide alternative housing in a safer environment. 	<p>Highway Authority. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements. School capacity was considered at site allocation stage in consultation with Northamptonshire County Council, school capacity will be reviewed in light of comments made via this consultation.</p>
Question 68	VH & M Littler		1429	No opinion	Letter attached.	<p>Highways impacts would have to be considered very carefully in consultation with the Highway Authority. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements. Site RA/127 has been assessed against the</p>

						criteria contained within the Housing Allocations Background Paper.
Question 68	Jonathan & Claire Jennings		1445	Disagree	<p>We believe that the questions posed above are misleading, in that they presume that all respondents wish there to be growth within the village boundary. We believe that this assumption is incorrect and that many respondents, if asked an explicit question regarding growth within the village boundary, would have strong views. Furthermore, the description of Broughton having a good range of services (13.5.1) is at odds with the proposals to provide additional services. Our question is who is requesting these services and why? We are firmly of the opinion that there should be no growth (small or otherwise) beyond the current village boundary, for the following reasons. 1) Village Character We believe that the character of Broughton is important and should be protected simply filling all of the undeveloped space with houses would be a hugely detrimental step. For example, the areas of Gate Lane and Church Street are the most picturesque in the village and would suffer significantly if development were to occur. Broughton is a village and needs to retain a village character. 2) Traffic Infrastructure We believe that the infrastructure within the village would simply be unable to support such growth. In particular, the roads around the current boundary area are already struggling to cope with the level of traffic travelling within the village or through it. In particular, the roads in the areas of Gate Lane, Cransley Hill</p>	<p>Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Highways impacts would have to be considered very carefully in consultation with the Highway Authority. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.</p>

					<p>(particularly the junction of Cransley Hill and High Street), and Wellingborough Road cannot easily be improved and would not support additional traffic. Indeed, all major sites suggested for potential development centre on minor roads that would be wholly inadequate if a large traffic increase were to arise. 3) Parking and Deliveries The consultation document appears to be suggesting that additional new business in the area around the existing Co-Op is desirable. Our view is that area already at its limit in terms of capacity, especially during the school run period. Any such additional business would cause major problems, adding to the issues caused currently by deliveries to the Co-op and recent additional traffic caused by the new Fish and Chip shop. We would suggest that any such potential development should be preceded by a study as to the effects on the locality. For example, where would customers or staff for such new businesses park? This is already a congested area and the additional challenges that would result could not easily be resolved. 4) Drainage Having lived in Broughton for a number of years, we have noted on a number of occasions that the drainage infrastructure struggles to cope when there is heavy rain. In particular, the area of Gate Lane and Cransley Hill result in roads becoming flooded a number of times per year. Any additional development in any such areas would result in extra demand on the drainage infrastructure, which would be unlikely to cope with such extra demand.</p>	
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Question 68	Lesley A Page		1452	Agree	Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Mr J Page		1462	Agree	Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Natasha Page		1464	Agree	Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside	Noted. Any small scale development would need to be of a high quality design in accordance with any development

					of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment	principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Mr and Mrs York		1468	Disagree	We also fail to see why you need industrial units in Broughton no one seems interested in the Cohens yard development which is supposed to be for industrial use so why plan more? We don't need them on the entrance to the village from Northampton its bad enough having a traveller's site there. We certainly don't need them near the village hall where children can walk safely and play without the fear of being knocked over by vans or delivery lorries. The cemetery site is well looked after and visitors enjoy the peaceful surroundings when attending to graves they don't want noisy industrial units next door. Broughton is a village not a town lets keep it that way, by all means houses need building but the planning of them needs a lot of thought which judging by other planning decisions made by your department is not always so, i.e. "Kettering Market Place" the biggest "white elephant" ever, its like a ghost town along there. We urge you to consider carefully any future plans you have for Broughton we don't want to be a suburb of Kettering.	Site RA/15 is intended to house small scale employment opportunities suitable to a rural location as outlined in the Broughton Village Plan. The comments with regards to the sites are duly noted and will inform the site selection process prior to the next iteration of the Plan.
Question	R. E Waite		1467	Agree	Having examined the SSPLDD/options paper	Noted. Any small scale

68					dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment	development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	J Heath		1473	Agree	Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment	Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	S Bennyworth		1474	Agree	Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and

					Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment	reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Taylor		1476	No opinion	Standard petition letter [2 two received from same address] Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services, and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment.	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	G York		1477	Agree	Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure

					record my comment	through physical improvements or financial contributions towards improvements.
Question 68	Paul Jordan		1479	Agree	Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Anna Cortis		1481	No opinion	Standard petition letter: Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services, and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment.	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question	John Meacham		1484	Agree	Having examined the SSPLDD/options paper	Noted. Any small scale

68					dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment	development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Jean Meacham		1486	Agree	Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	D Coleman		1487	Agree	Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and

					Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment	reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Anne Coleman		1500	No opinion	Standard response letter: To Kettering Borough Council, Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you record my comment.	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Mr MK Brooker		1501	No opinion	Standard response letter: To Kettering Borough Council, Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure

					being prepared need to be addressed. I would be pleased if you record my comment.	through physical improvements or financial contributions towards improvements.
Question 68	June Postle		1502	No opinion	Standard response letter: To Kettering Borough Council, Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you record my comment.	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Norah Garslake		1503	No opinion	Standard response letter: To Kettering Borough Council, Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you record my comment.	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question	L Staniscia		1504	No opinion	Standard response letter: To Kettering	Noted. Any small scale

68					Borough Council, Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you record my comment.	development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Stephen Watts		1505	No opinion	Standard response letter: To Kettering Borough Council, Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you record my comment.	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	George Tilley		1506	No opinion	Standardised consultation letter: To Kettering Borough Council, Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton I wish to make it abundantly clear that I support the option of	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and

					NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you record my comment.	reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	D Cooper		1507	No opinion	Standardised consultation letter: To Kettering Borough Council, Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you record my comment.	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Jan Manning		1508	No opinion	Standardized consultation letter: To Kettering Borough Council, Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure

					being prepared need to be addressed. I would be pleased if you record my comment.	through physical improvements or financial contributions towards improvements.
Question 68	Sharon Parsons		1509	No opinion	Standardized consultation letter: To Kettering Borough Council, Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you record my comment.	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	R Radford		1510	No opinion	Standardised consultation letter: To Kettering Borough Council, Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you record my comment.	Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question	MJ Easton		1512	No opinion	Standardised consultation letter: To Kettering	Any small scale

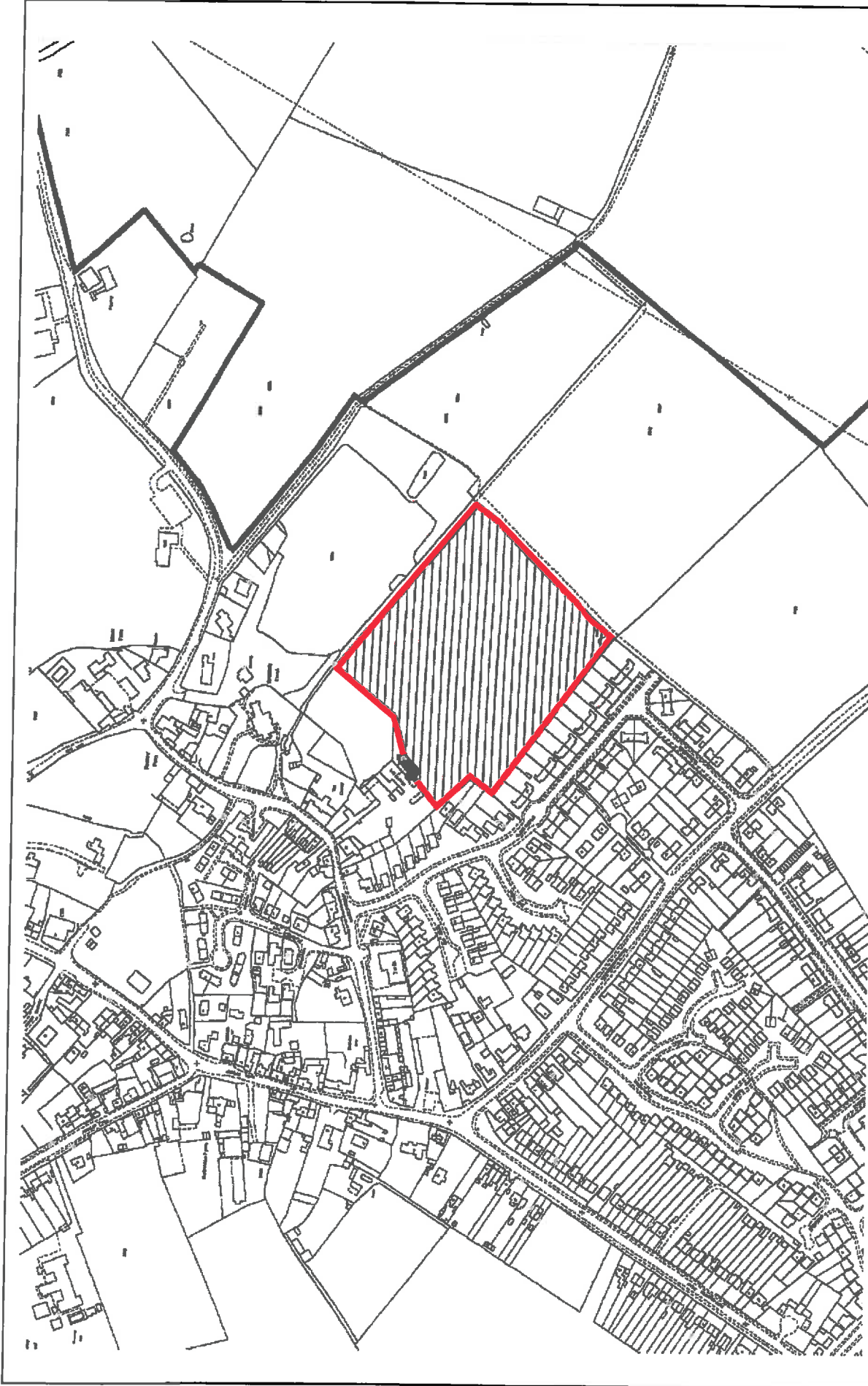
68					Borough Council, Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you record my comment.	development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	PG West		1513	No opinion	Standardized consultation letter: To Kettering Borough Council, Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you record my comment.	Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	S West		1514	No opinion	Standardized consultation letter: To Kettering Borough Council, Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton I wish to make it abundantly clear that I support the option of	Any small scale development would need to be of a high quality design in accordance with any development principles adopted and

					NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you record my comment.	reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	L Smith		1515	No opinion	To Kettering Borough Council Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of no growth outside the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment.	Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	AE Johnson		1516	No opinion	Standardized letter to Council: To Kettering Borough Council, Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton I wish to make it abundantly clear that I support the option of NO Growth outside the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently	Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure


					being prepared need to be addressed. I would be pleased if you could record my comment.	through physical improvements or financial contributions towards improvements.
Question 68	Gil Thompson		1517	No opinion	Standardized letter to Council: To Kettering Borough Council, Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton I wish to make it abundantly clear that I support the option of NO Growth outside the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you could record my comment.	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Wendy Hardcastle		1491	No opinion	Kettering Borough Councils proposed industrial and residential developments for the Broughton area have recently been brought to our attention. We feel that the proposed developments are far too extensive for this village due to the following reasons: 1. There are already issues with traffic flow, excessive speeds and parking problems. Further housing development will only increase the number of vehicles on the roads and add to the current problems. 2. The sewage system and other utility provisions do not currently cope well with the demand from the existing number of residences. For example residents have often reported incidences of drains overflowing, water pressure dropping and	Noted, your comments with regards to the sites are duly noted and will inform the next iteration of the Plan. All sites have been assessed against the criteria in the Housing Allocations Background Paper. Any small scale development would need to be of a high quality design in accordance with any development principles reflecting the character of the area. Any detailed

				<p>interior lights dimming at peak times. It is felt that extra housing will impact on this further. 3. The school is already at capacity and will not be able to accommodate the amount of extra children that such an extensive build will bring. There are currently children being driven to Mawsley from Broughton, as they have been unable to get places in their village school! 4. The character of the village will be drastically altered with this level of development. Many people, and ourselves included, moved to this village to be part of a close knit community which we currently are. If the village continues to sprawl towards the A43 and Kettering, then this community spirit will begin to fade. If people had wanted dentists, doctors, butchers and bakers, then they would have chosen to live in a town with all of those amenities. These are issues which concern us and other local residents and the attached petition reflects the level of opposition to these proposals. (Please note that the petition has only been circulated in the last 24 hours to a small number of people. We are sure that petitioning on a greater scale would produce many more signatures in objection.) Thank you for taking the time to listen to our concerns and we hope that you give them serious consideration when you are deliberating. 202 signature petition received. Statement as follows: We the undersigned residents of Broughton, object to the proposed industrial and residential developments being put forward by Kettering Borough Council as set out in their Site Specific Proposals for Rural Areas -- Broughton.</p>	<p>proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.</p> <p>Development in rural areas should be based only on rural need, development in this location could fund improvements to the school access and car parking as well as highways improvements within the village. The assessment of sites, as outlined in the Housing Allocations Background Paper, the capacity of local schools for the next twenty years was part of the assessment in consultation with Northamptonshire County Council.</p>
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Question 68	Mrs AE Adams		1814	No opinion	Yes to village boundary being maintained without any changes 5 times over. I have lived in Broughton for forty nine years and have seen many houses being built. I love living here and more and more houses will make it a town not a village. I strongly say no to more developments. I did attend the meeting in Broughton recently where houses were proposed. I was appalled how many. I'm sure this is the general feeling of the village as well.	Noted.
Question 68	K Furborough		1823	Disagree	Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support the option of NO Growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment.	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 68	Pytchley Estate Settlement 1996	Pytchley Estate Settlement 1996	1944	Agree	I act on behalf of Pytchley Estate Settlement 1996 who wish to make representations to the Site Specific Proposals Local Development Document (SSPLDD) Options Paper, with particular regard to their land at Broughton. A site plan is attached. The land in question is identified within the SSPLDD as a proposed Historically and Visually Important Open Space, the criteria for which is set out in Option 51 of the document. Option 51 states	The site in question falls within the HVI/012 designation identified on the Proposals Maps. This area was identified in the Rural Masterplanning Report and the Open Space and Allotments Background Paper as significant to the rural



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<p>Cottage Farm Sywell Northampton NN6 0BJ Tel: 01604 782700 Fax: 01604 782701 www.samuelrose.co.uk</p> 	<p>Client Pychley Estate Settlement 1995 Job title Land at Broughton Drawing title Site Location Plan</p>	<p>Date 23rd April 2012 Not to scale Drawing no.</p>
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				<p>the following: To include a policy which identifies sites, within or on the edge of settlements, defined as Historically and Visually Important Open Space where they meet one or more of the following criteria: a. Land that contributes positively to the setting, form or character of a settlement; b. Land that allows views into a settlement from approach roads or open countryside, views into the open countryside from within the settlement and/or views across the settlement; c. Land which provides the setting for Listed Buildings or Conservation Areas or contributes to the character and appearance of Conservation Areas. With particular regard to my clients land at Broughton I would make the following comments: a. Whilst the land does sit immediately adjacent to the edge of Broughton, the land is used as nothing more than a paddock. The site offers little in terms of views, given its a flat landscape interspersed with hedgerows. The land offers no views of national or even local importance and could be found within most rural settlements and could be directly comparable with the majority of the other fields around Broughton. Views should be restricted to those of local or national importance, rather than what at the moment seems to be any and all small areas of undeveloped land on the edge of built up areas. The current designation appears to be more based on arbitrary decision-making rather than any defined criteria-based character assessment. b. The point raised above again deals with the second criteria and I would suggest that the</p>	<p>setting of the village and the character and setting of the Grade II* listed St Andrews Church. 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. The designation of the site as HVI will be considered in light of your comments and reviewed in advance of the next iteration of the Plan.</p>
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				<p>only people who are afforded a view across the land are those who live in Glebe Avenue. It is noted that a footpath runs along the south-eastern boundary of the site in the adjoining field, however a substantial hedge runs along this boundary and so affords no views to users of this footpath. c. c. Broughton does not have a designated Conservation Area and the south-west and north-west boundaries immediately adjoin relatively modern developments. d. Given the above, I would contest the proposed allocation of my clients land as being a Historically and Visually Important Open Space. Furthermore, I would suggest that the land offers an ideal site to be considered as a future allocation for housing development. As well as owning the land, my client also owns three continuous properties along Glebe Avenue (Nos. 16, 18 & 20) that could make way to provide a suitable access to the site. These three properties are occupied on an Assured Shorthold Tenancies. There are no physical constraints to the site to allow its development, in that the site does not lie within a Flood Plain, there are no trees within the site and the site is of low ecological value. The site is owned by Pytchley Estate Settlement 1996 who have an intention and desire to develop the site. The SSPLDD asks two questions within Broughton section and I would answer them as follows with particular regards to this land: Question 68 Do you think development in Broughton should be limited to no growth beyond the village boundary or should there be some small scale growth? I am of the opinion that there should be some</p>	
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					<p>small scale growth in various locations around the village to allow Broughton continue to be a viable and sustainable settlement.</p> <p>Furthermore, my clients land provides an ideal site for such type of development for the reasons set out above. If you think there should be some small scale growth should this be focused in one location or dispersed among a number of sites? Do you think the sites identified are the most appropriate? Small scale growth should be dispersed around various parts of the village and whilst a number of sites have been identified, I would reiterate that my clients land would provide an ideal and available site for future housing development.</p>	
Question 68	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2110	Agree	<p>We have assessed the proposed sites using a Red-Amber-Green process, please see attached. 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.</p>	Any development proposals would need to accord with current Building Regulations.
Question 69	Mr Robert Hardcastle		96	Agree	<p>Whilst we agree with the principles set out above, especially the slowing of traffic and footpaths, we do not think there should be any further new residential development or business development. If conversion of existing properties is to be considered it should be in keeping with the traditional materials used locally.</p>	Noted.
Question	Mr Peter Millett		107	Agree		Noted.

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Question 69	Mr Gary Furborough		209	Agree	I agree with the above principles but do not know that they are particularly realistic. The idea of a butchers, bakers or tea shop may sound very nice but realistically how many people can afford to use such shops? (Particularly when the talk is of starter homes). Also, of those that can afford to use such premises how many would do so when Tesco's, Asda, Morrisons, etc offer them such large ranges of products, at lower cost, complete with easy parking.	Noted.
Question 69	MRS JULIE DOYLE		212	Agree	Sort out the empty buildings in the High Street before thinking about housing estates! We used to have a butcher and bakery/tea shop but I guess they didn't get enough custom. There is a major safety problem with parking which needs to be addressed but how?	Noted. Additional housing in the village would provide more people to support both existing and potential future business.
Question 69	Mr Derek Hook		245	Disagree	We support the idea of maintaining the historical and green areas of the village, however we do not support new building, commercial or residential within the boundaries of Broughton or development of the High Street. Vacant buildings along the High Street could be taken over to offer possible small businesses.	Noted. Additional housing in the village would provide more people to support both existing and potential future business.
Question 69	Mrs Taylor Taylor		251	Strongly Agree		Noted.
Question 69	Mrs Hilary Bull		389	Strongly disagree	The principles are good but more is possible. Over and above these principles, the High Street is a serious issue in the village and the haphazard planning applications that have been allowed have distressed this area rather than provided an opportunity to enhance it. The High Street is severely compromised and	Noted. Additional housing in the village would provide more people to support both existing and potential future business. Your comments with regards to footpaths will

					it will require substantial collective efforts from all parties to bring about some enhancements. Realistically, it is seriously difficult for any business to thrive in this area and to propose options such as above is completely unrealistic. Improving footpaths is excellent, however the amenity provided by the current network of footpaths would be severely compromised by the proposed developments in the proposals that have been put forward so this point appears to be "ticking the boxes" but realistically meaningless.	inform the next iteration of the Plan.
Question 69	Mr Steve Chester		298	Agree	In principle agree but existing buildings should be used, no new developments	Noted.
Question 69	Mrs Karen Chester		305	Strongly Agree	I agree with the above principles and think the current empty shop fronts/buildings should be used for any developing cottage industries.	Noted.
Question 69	Mrs Janet Janet Manning		361	Agree	Whilst agreeing with some of the principles in this question, Butchers, Bakers, Haberdashers, Antique shop, Tea Shop Small tool hire, florist and others did exist in the village over the last 25 years. I think it unlikely that any new business will fare any better than the last ones. With the close proximity of major supermarkets they don't really stand a chance. I wonder why we might need a new footpath to Kettering, there is already a reasonably recently widened one now. The enhancement of the land in front of the church would be great, if we knew who owned it.	Noted. Additional housing in the village would provide more people to support both existing and potential future business. Your comments with regards to the proposed footpath have been duly noted.
Question 69	MR ADRIAN LOTT		350	Strongly Agree	Let's enhance existing buildings rather than add new.	Noted.
Question 69	mr leslie manning		355	Agree	Any development must remain inside the current village boundary.	Noted.
Question	Mrs Rebecca		564	Agree	Any development should be within the current	Noted.

69	Hawkes				boundaries and use current buildings before creating new ones. Careful consideration should be entered into before butchers, bakers, tea room etc are entered into, is there a requirement/desire for this in Broughton? If not we could just end up with more empty buildings.	
Question 69		Planning Consultant Berrys	1230	Disagree	Disagree with the southern element of 052 being allocated as historically and visually important open space. Historic photographic evidence demonstrates that dwellings were once situated on this site matching the design and scale of existing properties on Church Street. If you wish to retain the historic core of the village, this former use should be recognised. By allocating the site as open space you are not reflecting the historical past of the village, and opportunities should be left open to replicate its former use.	The site has provided an attractive open space for some time and provides important views of the Grade II* listed church, as well as vistas to open countryside. However, it is recognised that development did once exist on this site and the possibility of new development will be reviewed prior to the next iteration of this Plan.
Question 69	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	759	Agree	NCC Highways supports in principle the development principles that are related to providing good connectivity into the centre of the village. NCC also supports development principles relating to improvements to footpaths and cycle links out of the village to encourage modal shift and improve accessibility. However, the Council questions the need for providing a footpath to Kettering as a footway already existing alongside the A43, and footpaths connecting Broughton with Pytchley also eventually connect to Kettering.	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 the town and further more rural footpaths are available

						via nearby villages. The development principle relating to a new footpath to Kettering will therefore be reviewed in light of comments received.
Question 69	Mrs Pat Scouse		1101	No opinion	In response to the NCC Highways comment regarding footpaths - it should be remembered that to walk to Kettering from Broughton requires one to cross the A43 carriageway. There is only a footpath on the northbound carriageway, the path on the southbound carriageway ends a few meters from the junction. There is a little refuge in the central reservation where you can wait for a gap while the traffic thunders past either side of you but I imagine that NCC Highways would not really want to encourage pedestrians to be crossing the A43 in any great numbers. Also - their comment regarding a footpath between Broughton & Pytchley - where is that exactly ? I suppose you could always tramp across the fields on the way to work or the shops.	Noted. Proposals to enhance existing footpaths and cycle routes are contained within the proposed development principles.
Question 69	Mr Richard Dobson		898	No opinion	These development principles whilst appearing highly appropriate and relevant are incongruous with the content of the options presented. The area in front of the church whilst not appearing tidy is an ideal environment for small mammals and birds. The recent conversion of redundant buildings using modern construction techniques has reduced the number of nesting facilities for owls, bats, starlings and house sparrows all of which have declined in number in recent years. Regarding the enhancement of the	Any proposals would also need to assess potential ecological impacts and incorporate appropriate mitigation and enhancement measures in accordance with Part 11 of the NPPF. The draft development principles also include traffic calming measures and public realm

					High Street to encourage a more viable and vibrant heart to the village, what does this mean and how will it be achieved? Car parking and congestion at times is a serious problem in the High Street and Cransley Hill so will this viable and vibrant heart result in more vehicles requiring access and on street parking in the centre of the village?	improvements that would help with traffic and congestion issues. Highways impacts would have to be considered very carefully in consultation with the Highway Authority. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 69	Mr Richard Dobson		903	Strongly disagree	These development principles whilst appearing highly appropriate and relevant are incongruous with the content of the options presented. The area in front of the church whilst not appearing tidy is an ideal environment for small mammals and birds. The recent conversion of redundant buildings using modern construction techniques has reduced the number of nesting facilities for owls, bats, starlings and house sparrows all of which have declined in number in recent years. Regarding the enhancement of the High Street to encourage a more viable and vibrant heart to the village, what does this mean and how will it be achieved? Car parking and congestion at times is a serious problem in the High Street and Cransley Hill so will this viable and vibrant heart result in more vehicles requiring access and on street parking in the centre of the village?	Any proposals would also need to assess potential ecological impacts and incorporate appropriate mitigation and enhancement measures in accordance with Part 11 of the NPPF. The draft development principles also include traffic calming measures and public realm improvements that would help with traffic and congestion issues. Highways impacts would have to be considered very carefully in consultation with the Highway Authority. Any detailed proposals would

						need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements. This could be secured as Developer Obligations under S106 of the Town and Country Planning Act 1990.
Question 69	MRS Kathleen Horrix		795	Agree	High St currently needs a face lift - empty premises need renovating and occupying. Any new businesses should be sited there. Any other fast food outlets should be discouraged. Would be delighted to see improvement in land in front of the church. All good principles but would like to see them activated whether or not further development takes place.	Noted.
Question 69	Mr Andrew Tempest		958	Disagree	The development principles are fine in themselves but are too broad. Allowing construction to use red brick could result in cheap and inappropriate materials being used. The ambition to support a butcher, baker and tea shop in the village are noble, but I fear are wishful thinking. Broughton will never be a "destination" village, and the presence of five supermarkets in Kettering (Tesco, Sainsbury, Asda, Lidl and Aldi) will draw off too much trade for these types of businesses to be viable.	Noted. It is important to ensure that any policy is not overly prescriptive and it is not reasonable to expect all new development to be constructed from natural materials. Additional housing in the village would provide more people to support both existing and potential future business.
Question 69	Mr Robin Shrive		839	Agree	agree with some of the principles, but the centre of the village is a major problem area both with the level of traffic and parking	Noted. Additional housing in the village could contribute to highway

						improvements in the High Street.
Question 69	Mrs Mary Rust		886	Strongly Agree	Yes	Noted.
Question 69	Mrs Katie Holmes		864	Agree	Agree in the main but very difficult for small businesses to survive and the use of current redundant buildings in the High Street for such business will only add to current traffic issues. History shows small businesses do not survive. Not sure we need a new footpath to Kettering either, footpaths and cycle route on A43 are more than adequate	Noted. Additional housing in the village would provide more people to support both existing and potential future business.
Question 69	Mr Nigel Bull		883	Disagree	At present there is nothing but problems in the High St area with cars parking to visit the shops and every one keeps asking the police to take action. If more shops were placed here only more problems would happen. I find that with the parking at present it does slow the speed of traffic down as people do drive to the road conditions. With the problems to open one fish and chip shop and ongoing complaints about it I would find it hard to believe that any one would won't to set a shop up in Broughton anyway. With out better road links to Kettering, at present it can take over ten minutes to get out onto the A43 the new foot path would be a good option.	Noted. Additional housing in the village could contribute to highway improvements in the High Street.
Question 69	Mr Malcolm Gates		1026	Strongly Agree	Generally agree with most of the principles set out above BUT do not agree that any further development is required within Broughton for the foreseeable future.	Noted.
Question 69	Mrs Barbara zutshi		1052	Agree	Whilst I generally agree with the principals laid out above priority should be given to developing existing buildings rather than building new. Supporting development of the	Noted. The development principles seek to prioritise the conversion of existing buildings.

					old postoffice on the High Street to allow access and a viable business would be beneficial.	
Question 69	Mr Stephen Collins		1298	Disagree	Enhancing the High Street environment is a good idea but is meaningless without some concrete proposals. Improving access to the A43 at either end of the village is a pre-requisite to ease the current traffic congestion in this area. A butchers, a bakers or even a candlestick maker would be welcome but, given the trend towards shopping at out-of-town complexes, are probably economically un-viable. The already limited parking simply couldn't cope either.	Noted.
Question 69	VH & M Littler		1430	No opinion	Letter attached	Sites have been assessed in accordance with the criteria set out in the Housing Allocations Background Paper and sites RA/098 and RA/127 scored favourably. The development principles for these sites includes provision for a maximum density of 15 dwellings per hectare. Provision for enhancing existing footpaths is also within the principles.
Question 69	Jonathan & Claire Jennings		1446	No opinion	We would agree with some of the principles as set out, however some are contradictory and it is therefore difficult to agree or disagree. For example: We strongly believe that the traditional, historic character of the entire village should be preserved (having a	Noted. Affordable Housing is often required to ensure young or elderly people wishing to stay in the village are able to.

					much greater priority than any sort of development proposals). We would happily agree with the principle around improving footpath and cycle links out of the village. We would agree that conversion of redundant buildings is sensible and does not compromise the historic character of the village, however we do not believe that any additional development (e.g. affordable housing and starter homes) is either warranted or appropriate. We would agree that Enhancement of the area of open space in front of the church to improve its setting would be beneficial (perhaps via planting and seating?). Our answer to question 68 describes why the principle Enhance the High Street environment to encourage a more viable and vibrant heart to the village as a focus for economic activities and facilities, for example a butchers, bakers or tea shop is both flawed and undesirable.	
Question 69	Pytchley Estate Settlement 1996	Pytchley Estate Settlement 1996	1946	Strongly Agree	I fully agree with the development principles set out and my client would be happy to adhere to them as part of any future development of their site.	Noted.
Question 70	Mr Peter Millett		108	Agree		Noted.
Question 70	Mr Derek Hook		246	Agree	More allotments would be a lot nicer than housing.	Noted.
Question 70	Mrs Taylor Taylor		252	Strongly Agree	As a nation we are being urged to become healthier and take more exercise, an allotment is an excellent way of achieving this.	Noted.
Question 70	Mr Steve Chester		299	No opinion	sites allocated are adequate maybe the changing them between families should be looked at and stopped	Noted.

Question 70	MR ADRIAN LOTT		351	Strongly disagree		Noted.
Question 70	mr leslie manning		356	Agree		Noted.
Question 70	Mrs Hilary Bull		390	Agree	There seems to be much demand for allotments in the village as both sites are fully occupied so demand is high. We are all being encouraged to adopt a more sustainable lifestyle and growing your own (and enjoying the results) is a far greener approach than getting in the car and driving to Tescos!	Noted.
Question 70	Mrs Janet Janet Manning		364	Strongly Agree	As there is a waiting list, then it would be a good idea.	Noted.
Question 70	MRS Kathleen Horrix		750	Agree	Allotment space is limited. Apart from the healthy eating considerations, allotment projects culminating in the village show help to foster a sense of real community.	Noted.
Question 70	Mr Robin Shrive		837	Agree	there is a need for more, but if the allotments in Kettering road were fully opened back up as they used to be then this would cover the need	Noted.
Question 70	Mr Philip Blackburn		827	Agree	Developments and improvements may be welcome, but not expansion which would turn the village into a small town. The present infrastructure would not support any significant residential .increase. The school does not have places for extra children.	Noted.
Question 70	Mrs Mary Rust		887	Strongly Agree	Yes by reinstating original allotments	Noted.
Question 70	Mrs Katie Holmes		865	No opinion	Current allotments always look busy but note sure there is a need for more	Noted.
Question 70	mr Nigel Bull		884	Disagree	Answered this then found the question after the answers well done to who set this one up. The amount of allotments is about right however if as planned some was taken away	Noted. The CSS requires open space including allotments to be replaced if development in a

					for housing more would be needed to replace it, If a further 800 houses were built clearly more allotments would be needed.	suitable location.
Question 70	Mr Richard Dobson		897	Strongly disagree	At the present time there may be no identified need for further allotment provision in Broughton & Little Cransley but land should be identified and ring-fenced for future provision for allotments should the need arise. Once land has been built on it will be lost for other uses such as allotments etc. and will remain that way for a very long time.	Noted.
Question 70	Mr Richard Dobson		904	No opinion	At the present time there may be no identified need for further allotment provision in Broughton & Little Cransley but land should be identified and ring-fenced for future provision for allotments should the need arise. Once land has been built on it will be lost for other uses such as allotments etc. and will remain that way for a very long time.	Noted.
Question 70	Mr Andrew Tempest		959	Strongly Agree	I do not perceive any need for additional allotment provision in Broughton, however the existing allotments at site RA099 are well tended and clearly appreciated by the tenants. Any proposal to develop this site would be most unwelcome.	Noted.
Question 70	Mrs Katharine Hurford		913	Agree	Yes of course there is a need for more allotments as all the new developments in the village have been crammed in with no gardens...just look at the Brookhaven development...they have no gardens.	Noted.
Question 70	Mrs Julie Bozicek		941	Agree	I think it is vitally important that historically and visually important spaces are defined and preserved.	Noted.
Question 70	Mr Malcolm Gates		1027	Strongly Agree	Yes, as there is currently a significant waiting list for allotments there is a need for further	Noted.

					allotments, current sites would be perfectly adequate if any potential for future development of the sites were removed from the plans, particularly the second option plan.	
Question 70	Mrs Barbara zutshi		1054	Agree	I understand there is a waiting list and all allotments are currently in use.	Noted.
Question 70		Buccleuch Property	1201	Agree	Part of site RA/099 is currently used allotments, however, the remainder of the site would be available for development. Buccleuch Property is keen to preserve and enhance the quality of these allotments and recognises the role they can play in promoting a healthy and active lifestyle. Any development of site RA/099 would ensure that the existing allotments remain and are improved, forming part of a landscaped mixed use scheme.	Your comments with regards to RA/099 are duly noted and will inform the Joint Core Strategy review.
Question 70	VH & M Littler		1431	No opinion	Letter attached.	An Open Space Needs Assessment is to be carried out to identify whether further allotment provision is necessary. This will inform the next iteration of the plan.
Question 70	Jonathan & Claire Jennings		1447	Agree	We would be happy to have further allotments in Broughton, which would enhance personal links between residents and would encourage local food production and healthy lifestyles. In fact, we would be interested in an allotment ourselves! We believe that sites RA/15 and RA/099 could be appropriate for such allotments. However, it appears that some options are suggesting the removal of allotments from site RA/099, to be replaced with housing. We believe that this suggestion	Noted.

					contradicts the question posted. Furthermore, we had previously enquired about allotments in Broughton and were informed that all available plots were taken and there was a long waiting list. This is entirely at odds with 13.5.10, which we believe is both inaccurate and misleading.	
Question 70	Mr and Mrs York		1465	Strongly Agree	Having studied your proposed plans for the development for Broughton we would like to comment on some of the proposals, especially the question "does Broughton need allotments". Obviously no one from the council has visited the allotments recently and spoke to the allotment holders or checked if all plots are occupied, 5 new plots were recently created in Mile end lane and they were snapped up immediately and people are still asking if there are any vacancies. All the allotments are well tended, we are encouraged by the government to "tighten our belts" eat healthily and keep fit an allotment fulfils all of this especially for older people. The age at the allotments range from thirty to eighty years there is a great community spirit with everyone helping each other and you seem prepared to destroy something that has been part of our village life for years. We read in the press only last week that it is the trend for planners to get rid of allotments as this is an easy option for them with little regard to the feelings of the people involved.	Noted.
Question 71	Mr Robert Hardcastle		95	Strongly disagree	Broughton is big enough already! There are many other local villages which are not as big as Broughton and should be considered for development before any more houses are	Noted.

					built in Broughton. If the village boundary is extended we move ever closer to the village being adjacent to the A43.	
Question 71	mr richard chrich		159	Strongly disagree	Do we really need to build on every green field insight? Could we please leave a little for the next generation to enjoy!!	Noted.
Question 71	Mr Gary Furborough		210	Agree	I believe that Broughton needs a clearly defined village boundary to prevent it from spreading either towards Kettering or onto the A43. The fields that currently divide Broughton from the A43 are the 'countryside view' of hundreds of people living along Northampton Road and Cransley Hill. Development on this land would be the removal both of these views and the difference between living in a village and a town.	Noted.
Question 71	Mr Derek Hook		247	Strongly disagree	Broughton village does not need further new development or any more loss of green fields. It is a village, not a suburb of Kettering.	Noted.
Question 71	Mrs Taylor Taylor		253	Strongly disagree	There is no need to build on every bit of land available, this is a village let's keep it that way, let's give this legacy to our children, if we wanted to live in a town we would we choose to live in a village, and want to keep it that way. NO MORE BUILDING.,	Noted.
Question 71	Mrs Susan Upton		254	Strongly disagree	Broughton is large enough already! Lets leave SOME green fields for our grandchildren!! Any further development would be unwelcome and back right on to the A43.	Noted.
Question 71	Mr Gary Upton		264	Strongly disagree	I do not agree with including the new allocations in the proposed settlement boundaries.	Noted.
Question 71	Mr Steve Chester		300	Strongly disagree	Broughton is large enough currently we need green space as we are always being told to look after our environment	Noted.

Question 71	Mrs Karen Chester		306	Strongly disagree	Broughton is big enough already, any further development will destroy the character of the village and the reason people move away from built up areas in the first place! The field that it is proposed to be built on has a large water main running across it which Anglian Water state cannot be built on or within 12metres either side of it. Cramming 150 houses onto this small parcel of land will create more problems to an already overstretched village infrastructure!	Noted.
Question 71	Mrs Janet Manning		363	Strongly disagree	No change to village boundary!!!! Broughton to remain a village surrounded by fields without houses reaching every available road.	Noted.
Question 71	Ms Mandie Timson		360	Strongly disagree	Broughton is a village not a town and should be kept this way. Wasn't Mawsley built to prevent villages such as Broughton having to extend their boundaries? A lot of people live in Broughton because of its size and village atmosphere, if they wanted to live in a town they would live elsewhere. I have no objection to individual developments within the current boundaries, but to expand towards the A43 is absolutely ridiculous. Was the by pass not built to move the traffic away from Broughton - now someone feels it is ok to move Broughton toward the by- pass!! Makes no sense on any level.	Mawsley was designated as a new village in the 1995 Local Plan for Kettering Borough. This Plan is for development for the next twenty years. The location of the development in rural areas should be based upon rural need and could deliver improvements to access, or other local facilities such as allotments.
Question 71	MR ADRIAN LOTT		352	Strongly disagree	I believe we should have the proposed historical and visually important open spaces and open spaces protected under law so as to protect the nature of the village.	Noted.
Question 71	mr leslie manning		357	Strongly disagree	It is patently obvious that our village is being targeted for unrealistic growth totally contrary to the wishes of the neighbourhood of	Noted. This consultation is to gain the views of local people prior to

					Broughton. No consultation has taken place other than that undertaken by the village and included in the parish /village plan which is in your possession. It is wrong that remote planners should shape the future of Broughton without any understanding of the village its history, infrastructure, needs or vision for the future.	developing the options outlined in the Plan. No decision has been made about the future of Broughton and the comments received will inform the next iteration of the Plan.
Question 71	Mrs Rebecca Hawkes		565	Strongly disagree	This is a lovely village with a true community, something which we are told is good for our psychology. Lets be very careful about preserving this for ourselves, our children and all future generations by keeping green fields, animals, limiting traffic, maintaining historically and visually important open spaces and looking after our environment. Something that people who live in this village do with pride.	Noted.
Question 71	Mrs Hilary Bull		881	Strongly disagree	Regret that the question has been asked in this way as it could be misleading. The boundary should be maintained as per the existing boundary not as the proposed and not subject to the inclusion of new allocations. The village has currently reached a very difficult existence exactly because of il-thought through planning developments that have been considered individually without the whole village being taken into account. There were other significant concerns that were raised in the Parish Plan but unfortunately the Parish Plan has been "cherry picked" by KBC and Developers to suit their needs and ticking their boxes but which could be leaving the village structure and residents with the prospect of seeing these major issues not being resolved. The Parish Plan had great	The Parish Plan has informed the production of this document and the Rural Masterplanning Report, options in the document propose all the options for the local residents to ensure everyone has equal opportunity to comment including residents and landowners. Broughton can develop a Neighbourhood Plan with support of the LPA. However, it is important to note that Neighbourhood Plans are

					<p>participation from the village and is a good document but it was never written as or intended to be a planning document and it is unfair that KBC/Developers should consider it as such. In order to introduce the prospect of planning development on this scale - more than any other village in the Borough - all tools that could be available should be used. Broughton should have the opportunity to draw up a Neighbourhood Plan which will tackle planning specifically and which will involve proper and full consultation with residents on this issue alone. Consultations to the general public on the scale of this Site Specific Document are hugely confusing; important elements can easily be missed and participation can easily wane because of the sheer scale and complexity of it.</p>	<p>to facilitate development not to prevent it. Comments with regards to the settlement boundary are duly noted.</p>
Question 71	Mr Richard Dobson		896	Strongly disagree	<p>The settlement boundary should be as proposed without any inclusion of new allocations, within or outside of the boundary. In the Draft principles for RA/094 the proposals refer to Development should create an attractive gateway to the town, has or will Broughton & Little Cransley be reclassified as a town and on what criteria?</p>	Noted.
Question 71	Mr Richard Dobson		905	Strongly disagree	<p>The settlement boundary should be as proposed without any inclusion of new allocations, within or outside of the boundary. In the Draft principles for RA/094 the proposals refer to Development should create an attractive gateway to the town, has or will Broughton & Little Cransley be reclassified as a town and on what criteria?</p>	Noted.
Question	Mr Kevin Horn		726	Strongly	<p>If the village gets any bigger I'll be moving!!</p>	Noted.

71				disagree		
Question 71	MRS Kathleen Horrix		797	No opinion	I feel strongly that if/when developments take place, the school should be enlarged, new classrooms should be built before there is an expansion in the population. Any new children to the village should have the opportunity of becoming part of the community from the moment they arrive. They should not have to wait a year or two and attend a school outside Broughton while school building project goes ahead.. Further use of mobile classrooms should be discouraged. Similarly changes to traffic flow and road improvements should not have to wait until congestion occurs.	The capacity of schools and required improvements will be one of the considerations in the event a site is allocated and intensified the use of the school.
Question 71	Mr Andrew Tempest		960	Strongly Agree	I agree with the proposed settlement boundary. For the reasons stated in question 68, I strongly disagree with the proposed new residential allocations at RA098, RA127, RA096, RA101 and RA094. While not in principle opposed to the proposed industrial development at RA15, I am not convinced that there is any demand for additional industrial space in the vicinity at this time	Your comments with regards to the settlement boundary and sites have been duly noted.
Question 71	Mr Robin Shrive		836	Strongly disagree	Broughton can not sustain anywhere near the proposed developments, the boundary should stay as it is now.	Noted.
Question 71	Mrs Katharine Hurford		911	Strongly disagree	As stated earlier I do not agree with the village boundary being expanded towards the A14. Broughton is big enough, if Broughton 's population grows anymore then it will be a town and no longer a village. As it is the village does not have a butcher or baker. At one time Broughton had three bakers and three butchers....too many people use their cars to shop. We should be aiming for	Noted.

					sustainability where we are not dependent on cars. We should aim to be self sufficient....look ahead.	
Question 71	Mr Philip Blackburn		828	Strongly Agree	There is a waiting list for people wanting allotments and sufficient room for additional plots in the area off the A43 RA/ 099 which had a much larger area in use some years ago.	Noted.
Question 71	Mrs Mary Rust		888	Strongly Agree	Yes Broughton urgently requires another right hand turn as existing exit cannot take many more vehicles particularly at peak times. Problems will increase when Cransley Park is developed.	Noted.
Question 71	Mrs Katie Holmes		866	Strongly disagree	Village boundary should remain as it is. Infill is fine but we need to leave some greenfields for the future	Noted.
Question 71	Mr Malcolm Gates		1028	Strongly disagree	I agree with the proposed settlement boundary BUT not subject to inclusion of the new PROPOSED allocations. The bottom line is - don't accept further rural development required - if it is, focus on Mawsley which was developed for this purpose - do not overdevelop rural areas which have no infrastructure to support it and where increased traffic congestion would put lives at risk.	Noted.
Question 71	Mr Stephen Collins		1293	Disagree	I do not agree with the idea of redrawing the village boundary around the proposed allocations. What's the point of having a boundary if planners can simply shift them when it suits them?	Noted.
Question 71	A J Heggs		1347	Disagree	Ref: Site Specific Proposals Local Development Documents (LLD) Options Paper Dear Sir/Madam, I write to express my concerns/objections to the proposed	Any proposals would need to assess potential ecological impacts and incorporate appropriate

				<p>planning/boundary changes within Broughton as per the above documentation. As was explained at last night's Parish Council meeting, this is a very complicated document so I hope you will forgive my writing at some length. The village at the present time is a very pleasant place to live and has a thriving community and rural way of life. Along with many other villagers I have spoken to, I object to the alteration to this way of life which would be caused by many of the proposals. Indeed on draft principles for site RA/094 reference is made to an attractive gateway to the town. Are we then to assume the long term plan to change our way of life to create a new town? My main concern is obviously the area RA/098 which adjoins my property on two boundaries. Instead of countryside in front of my house I would have a housing estate along with the destruction of the agricultural land and loss of habitat for wildlife. Indeed over the last year or so, I have experienced foxes, hedgehogs, deer, sparrow hawk, jay, woodpecker, fieldfare and many others creatures of the countryside all to be swept away! I therefore assume my property along with many more in Cox's Lane would be severely devalued, would the council be awarding compensation to these households for the loss of enjoyment/value to our properties? With reference to the village itself many anomalies seem to appear between real life and your document. 13.5.6 states the local school which currently has a small number of surplus spaces. On speaking to parents I find that there is a shortage of school places, such</p>	<p>mitigation and enhancement measures in accordance with Part 11 of the NPPF. Highways impacts would have to be considered very carefully in consultation with the Highway Authority. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.</p>
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				<p>that village children are unable to gain places and have to be shipped out to other local schools. In association with the school we have a major parking/traffic problem within the village. A visit to Cransley Hill at school times will result in witnessing utter chaos, with cars parked on pavements and traffic held up whilst manoeuvres are made to make passage possible. This parking problem is now spilling over into Coxs Lane and West Street. I understand that planners will argue that the proposed new houses will be close enough that children will walk to school not so! Busy parents will load children into their cars to drop them off on the way to work etc., which will in my view add considerably to the already present chaos! Under the Development Principles heading references are made to changes in the High Street to enhance the environment and create new shops etc. Has a viability study been made for this? Whilst agreeing that there is a problem with speeding vehicles etc., I fail to see how the village can support any more small shops. The tone of the document seems to indicate one man or family businesses. I fail to see enough trade to support one of these in addition to the existing shops as overheads would surely kill any chance of a business running successfully. In this area again there are major parking problems, vehicles left on hatching for the crossing and double yellow lines. Is the proposal here to create a film set or a chocolate box High Street setting, the village surrounded by housing estates. With regard to moving the village boundary</p>	
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					<p>outwards, how long will it be before trying to justify the need to move it out further and further I wonder? Why is all this extra housing needed in Broughton? Are there really that many people needing to live here and destroy our rural way of life? Surely a setting such as Mawsley where modern housing is already existent would be a more suitable choice. Broughton does not have the infrastructure, such as roads, doctors, dentists etc to support such a large increase in population as that proposed in this document. If this development and the resulting increase in population occurs how long will it be before someone is killed on the two already very busy and dangerous junctions onto the A43? In conclusion I can only hope that my views and that of the other villagers will be seriously considered before decisions are taken which would change the entire environment of our village. I look forward to seeing your view on the above and hope there may be a chance in the future to speak to and discuss the proposals with the decision makers.</p>	
Question 71	A J Heggs		1350	Disagree	<p>With regard to moving the village boundary outwards, how long will it be before trying to justify the need to move it out yet further and further I wonder?</p>	Noted.
Question 71	Mrs C Bodicoat		1403	Strongly disagree	<p>Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support to option of NO growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a</p>	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of

					number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment.	the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 71	Mr Barry Davies	Davies & Co.	2007	Disagree	The proposed settlement boundary is not agreed subject to the inclusion of new allocations because it is considered that land to the east of Gate Lane should be included as a new allocation, in substitution for one or more of the allocations presently proposed.	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.
Question 71	Meredith White		1404	Strongly disagree	Having examined the SSPLDD/options paper dated March 2012 and in particular the options that impact on the rural community of Broughton. I wish to make it abundantly clear that I support to option of NO growth outside of the village boundary as proposed in the Village Plan. Before considering any growth a number of significant issues relating to infrastructure, services and the conservation plan presently being prepared need to be addressed. I would be pleased if you would record my comment.	Noted. Any small scale development would need to be of a high quality design in accordance with any development principles adopted and reflecting the character of the area. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.
Question 71	R Walton		1412	Disagree	I wish to lodge herewith my objections to the proposed developments at Broughton. Given the amount of development that has already taken place in Broughton, especially when	The document proposes to introduce small scale development in line with the settlement hierarchy

				<p>considering the lack of development in other villages, to suggest growth beyond the village boundary on any scale is absolutely outrageous. I believe that the villagers of Broughton could actually take issue with any further development at all. To focus on Broughton as a village location would suggest that you consider village life to be an attraction, why then is there not more development, or indeed any development to speak of, in villages such as Pytchley has its own school probably oversubscribed but then so is Broughton. Cranford school, public house delightful village not to be spoilt by large developments, but no development to speak of at all! All of its council houses now in private ownership and no affordable housing to replace them. Geddington perfectly placed for Corby where there are good employment opportunities, to North Kettering Business Park again has its own school, post office, public houses but again no sizeable development in recent years and certainly no signs of any affordable housing. Loddington perfectly placed to use the amenities at Mawsley however they seem to have consistently sidestepped any development. Cransley, Thorpe Malsor may be lacking in amenities but they seem to be surviving quite well without them and that includes old age pensioners. Mawsley as we understood it was built to take some of the pressure away from Broughton although there doesn't seem to be any additional developments proposed there. There has to be a point at which capacity has been met especially when there have been no</p>	<p>within the Core Spatial Strategy which reflects the level of local services, facilities and other constraints within each settlement and seeks to address local needs. Many of the villages you mention are likely to receive some amount of development based on local need and the level of services and facilities available to sustain growth. Highways impacts would have to be considered very carefully in consultation with the Highway Authority. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements.</p>
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				<p>infrastructure improvements or upgrading. I live in Church Street in one of the terraced properties, so I experience first-hand the increase in traffic. When the village hall was first built an indication of it being in use was an increase in foot traffic, now in the evenings (even in summer) there is a constant stream of cars taking children to cubs/scouts etc. Church Street is also used as a thoroughfare to the High Street, although why anyone would want to exit on to the High Street via Gate Lane I really don't know. It was always difficult to see traffic coming from the right because of parked cars, now with the inclination to park on the pavement it is now difficult to see the traffic coming from the left. With increased housing comes increased car ownership. The parking in the village borders in some cases as downright dangerous. The school is oversubscribed they have had mobile classes for a number of years now. Traffic on Cransley Hill is absolutely appalling. In your document when you try to justify growth beyond the village boundary you mention the prevention of FURTHER erosion of the historically dispersed character of the village. That would suggest an acceptance that there has been some erosion: sufficient reason to stop targeting Broughton whilst it would appear protecting other villages. There is even mention of small scale industrial units we already have a successful industry in the village its called farming!! My only concern however is that probably none of the landowners live in the village and therefore don't have the same interest in the villages as</p>	
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					its occupants. In one of your points you mention development RA/094 creating an attractive gateway to the town is that your intention to upgrade us to town status? Broughton is a village and would like to remain village. We have taken on our fair share of development, now give another village a chance.	
Question 71	VH & M Littler		1434	No opinion	Letter attached.	The proposed settlement boundary has been drawn in accordance with criteria outlined in the Settlement Boundary Background Paper. In the event allocations are to be made they will at this point be included in the settlement boundary. A review of the boundary will occur following this consultation and prior to the next iteration of the Plan.
Question 71	Jonathan & Claire Jennings		1449	Disagree	We believe that this is a very important question; however the consultation document does not make clear what the current settlement boundary is. As a result, we find it extremely difficult to comment in detail on the proposed settlement boundary. However, for the avoidance of doubt, we do not believe that there is any need to amend the existing settlement boundary.	The settlement boundary is shown in black on the Broughton Plan as shown in the Site Specific Proposal LDD. However, your comments with regards to the existing boundary are duly noted.
Question 71	Ellen and Simon Hobday		1812	Agree	Re: Broughton proposed Historic and Visually Important Space. I am writing in support of Broughton Parish Councils proposal,	Noted.

				<p>endorsed in the Borough Councils Site Specific Proposals to designate four sites (011,012,052 and 097 - Broughton Small Scale Growth Option Plan question 71) as Historically and Visually Important Open Space. It is stated that Broughton is one of the few villages in the Borough without an adopted Conservation Area. The proposals also highlight that the centre of the village is still strongly linked to its agricultural past, with open land cutting in from the east at Gate Lane and around St Andrews Church. and a historic centre with a number of listed buildings (135. 1). It is this historic centre with the church (dating back to Norman times) at its apex, combining with these four sites of open space, linked by Gate Lane and Church Street, which provide the village with its identity. Conserving it is therefore a key priority. Furthermore, in keeping with this rural background and historical environment, Gate Lane and Church Street are both very narrow; the former without space even for a footpath, the latter frequently congested by parked cars. At times this means that only one car can proceed along Church Street, even then with great caution. I look forward to confirmation of the above named areas being endorsed by the Borough Council in line with the wishes of the Parish Council and a long-awaited Conservation Area being created for the village.</p>	
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Section 13 - Cranford

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
13.6 Cranford	Mr Peter Quincey	Clerk Cranford Parish Council	1381	Agree	13.6.2 There are historical and visual open spaces such as, Cranford from Barton Seagrave, from the Cranford Road east to the Allege valley and St. Andrews Church and Hall. 13.6.3 Cranford Parish Council agree with mitigating improvement to the High Street to discourage speeding traffic and return the highway to a more rural feel.	Thank you for your comments which have been duly noted.
Question 72	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	760	No opinion	Please refer to comments previously submitted to KBC by NCC Development Control team in relation to these sites.	Vehicular access would need to be considered in detail through the Development Control process.
Question 72		Planning Consultant Berrys	1274	Disagree	Rather than the allocation of sites specifically for affordable housing, the alternative option to allow some small scale development outside of the existing extent of the village should be explored. Within this development an element of affordable housing can be delivered. As stated, the advantages of allowing the village to grow include reducing pressure on land within the village and supporting existing services and facilities, including the school and pub. Provision of a small amount of housing can also help to meet local and market needs for housing and can also contribute to improvements which may be necessary within the village. The land opposite the Top Dysons area would be a suitable site for small scale growth. Here you can mirror the existing development and in turn create active frontages on both sides of the road. This land is available and deliverable.	No sites were identified through the SHLAA process and none have been promoted in response to consultations on the emerging Site Specifics LDD. The Council's Rural Master Planning work involved a Housing Needs Assessment which identified a requirement for 8 affordable houses. The proposed sites are therefore needed to meet an identified local need and should not be allowed for private

						market housing which would be contrary to policies which seek to protect the open countryside.
Question 72	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1750	Disagree	Question 72: Cranford As the preferred options are within or adjacent to the conservation area, we recommend that an additional principle is added stating that the new development should seek to protect and enhance the character of the conservation area and its setting.	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 Part 12 of the NPPF and Policy 13 of the CSS.
Question 72	Mr Peter Quincey	Clerk Cranford Parish Council	1382	Agree	Affordable housing provision. Cranford Parish Council agree with the two proposed sites, which were the original proposed sites rejected by KBC. The preferable one would be at the corner of Duck End and Thrapston Road as the other site in Duck End could be prone to flooding.	Noted.
Question 72	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2111	Disagree	We have assessed the proposed sites using a Red-Amber-Green process, please see attached. 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. Odour Constraints Please note five proposed sites fall within 400m of a Sewage Treatment Works (STW). We use 400m as a trigger to consider the loss of amenity for the proposed development site due to the proximity of the STW. We have a policy that states we generally oppose development within 400m	Thank you for your comments that will be used to inform the next iteration of the Site Specific Proposals LDD.

					(http://www.anglianwater.co.uk/developers/encroachment.aspx) and would be keen to discuss the proposed sites with you in more detail. Currently, we are not in a position to support these sites (RA/128, RA/170, RA/173, RA/109, RA/108- marked on the attached sheet as impacting on our cordon sanitaire), should they progress through the planning system. Question 73; Given the comment above regarding the cordon sanitaire, we would not support the progression of the proposed sites within Cranford (RA/170, RA/173), and recommend further discussions regarding the risk of loss of amenity.	
Question 73	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	761	No opinion	NCC Highways supports in principle environmental improvements to improve the public realm of town centres such as Cranford as schemes such as these improve the town centre for pedestrians and cyclists, as part of a long term strategy, as outlined in Strategic Policy 24 in the Northamptonshire Transportation Plan (NTP). Environmental improvements need to be carefully designed and NCC is committed to working together with partners to identify appropriate schemes and balance issues associated with them such as the impact of removal of on-street parking. As Highway Authority, NCC has responsibility for maintaining the highway. Therefore the materials palette used for any public realm works need to be from a palette of materials agreed with NCC which takes into consideration the ongoing cost of reinstatement and maintenance, particularly at a time when funding is limited. Where existing highway materials are of good quality, and there are no capacity or road safety benefits, there is a reduced case for improving t	Noted. KBC would consult with NCC in regards to any proposals which would affect the public highway.
Question 73	Mr Peter Quincey	Clerk Cranford Parish Council	1383	Agree	Cranford Parish Council agree with the design principles as outlined. It has been suggested that some screening for Top Dysons might be appropriate.	Noted. It is unclear why screening would be required at Top Dysons as its open views across adjacent rural

						field's forms part of its character.
Question 73	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1751	Disagree	Question 73: Cranford development/ design principles We recommend that an additional principle is added stating that new development should seek to protect and enhance the character of the conservation area and its setting.	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.
Question 74	Mr Peter Quincey	Clerk Cranford Parish Council	1384	Agree	Yes, there is a need for allotment space in Cranford. There is a current space that has been used for many years to the rear of nos. 2-6 Duck End, land which owned by the Childs family.	The Council is undertaking an Open Space Needs Assessment in order to inform the plan as it progresses. Further allocations will be considered in the next iteration of the plan where deficiencies in provision are identified.
Question 75	Mr Peter Quincey	Clerk Cranford Parish Council	1385	Agree	Cranford Parish Council agree with the settlement boundary, subject to the proposed inclusion of new allocations. See	Cranford Road, Barton Seagrave is considered

					response to Q.72. The Council is concerned that yet again there is no mention in the Cranford section of that part of the parish of Cranford that is Cranford Road, Barton Seagrave. It has been part of Cranford for over 50 years and is an historical and visual part of the parish.	to have more of an association with Barton Seagrave which is dealt with in Section 9 of the document.
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Section 13 – Dingley

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
13.7 Dingley	Mr Simon Edwards		101	No opinion	Although I agree that Dingley should remain without a boundary I think that its merits better commentary emphasising its rural character. NB. It has twice the population of Sutton Basset, it has a similar situation to Stoke Albany. Without this commentary there is little scope to highlight some of the issues the village faces due to the A427 traffic vs some of the exceptionally interesting historic and rural charm it offers.	Noted, the Rural Masterplanning report does contain more detail with regards to Dingley. However, it is important to know what issues the village is facing so as one can consider a potential policy in the next iteration of the Plan.
Question 76	Mr Simon Edwards		68	Strongly Agree	By staying as a scattered development in the open countryside Dingley is offered more protection from development than if a boundary is drawn.	This statement reflects our intentions for not having a village boundary for Dingley.
Question 76	Mr Simon Edwards		102	Strongly Agree	Yes, Dingley should continue to be considered as scattered development in the open countryside. A boundary would be difficult to draw and detrimental to the village due to its linear form in the open countryside.	Noted.
Question 76	Mr Nigel Armitage		132	Strongly Agree		Noted.
Question 76	Mr Peter Hawthorne		373	Strongly Agree	The scattered nature of the village does not lend itself to the creation of a defined village boundary.	Noted.
Question 76	Mr John Strutt	Parish Clerk Dingley Parish Council	376	Strongly Agree	The designation "scattered community" correctly defines the nature of the village and probably	Noted.

					provides the greatest degree of protection against inappropriate development.	
Question 76	Mr Jolyon Ingham		562	Strongly Agree	The scattered nature of the village does not lend itself to the creation of a defined village boundary.	Noted.
Question 76	Mr Rob Hinxman		598	Strongly Agree		Noted.
Question 76	Mr Tony Lucas		599	Strongly Agree	Dingley is a unique village format which would be spoilt by trying to define a village boundary.	Noted.
Question 76	MR JAMES MCCAHERILL		649	Strongly Agree		Noted.
Question 76	Mr Richard Lamb		665	Strongly Agree	The term "scattered development in the open countryside" very accurately describes Dingley given that the existence of a busy main A road dividing the dwellings into 2 groups prevents any proper village feel. For Dingley to become a village in any sense a by-pass would be a necessity.	Noted.
Question 76	Professor Bill Jones		789	Strongly Agree	'Scattered development' accurately describes Dingley, and to impose a defined boundary would be detrimental to the character of the village. Thus I agree it is the most appropriate designation for Dingley.	Noted.
Question 76	Ms James		804	Disagree	The village is located to the north east of Market Harborough. The village is small and compact and currently considered a scattered development within this option paper consultation. The settlement of Dingley has a church, a hotel and a village hall as well as a mobile library that stops	The need and possibility for a village boundary in Dingley will be considered prior to the next iteration of the Plan. The comments with regards to flood risk have been duly noted.

					<p>every couple of weeks. Dingley has a population of Whilst there is no public transport serving the village, there is good access to the nearest train station in Market Harborough, with buses running serving the train station from neighbouring Great Bowden. The village does not sit within a flood risk zone, as identified within the Environment Agency's indicative flood zone maps. The village is defined into two areas and therefore isn't scattered in the same way as other villages that are categorised as thus. A line could clearly be drawn around the settlement as demonstrated in the attached plan. If not should a village boundary be drawn? Village boundaries define a settlement, marking where it starts and ends. Dingley could have a settlement boundary set around the two sections of the village. This would protect the area around from development, whilst allowing some limited development within the village. A village boundary would give certainty to landowners and the local authority in terms of where development should take place. A village boundary clearly defines the limits of the village and makes it less ambiguous than having criteria for what should be included within the settlement. It will give the village a more defined boundary.</p>	
Question	Mrs Linda		1283	Strongly		Noted.

76	Wheway			Agree		
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Section 13 – Geddington

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Section 13.8	Peter & Rosemary Quincey		1356	No opinion	Relating to Geddington, there appears to be one anomaly that perhaps could be rectified. On the map of Geddington, small scale growth option, in area RA/105 the historically and visual aspect does cover a small area to the north of the Ise River bordering Mil Farm and the properties of nos. 33, 35 and 37 Newton Rd. This white blank we believe, is part of this aspect either side of the river and should be greened over.	Noted, your comments with regards to HVI shall be reviewed prior to the next iteration of the Plan.
Question 77	mr peter spence		259	Agree	Development should be for the provision of affordable housing only but this will also put pressure on village resources in particular the school which is over subscribed. Also traffic levels within the village centre is already a problem and any development should avoid increasing traffic through the village centre	Noted. Improvements/financial contributions to local infrastructure could be sought through to mitigate the impacts of any new development.
Question 77	Mrs Tracy Howells		321	Disagree	I refer to the employment units on Grange Road in Geddington. I would not like to see this area expanded as it would impact onto private residential homes that back onto the adjacent field. If it is expanded I think there should be stipulations as to the type of businesses that operate from that area e.g. it should be B1 - just office based and professional services. Any manufacturing would have an impact with noise and smells onto the close residential properties. For similar reasons I also think the buildings should remain low level and attractive in appearance, as opposed to 2 storey industrial buildings.	The site has been assessed against the criteria set out in the Employment Allocations Background Paper and Rural Master Planning Document. Employment on this site will be small scale suitable to a rural village such as Geddington. The next iteration of the Plan will include a set of design principles which will dictate new

						development on this site. Your comment with regards to the scale of development will be included within these design principles in the next iteration of the Plan.
Question 77	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	762	No opinion	Please refer to the comments previously submitted by the NCC Development Control team in relation to these sites.	Your comments with regards to these sites have informed the site selection assessment.
Question 77	Mr David Charlton-Jones		442	Disagree	I am opposed to the proposed extension of the Grange Road industrial units for the following reasons: No identified demand from within the village. Poor access: Grange Road is permanently single file traffic. Noise levels and intrusive security lighting would adversely affect adjacent residential properties. LDD specifies that commercial use must be subservient (ancillary) to residential use, houses in Kettering Road are less than five metres from proposed boundary. The extension is not considered appropriate by Geddington PC and is not in their village plan. Should this not lead to its' exclusion under the Localism Bill?	The site has been assessed against criteria outlined in the Employment Allocations Background Paper and Rural Master Planning Document. Employment on this site will be small scale suitable to a rural village such as Geddington. Your comment with regards to this site will inform the next iteration of the Plan.
Question 77		Planning Consultant Berrys	1231	Agree	Agree that small scale growth could in turn benefit the village and the services it is able to provide. Disagree that site 109 is a suitable housing allocation - this site provides key vista as you drive into the village and therefore this view should be retained. Site 104 should be considered as a replacement housing	Noted, your comments with regards to the sites proposed will be taken into consideration and

					allocation. Access onto the A43 was identified as a major constraint for this site alongside its connections to the village centre, but these issues would also apply to the proposed allocation at 109. 104 would be far less intrusive on the built form of the village and allow the key views as you approach the village to be retained. Site 104 is available and development would be supported here.	inform the next iteration of the Plan.
Question 77	R A Austin		582	No opinion	GEDDINGTON- SMALL SCALE GROWTH OPTION I would refer to the Geddington Village Boundary Review meeting and the plans provided at this time and confirm my support to the alternative option given to the Parish Council. I would however respectfully refer to the inclusion of option RA105, which does not include and I feel should be included to your records, details already agreed. On my purchase of property in 1976 the Conveyance documentation indicated a finger of land to the Paddock area and in 1978 the garden area was extended as the attached copy plan to expand on this finger of land and since this time has been cultivated and planted accordingly. In addition a revision of the stable block was completed in 1986 and granted your planning consent reference KE/86/0878 and confirmed to me as your letter 18th February 1998 copy enclosed. I trust that these details can be amended to your records but would be pleased to discuss this at any time. I would be grateful if you could please confirm that this information is held to records for any future reference to the small scale growth option. [Text from attached letter dated 18.02.1998: I confirm that the planning consent reference KE/86/0878 granted permission for the erection of stables at land to the rear of 37 New Road Geddington, and that having been implemented, now runs with the land with no time restriction. Therefore, as the new land owner you now have benefit of this planning permission. Yours sincerely, Acting Head of Development Control] [2 plans attached]	Site RA/105 has been discounted as a housing option as it scored poorly against the criteria set out in the Housing Allocations Background Paper. The options document suggests that this area should be retained 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.
Question 77	Mr Ben Thornely	Team Leader - Planning Liaison	1153	No opinion	RA/107 and RA/108 We consider this site most appropriate for small scale growth as the site is less than 1 hectare located in	Sites RA/107, RA/108 and RA/109 would

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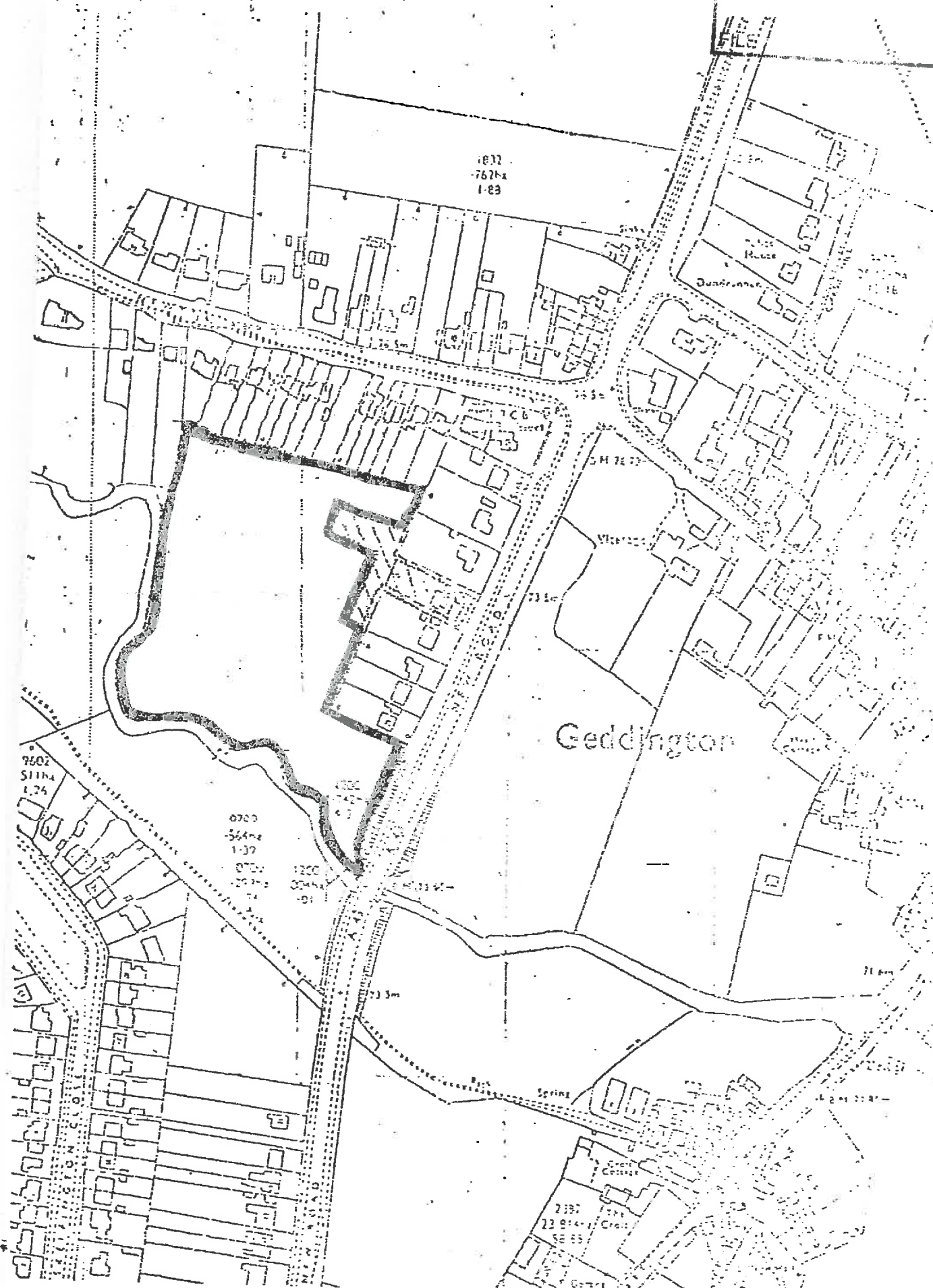
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		Environment Agency		<p>Flood Zone 1, (low probability of river and sea flooding as defined in the Technical Guidance of the National Planning Policy Framework. The main flood risk issue to consider is usually the management of surface water run-off. 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 produced. RA/109 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. (NPPF) 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. Any FRA should focus on the management of surface water for the development as well as considering the other different types of flooding as detailed in the Technical Guide to the NPPF. The Kettering and Wellingborough Level 1 Strategic Flood Risk Assessment should also be used to inform any site specific FRA. Surface water run-off issues are a key factor for consideration. Any FRA must demonstrate that surface water run-off can be managed and the proposed surface water drainage system can cope with 1 in 100 probability plus climate change rainfall event without increasing flood risk to the site, surrounding area and third parties. The FRA must also demonstrate that post development run-off does not exceed pre-development run-off. To calculate Greenfield runoff rates, we accept the use of the IOH124 method (Chapter 7). For sites smaller than 50 ha this area should be used in the calculations and linearly interpolated down for the impermeable area proposed on the site. Growth curves may then be used to</p>	<p>need to be subject of detailed assessment. As another site is identified for residential development within the plan, site RA/110 will be re-assessed following the comments here with regards to flood risk and considered in accordance with Part 10 of the NPPF.</p>
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				<p>obtain the discharge rates for the 1 in 1, 1 in 30 and 1 in 100 probability rainfall events. Storage will be required for each event up to the 1 in 100 probability rainfall event and must include climate change. Please note that full calculations should be provided. Within the FRA, surface water run-off rates for the existing and developed site for the 1 in 1 probability rainfall event, the 1 in 30 probability rainfall event and the 1 in 100 probability rainfall event and the attenuation volumes required including an allowance for climate change should be stated. The allowable discharge rates from the site should be based on the developed impermeable area rather than the site area as a whole. In addition, any FRA must confirm whether the site run-off will be restricted to the Qbar rate for all events or the Q1 for the 1 in 1 probability rainfall event, Q30 for the 1 in 30 probability rainfall event and Q100 for the 1 in 100 probability rainfall event using a complex control. Run-off and attenuation requirements should be provided in line with the requirements of the SFRA and Preliminary Rainfall Runoff Management for New Development Revision E. The maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and the residual risk of flooding addressed. The drainage scheme proposed should provide a sustainable drainage strategy to include Sustainable Drainage System (SuDS) elements with attenuation, storage and treatment capacities incorporated as detailed in the CIRIA SuDS Manual (C697). The hierarchy for surface water disposal encourages a SuDS approach. The second tier is discharge to watercourse and final stage is discharge to sewers. Percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. Should infiltration not be possible on the site, SuDS could still be utilised to convey and store surface water run-off. Areas of open space on the site could be utilised and SuDS features such as swales and ponds may added to</p>	
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					<p>the amenity and ecologic value of the site. Any FRA should also consider the possibility that the surface water system may fail / become blocked. Overland floodwater flood water should be routed away from vulnerable areas. For acceptable depths and rates of flow, please refer to Environment Agency and Defra document FD2320/TR2 Flood Risk Assessment Guidance for New Development Phase 2â€ . Further consideration should be given to safe access and egress for emergency services when site is flooded. RA/110 Sequential Test This preferred site identified for small scale growth is less than 1 hectare located in Flood Zone 2 (medium probability of river and sea flooding as identified by the Environment Agency flood map and as defined in the Technical Guidance of the National Planning Policy Framework. (NPPF) For your Authority to take this site forward, it must be demonstrated in a clear and transparent manner, that development at this site has passed/is likely to pass the Sequential and/or the Exception Test as stated in the Technical Guide to the NPPF. In areas at risk of flooding preference should be given to locating new development in Flood Zone 1. Only if there are no reasonable sites available in Flood Zone 1 then the vulnerability of the proposed development can be taken into account in locating development in Flood Zone 2, where a sequential approach should be used. The aim of the Sequential Test, is to steer new development to areas at the lowest probability of flooding (see PPS25 paragraphs 16, 17 and D1 - D8) and, therefore, in the first instance your Authority should be satisfied that the Sequential Test has been applied to justify development at a location and to allow the Exception Test to be considered. Any planning application at this location must be accompanied by a Flood Risk Assessment (FRA). The FRA should meet the requirements set out in the table available within our Flood Risk Standing Advice which is available at http://www.environment-agency.gov.uk. All flood management measures will need to be supported by plans and drawings that form part of the FRA.</p>	
Question	Miss Ann	Regional Planner,	1752	Disagree	Question 77: Development options for Geddington RA/107	Sufficient protection is

77	Plackett	East Midlands Region English Heritage			Geddington Sawmill - This site includes a Grade II listed building (19-21 Grafton Road); consequently, the design principles for this site should include: protect and enhance the significance of the listed buildings on the site and their setting. RA/110 - As this site is within the conservation area, we recommend that an additional principle is added stating that the new development should seek to protect and enhance the character of the conservation area. Similarly the generic development principles for the village should include specific reference to the need to protect and enhance the character of the conservation area and its setting.	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 considered necessary as the LDD should not repeat existing legislative and policy requirements.
Question 77	Mr Alan Smith	Planning & Biodiversity Officer The Wildlife Trust for Northamptonshire	2073	Disagree	Sawmills, Geddington, is inside the NIA, and is close to a Sub-Regional and a Local GI Corridor too. RA/109 (RA11), Geddington South East, is inside the NIA, it is inside a Sub-Regional GI Corridor, and is partly in a Local GI Corridor too. RA/110, Old Nursery site at Grafton Road, is inside the NIA, it is half-covered by a Sub-Regional GI Corridor, and is close to a Local GI Corridor too.	Wildlife designations are noted but do not necessarily inhibit development subject to appropriate ecological assessment and use of mitigation measures where necessary in accordance with Part 11 of the NPPF. The sites will be re-assessed subject your comments.
Question 77	Mr Robert Wootton		737	No opinion	There should be some small scale growth. The site at RA/109 would be suitable for residential development. The ones at RA/110 and RA/107 could add to traffic congestion problems in the village centre. Grange Road already has traffic congestion problems and further employment units at RA/108 could make these much worse.	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 your comments will inform the further assessment of these sites prior to the next iteration of this plan.
Question 77	Mrs Fay Bristow		739	Strongly Agree	Extending village boundaries will not improve the village, just make it bigger. Strongly oppose any development of site RA/109 as it should not be necessary to keep building on every green field, if I had wanted to live in village that was turning into a town I would live in Burton Latimer.	Noted. Allocations in rural areas should be based on local need, no growth could result in limited opportunity to meet local housing needs or support local services. Limited growth may actually lead to traffic and highways improvements and can support local services and facilities.
Question 77		Buccleuch Property	1203	Agree	A village the size of Geddington contributes a range of services for its residents including job opportunities, a primary school, retail, community and recreation uses. A settlement of this size, which is considered a tier 1 village in Buccleuch Property's proposed village hierarchy (Core Spatial Strategy representations, 2009), should accommodate a significant level of growth in order for the diverse range of uses to be supported and maintained within the village. It would, therefore, be totally inappropriate for a policy of no growth to be applied to this important settlement. West Northamptonshire has proposed a village settlement hierarchy as part of its emerging Core	Policy 1 of the Core Spatial Strategy states that growth in rural should be based on local need. Therefore, a prescriptive percentage increase would not be in accordance with the presiding policy document. The

				<p>Strategy, which sets out three tiers of villages in a similar manner to that proposed by Buccleuch Property. Within policy R1 (Spatial strategy for rural areas) primary village settlements, similar to Geddington and Broughton, have been allowed to grow by 10-12% of their existing dwelling stock over the Plan period. This is deemed an appropriate percentage to allow the village to expand and caters for local housing requirements. This approach recognises the need for development in rural areas. A similar principle was also adopted in South Northamptonshire. Buccleuch Property advocates this approach and considers this to be suitable for the Borough of Kettering, which has numerous villages of varying sizes, with Geddington as a primary village settlement. Buccleuch Property generally supports of the proposed site allocations, however, it is concerned by some of the prescriptive design principles which are proposed for the reasons given below.</p> <p>RA/107 Geddington Sawmill Buccleuch Property fully supports the proposed allocation of this site for small scale residential or mixed use development and recognises the sites potential to enhance the character of the conservation area. However, Buccleuch Property is keen to ensure that the design principles included are flexible enough to allow for a viable scheme to come forward that best reflects the local vernacular and character, as well as allowing residential and work space. By applying too restrictive development principles at this stage any future scheme will be bound to this, which may result in a development that does not maximise its potential to enhance the character of the village. For these reasons, the design principle that states development will provide a mixed use development to retain an employment function in this part of the village should be removed. Although Buccleuch Property recognises the importance of maintaining employment uses within the village, there is no guarantee that the villages requirements will not change or evolve over the Plan period. By stipulating this condition the policy is not allowing flexibility which could impact upon development coming forward. There</p>	<p>proposed design principles have emerged from the Rural Masterplanning Background Paper, which assesses the character of the Borough villages and means of protecting their individual characters. 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. Site RA/107 is currently in employment use. As any small scale development should support local services and meet local need it is important that the emerging policy secures employment use as part of any new scheme. Development in this location is distinctly linear in form on entry to the village, opposite site RA/109 and it is important that</p>
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				<p>would remain the scope for work space, even employment use, if the market requires this during the Plan period. RA/109 Geddington South East Buccleuch Property supports the allocation of site RA/109 and considers this presents an opportunity to create a gateway into the village that reflects the attractive historical nature of the settlement. However, the following design principles are not supported: Front onto Kettering Road with relatively large plot sizes to retain views out to the wider countryside. Be linear in form to reflect the built form in this part of the village. Although Buccleuch Property supports the notion of large plot sizes and maintaining views into the open countryside, it does not consider this site should be built in a linear form. By enforcing such an approach for this site, any attempts to create a gateway to the village are compromised. Further, only the properties on the west of the Kettering Road are linear in nature and they are not considered to be of such high quality as the adjacent development to the north of site RA/109, which is not linear and has a better feeling of community mix. Again, it is considered that by applying too restrictive development principles at this stage any future scheme will be bound to this, which may result in a development that does not maximise its potential to enhance the character of the village. RA/108 Geddington South West It is recognised there is a need to provide employment locations and opportunities within the settlement of Geddington. This will help the village maintain suitable job opportunities and is essential for businesses to be able to expand their premises or where this is not possible, for there to be suitable units available for them to expand into. The proposed allocation of site RA/108 is potentially unviable as the site is not accessible from the highway network. Access can only be obtained by breaking through the existing employment site. This is unlikely to be achievable as it will be expensive to complete and appears to be financially unviable. It is considered that incorporating an element of employment as part of a larger mixed use scheme, such as on sites RA/102 or RA/103, rather</p>	<p>this character is respected in any future scheme.</p> <p>Site RA/108 is for small scale employment uses such as that which already exist in this location and therefore access through the existing site is likely to be possible. However, this will be reviewed as well as the comments with regards to other sites in advance of the next iteration of the Plan.</p>
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					than the Sawmill site (RA/107) could be a more suitable option. This would ensure employment opportunities are enhanced in the village helping to maintain its sustainability.	
Question 77	Peter & Rosemary Quincey		1357	Agree	As there has already been some small growth outside the village boundary, the small growth sites identified on page 5 seem appropriate.	Noted.
Question 77	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2112	Agree	We have assessed the proposed sites using a Red-Amber-Green process, please see attached. 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. Odour Constraints Please note five proposed sites fall within 400m of a Sewage Treatment Works (STW). We use 400m as a trigger to consider the loss of amenity for the proposed development site due to the proximity of the STW. We have a policy that states we generally oppose development within 400m (http://www.anglianwater.co.uk/developers/encroachment.aspx) and would be keen to discuss the proposed sites with you in more detail. Currently, we are not in a position to support these sites (RA/128, RA/170, RA/173, RA/109, RA/108- marked on the attached sheet as impacting on our cordon sanitaire), should they progress through the planning system. Question 77; Given the comment above regarding the cordon sanitaire, we would not support the progression of site RA/109 and RA/108, and recommend further discussions regarding the risk of loss of amenity.	Drainage proposals would be considered as appropriate in relation to individual proposals and would need to accord with current Building Regulations. Site RA/108 has been discounted as a housing option and includes a small employment allocation only - this would not be impacted by odour. Comments regarding site RA/109 are noted and will inform the next iteration of the plan.
Question 78	mr peter spence		260	Agree	former allotment sites have fallen into disuse, but grange road site could possibly be reinstated.	Noted.
Question 78		Buccleuch Property	1204	Agree	Buccleuch Property recognises the identified need for a small amount of allotments as stated within the Open Space and Allotment background paper (2012) and may be able to provide allotment land within Geddington as part of any proposed future development schemes. The Boughton Estate owns	The Council is undertaking an updated Open Space Needs Assessment to inform the next

					allotments in the village and is keen to ensure the Council takes account of these when determining the future provision in village locations. The Council should not simply calculate need based on allotments in the Councils ownership.	iteration of the document which will consider all existing provision and identify any outstanding needs. It is noted that allotments could be provided as part of potential mixed use development identified in the plan. Private allotment provision where the Council has the relevant information has been taken into consideration.
Question 79	mr peter spence		261	Disagree	Alternative proposal where RA/102 is made available for development as an extension of the present affordable housing. Presumably planning would be eased on completion of the Geddington bypass	Your comments with regards to site RA/102 will be taken into consideration and inform the next iteration of the Plan.
Question 79	Mr Andrew Middleditch	Bletsoes	575	Disagree	We act on behalf of Mrs. R. Morgan of The White House, 39 Stamford Road, Geddington, and wish to comment on the proposed settlement boundary for the village of Geddington as set out in the consultation document. Firstly, we would support the fact that properties along Stamford Road, Geddington have generally been included within the settlement boundary, which is a change from the last Local Plan. However we object to the fact that land adjacent to Number 39 Stamford Road has been excluded from the settlement boundary. This piece of land forms part of the garden to number 39 Stamford Road, and its use relates to the residential occupation of that property rather than the open countryside to the rear. We support the Option of	The proposed village boundary was drawn in accordance with criteria outlined in the Settlement Boundaries Background Paper. This was assessed for inclusion and Officers concluded that the site adjacent to no.39 Stamford Road presents a distinctly



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					Identifying Settlement Boundaries, and in this respect we support Option 6 and the principles identified therein. In applying those principles, we see no reason why the land in question, should not be included within the settlement boundary. The land does form part of a residential curtilage, which is contained and is visually separated from the open countryside. Although it is a large garden, it is not visually open, and therefore does not relate to the open countryside beyond. Similarly, development on this plot, if it were to be proposed, would cause no significant harm to the character of the settlement. For these reasons, we would support the principle of defining a settlement boundary, but would ask that the land edged in red on the attached plan, be included within it.	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 does not appear domestic in nature and therefore relates better to the open countryside than the village and has been excluded from the village boundary for this reason.
Question 79	Mr Robert Wootton		738	Agree		Noted.
Question 79		Buckleuch Property	1205	Strongly disagree	Buckleuch Property objects to any amendments that attempt to draw the settlement boundary more tightly than the existing boundary, as approved in the adopted Local Plan (1995). The NPPF promotes sustainable development and growth which should accommodate development in sustainable locations. It encourages planning to proactively drive and support sustainable economic development to deliver homes, business and industrial units. It is, therefore, contrary to the NPPF to propose more restrictive Plan policies than already exist. The existing settlement boundary was clearly drawn to enable sustainable development within Geddington to meet local	The NPPF supports a plan-led approach to sustainable development and encourages LPA's to ensure that up to date development plans are in place. Policy 1 of the CSS requires allocations in the rural area to be made

					<p>needs. It is acknowledged that site RA/102 has been resisted in the past, however, this does not change the fact it is in a sustainable location and sits comfortably in the village boundary. Buccleuch Property intends to work closely with the Parish Council and local community to establish a suitable scheme that meets local needs. For these reasons, it is considered that site RA/102 should be included within the settlement boundary. The existing boundary includes this parcel of land and Buccleuch Property can see no logical reason for removing it. This is indicated on the plan below. The site has the potential to provide a high quality gateway to the northern part of the settlement, which will signal people arrival into the historic village. The parcel of land is a logical inclusion within the settlement boundary as it naturally squares off the village and does not extend into open countryside due to it being surrounded by existing residential development on three sides. Further, the recent and current Housing Needs Survey (March 2011) identifies the need for 15 additional. The only feasible way this housing need will be met is through the development of a larger site in the village. Given the location and surroundings of this site, this appears the only location which could provide for this housing need over the Plan period. It is for these reasons that this parcel of land should be included within the settlement boundary allowing for this site to potentially come forward for development during the Plan period.</p>	<p>based on local need. The SSP LDD includes options for residential development necessary to meet local need. The comments here with regards to the settlement boundary and site RA/102 will be considered prior to the next iteration of the Plan.</p>
Question 79	Peter & Rosemary Quincey		1358	Agree	<p>We agree with the proposed settlement boundary as on page 5, subject to the inclusion of the new allocations on that page. We believe that the discounted options on page 6 have been rightly removed.</p>	Noted.

Section 13 – Grafton Underwood

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
13.10 Grafton Underwood	Mr Richard Daykin		490	Agree	RA/113 & RA /114. these are "brown field sites" and if properly developed could enhance the village (I live in a converted Barn (2 Grafton Park Farm) and am convinced that it enhances the village (I have before and after photos). the village has evolved over the centuries and there is a need for more housing in this overcrowded country Flood risk at Grafton (and other villages) I did not see any mention of the Environment Agency's Flood risk maps of the area. As Flood warden (and wish one was not) there are several flood risk areas in the village.	Noted, flood risk was considered when the sites were assessed in accordance with the criteria outlined in the Housing Allocations Background Paper. This will be further considered if these sites are progressed in the next iteration of the Plan.
13.10 Grafton Underwood	Mr William Hiscock		1451	No opinion	The Government Draft Paper for planning reform issued in early 2011 produced a furore of complaint from many people living in or interested in the future and wellbeing of the countryside. Many campaigns have been carried out to reduce the points that were seen as exceptionally dangerous to this wellbeing. It was looked upon as far too easy for developers to build on areas which had formerly had protection. We hope that changes in the final draft will meet many of these objections and continue the protection the countryside needs. The apparent	Noted, the NPPF has been adopted and outlines the requirement for sustainable development, given the limited infrastructure in the village then this is unlikely to be achievable. Your comments with regards to village form and character are reflected in the Rural Masterplanning Background Paper which looked at the character of the village and opportunity sites. The design principles as outlined in the Options paper require development to be conversion

				<p>preference for economic growth was seen as a bias against the countryside. The final draft seems to give more strength to environmental and social aspects of sustainable development. However, the CPRE is merely one organisation which warns that the lack of clarity of sustainable development is far from clear as to its meaning in practice. Further, the intrinsic character and beauty of the countryside must have its value fully recognised. Perhaps the most important single issue was the default-yes provision in the first draft. This is omitted from the final draft and local communities and local plans appear to have been given preference. Kettering Borough Council is well advanced in its local planning requirements and Grafton Underwood Parish Council now responds to the village map as issued. Grafton Underwood is an estate village of 61 houses. 22 are privately owned and 39 are estate rental properties. The village is set in an area of mainly arable farmland and ancient woodland. It should be noted that farmland as well as producing food has an increasing requirement for producing crops for fuel. The village has a nine hundred year history and has visitors from far and near to enjoy its picturesque setting. The Parish Council is anxious</p>	<p>only, however the comments here with regards to the type of barns will be taken into consideration prior to the next iteration of the Plan</p>
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					that little change should be made that could destroy this setting. It is noted, with concern, that sites RA113 and RA114 have been marked on the plan as proposed housing options. It should be pointed out that these two sites have had planning applications made in the past. These were for large houses and were turned down by Kettering Borough Council. An appeal was made and this was refused. A major reason was that the application would drastically affect the overall linear design of the village. There is also little present building on these sites for conversion as it is mostly of the Dutch Barn type that is, frame structures with open sides. A survey of villagers, while only lightly responded to, has broadly agreed with this position. Therefore we respectfully submit that there is little need for Grafton Underwood to receive an amount of extra building that may cause detriment to its present outlook.	
Question 81	Mr Richard Daykin		485	Agree		Noted.
Question 81	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	763	No opinion	Please refer to comments previously submitted by NCC Highways Development Control team in relation to these sites.	Noted. Further consultation would be undertaken with the Highway Authority prior to the next iteration of the Plan.
Question 81	Mr Ben Thornely	Team Leader - Planning Liaison	1155	No opinion	RA/113 Sequential Test This preferred site identified for small	Flood Zone 2 affects only a very small part of site RA/113 and

		Environment Agency		<p>scale growth is less than 1 hectare located in Flood Zone 2 (medium probability of river and sea flooding as identified by the Environment Agency flood map and as defined in the Technical Guidance of the National Planning Policy Framework. (NPPF) For your Authority to take this site forward, it must be demonstrated in a clear and transparent manner, that development at this site has passed/is likely to pass the Sequential and/or the Exception Test as stated in the Technical Guide to the NPPF. In areas at risk of flooding preference should be given to locating new development in Flood Zone 1. Only if there are no reasonable sites available in Flood Zone 1 then the vulnerability of the proposed development can be taken into account in locating development in Flood Zone 2, where a sequential approach should be used. The aim of the Sequential Test, is to steer new development to areas at the lowest probability of flooding (see PPS25 paragraphs 16, 17 and D1 - D8) and, therefore, in the first instance your Authority should be satisfied that the Sequential Test has been applied to justify development at a location and to allow the Exception Test to be considered. Any planning application at this location must be accompanied by a Flood Risk Assessment (FRA).</p>	<p>the allocation could therefore be amended to discount this part of the site, avoid the risk of flooding and the need for sequential testing. Any detailed proposals would need to be submitted in accordance with the requirements of Part 10 of the NPPF.</p>
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					<p>The FRA should meet the requirements set out in the table available within our Flood Risk Standing Advice which is available at http://www.environment-agency.gov.uk. All flood management measures will need to be supported by plans and drawings that form part of the FRA. RA/114 We consider this site 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 produced.</p>	
Question 81	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1753	Disagree	<p>Question 81: Development Opportunities Grafton Underwood We recommend the following addition to the first bullet point: Development should be of a high quality and the Conservation Area and to protect and</p>	<p>The NPPF requires the significance of Listed Buildings to be protected and policy 13 of the CSS requires Listed Buildings to be protected and enhanced. It is not considered</p>

					enhance the setting of listed buildings.	appropriate to repeat policy in this document.
Question 81	Mr Alan Smith	Planning & Biodiversity Officer The Wildlife Trust for Northamptonshire	2085	Disagree	From looking at the GIS / PC-based map layers provided to The Wildlife Trust by KBC, there are issues with the following sites: RA/114 adjacent to PWS 1104.	Any detailed proposals would need to be accompanied by an appropriate ecological assessment which identified potential impacts along with appropriate mitigation and enhancement measures in accordance with Part 11 of the NPPF.
Question 81		Buccleuch Property	1206	Agree	Buccleuch Property is keen to ensure that the emerging planning policy framework enables some small scale growth beyond the proposed (reduced) village boundary of Grafton Underwood in order to enable further organic growth. 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. The review of the Grafton Underwood Conservation Area in 2007 identified a number of redundant sites containing agricultural buildings, which are at risk due to changes in farming practices. It recognises that: Appropriately designed development of Manor House Farm, Grafton Park Farm and Dukes Arms Farm could have benefit for the special character of the conservation area. Proposals	Sites RA/113 and RA/114 have been considered against the criteria set out in the Housing Allocations Background Paper and the Rural Mater Planning Report. The Settlement Boundary Background Paper outlines the criteria by which village boundaries are drawn. Large farm buildings which are removed from the established built form of the village and those which are inappropriate for conversion have been discounted as redevelopment would not preserve the character and form of the village. However, Option 74 would allow for the conversion of suitable barns and farms subject to a number of criteria including the requirement to convert and to look to economic uses prior to considering

					<p>for the change of use of these sites would be regarded favourably if problems of access and car parking were overcome, buildings at risk brought back into use, and/or unsympathetic land uses concluded. Whilst the preference would be for conversion to business use, residential housing might be the most appropriate form if business use is demonstrated to be uneconomic. By drawing the settlement boundary to exclude agricultural buildings, which are either unsympathetic or have been identified as at risk, the ability to deliver development in an appropriate and sympathetic manner on these sites is reduced. Buccleuch Property is of the view that to deliver schemes which benefit the character of the conservation area, sites such as Dukes Arms Farm and Slipton Lane Barns, must be delivered in their entirety. Buccleuch Property objects to the development principles for sites RA/113 and RA/114. Comments regarding these are made in response to question 82. Comments on specific proposed sites are made in response to question 84 below.</p>	residential.
Question 81	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2113	Agree	We have assessed the proposed sites using a Red-Amber-Green process, please see attached. We consider adequate surface water disposal as a priority. Surface water	Any development proposals would need to accord with current Building Regulations.

					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.	
Question 82	Mr Richard Daykin		486	Agree		Noted.
Question 82	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	764	Agree	Northamptonshire County Council supports in principle the development principles relating to transport considerations subject to close examination of traffic conditions and design of traffic calming in close consultation with stakeholders to ensure it was appropriate.	Any development proposals that would impact on the public highway would be subject to consultation with the Highway Authority.
Question 82		Bucleuch Property	1207	Strongly disagree	Although Bucleuch Property broadly supports the idea of identifying flexible development principles for Grafton Underwood, it is unclear what the relationship is between the development principles identified within the Development Opportunities for Growth and the development principles outlined in paragraph 13.10.7. Bucleuch Property objects to the draft development principle which indicates that development should take the form of conversion only. It is concerned that the policy principles need to allow for, not only conversion, but also small scale (re)development, which could include extensions, garages or new	The development principles identified in the 'Development Opportunities for Growth' section apply to the allocated sites only which are for the conversion of existing buildings. The 'Development Principles' in paragraph 13.10.7 would apply to all other development that may come forward. The allocated sites would allow conversion of existing buildings which contribute to the character of the area. Any redevelopment of the site which involved significant alterations, extensions or garages would be likely to adversely impact the

				<p> dwellings. In addition to this, for the proposed development options to be able to enhance the character of the conservation area, as reflected in the Conservation Area Appraisal quoted above, some development will be required if unsympathetic land uses, including recent agricultural buildings, are to be concluded. The re-use of redundant buildings is supported within paragraph 55 of the NPPF as their redevelopment can provide enhancements to the immediate setting of the area. Further, the sites which the Council is proposing to allocate would not be able to comply with the development principles identified under paragraph 13.10.7. For example, bullet point three states development will abut the main street, or where set back, stone walls should abut the highway to maintain a sense of enclosure. However, the proposed opportunities for growth are located behind properties fronting the main street. This development principle should be removed from the proposed policy. Bullet point five relating to the provision of suitably designed traffic calming along the main street is unrelated to the proposed development sites and does not arise as a result of the development which is proposed, therefore, this is not Community Infrastructure Levy compliant. This </p>	<p> linear form and character of the village and the design criteria restricting development to conversions should therefore stand. The criteria requiring new development to abut the highway or provide stone boundary walls would not apply to the allocated sites, only any other development which came forward. It is important that any other development maintain the street fronting linear pattern of development in the village. Having considered comments regarding traffic calming measures, these will be required where development will result in the intensification of the highway. Grafton Underwood presents a very limited palette of natural materials and this is paramount to its distinctive and traditional character. It is important that any limited development reflects this character and it is therefore appropriate to specify the materials that are appropriate. </p>
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					development principle should be removed from the proposed policy. The development principles should seek to offer an appropriate level of guidance for development and not be overly prescriptive by identifying types of construction materials. These types of issues should be addressed at the Development Management stage of any proposed scheme and not dealt with within a DPD. The proposed policy should offer flexibility and not inhibit the prospect of development to meet local needs and provide for rural employment opportunities.	
Question 83	Mr Richard Daykin		488	Agree	Yes but ask the whole village	Noted.
Question 83		Bucleuch Property	1208	Agree	Bucleuch Property recognises the identified need for a small amount of allotments as stated within the Open Space and Allotment background paper (2012) and may be willing to provide allotment land within Grafton Underwood as part of any proposed future development schemes.	Noted.
Question 84	Mr Richard Daykin		484	Disagree	The village boundary seems to have been moved. NO's 18 -- 22 in the Geddington rd were in the 2007 appraisal they are inside the village name plate and speed restriction sign and their gardens abut Dukes Farm. There is no mention (that I can see) of the "proposed" conservation area. No 1 is now outside the village.	The village boundary has been drawn in accordance with the methodology set out in the Settlement Boundaries Background Paper. It does not take account of the position of village signs, speed restrictions or the conservation area.

Question 84	Mr Richard Daykin		489	Disagree	No. does not agree with '07 Conservation boundaries	The village boundary has been drawn in accordance with the methodology set out in the Settlement Boundaries Background Paper. It does not take account of the conservation area boundary and need not be the same.
Question 84		Bucleuch Property	1210	Disagree	Although Bucleuch Property supports the inclusion of site RA/114 (Slipton Lane Barns) within the proposed settlement boundary, it objects to the exclusion of agricultural buildings to the rear of site RA/113 (Duke Mill Farm) for the reasons given below. RA/113 Duke Mill Farm Site RA/113 occupies a central location within the village and is currently wholly within the defined settlement boundary. Part of this site has been granted planning consent for re-development as residential properties. The existing settlement boundary should be retained to allow for the conversion and redevelopment of the existing barns and agricultural buildings, which would enhance the character and setting of the conservation area. The obsolete farm buildings can be converted for an appropriate mix of uses including residential and small businesses which encourage local opportunities. The policies should enable those buildings, which it is considered detract from the character	The settlement boundary has been drawn in accordance with the Settlement Boundaries Background Paper and informed by the Rural Master Planning Report. 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. The large modern agricultural buildings set behind the frontage properties at site RA/113 would not be suitable for conversion and replacement. New build would impact negatively the linear form of the building and be out of character with the historic core.

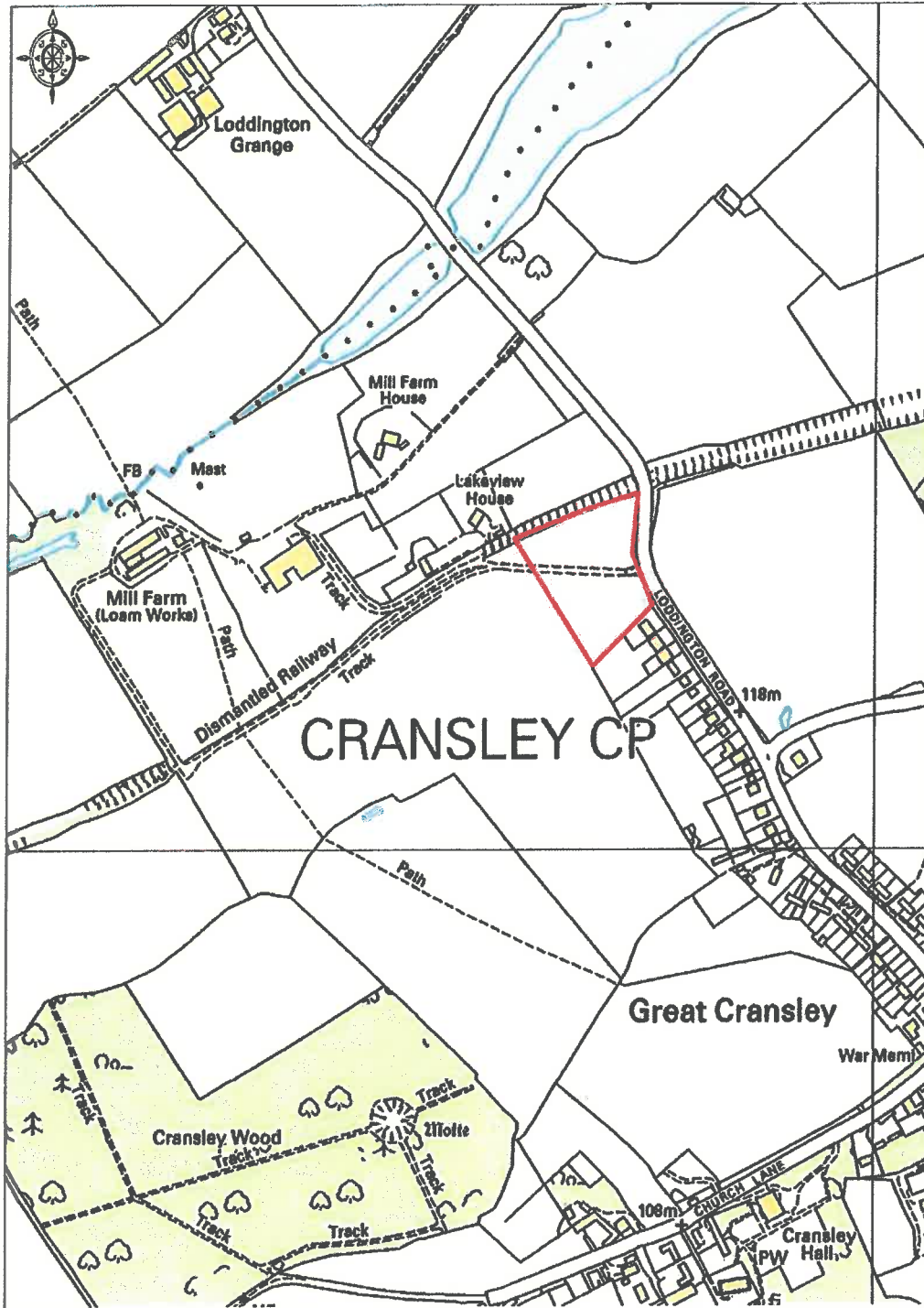
					<p>of the conservation area, to be removed and replaced by sympathetically designed new buildings. Only the development of the whole site will allow for this to take place and by excluding some of the modern agricultural buildings they will remain at risk, and continue to threaten the character of the conservation area as stated within the Grafton Underwood Conservation Area Boundary Review 2007. In light of this, Buccleuch Property considers it appropriate to amend the proposed settlement boundary as indicated on the plan below. RA/114 Slipton Lane Barn Site RA/114 is occupied by a number barns and Buccleuch Property is supportive of the inclusion of this site within the settlement boundary. It considers that the conversion of the barns will be able to make a positive contribution to the character and appearance of the village and the conservation area. In summary, the Boughton Estate is anticipating discussions with the Parish Council about delivering these sites to meet some of the identified needs of the village. Buccleuch Property is supportive of the allocations, however, to successfully develop the sites in line with the objectives and principles set out in the Rural Masterplanning report, the existing settlement boundary should</p>	
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					be retained to include the whole of RA/113 as advocated above.	
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Section 13 – Great Cransley

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 85	Mr John Claypole		140	No opinion	Small scale growth should be allowed, the best site for this is RA112 as it has good road access, and would leave little environmental impact on the village	Options for small scale growth in Great Cransley are being considered but site RA112 was discounted when it was assessed as part of the Rural Masterplanning Report Feb 2012. This was due to its impact upon Cransley Hall, the Conservation Area and because it doesn't benefit from a road frontage. This site will be re-considered in light comments received during this consultation and inform the next iteration of the Plan.
Question 85	Mr John Claypole		196	Agree	Site ra112 should be included in the LDD to comply with NPPF policy dated 27 March. The site complies with policy 14,15,17 and 55. The site is also wrongly stated to have no road frontage, which it clearly has. The site is sustainable, and would enhance the site, currently an agricultural storage yard.	Options for small scale growth in Great Cransley are being considered but site RA112 was discounted when it was assessed as part of the Rural Masterplanning Report Feb 2012. This was due to its impact upon Cransley Hall, the Conservation Area and because it doesn't benefit from a road frontage. It appears that there are two dwellings and their curtiliges in between the site and the Highway and this has resulted in the comment that it has no highway frontage. This site will be re-considered in light comments received during this consultation

						and inform the next iteration of the Plan.
Question 85	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1156	No opinion	RA/146 We consider this site 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 produced.	Noted.
Question 85	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	765	No opinion	Please refer to comments previously submitted by NCC Highways Development Control team in relation to the specific sites.	Noted.
Question 85	Mr Andrew Middleditch	Bletsoes	1400	Agree	We act on behalf of Mrs. H.D. Neal of Mill Farm, Cransley, and write specifically regarding the Options identified for development in the village of Great Cransley. We	Any sites put forward during this consultation period will be considered and assessed in line with the framework contained within the Background Paper:



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				<p>support the option of allowing limited development in the village of Great Cransley to meet local needs. There is an identified need for Affordable Housing in this settlement, but sites have not come forward on the basis of the current Exceptions Policy. We believe that there is a need within the Site Specific Proposals DPD, to specifically allocate land for development, which could then facilitate a small scheme involving a mix of Market and Affordable Housing, compatible with the needs of the village, and thereby providing a viable solution to the problem of delivering Affordable Housing. We note that a site has been identified to the north of Loddington Road but feel that a more appropriate site would be that which we have identified edged in red on the attached plan. The Options site has an undisturbed hedgerow frontage, with extensive views across open countryside beyond. The alternative site which we have identified already has an established commercial entrance, which provides access to a garden centre, a loam manufacturing plant, and a range of industrial units. The site is well related to the existing form of the village, being contained between residential properties and</p>	<p>Housing Allocations. If considered to be suitable it will be brought forward within the next iteration of the document.</p>
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					the various established uses and developments at Mill Farm. The site is capable of accommodating frontage development similar to that prevailing along Loddington Road, and will have less impact on the character of the settlement than the Options site. We would appreciate full consideration being given to this alternative site before the Plan moves on to the next stage of consultation. We look forward to receiving further details in due course.	
Question 85	Miss Joanne Claypole		677	Strongly disagree	I strongly believe that site RA112 should be considered for Inclusion in the village boundary. The site is of great historical value and is a key part of the village structure especially with it being located on one of the roads which forms the core of the village. If the right housing development plan was implemented on this site this historic end of the village would benefit from a space which currently looks untidy and unutilised into a beautiful dwelling that enhances the overall look of church lane. It would need to be sympathetically built with a large emphasis on the historical look and environmental value of the village and surrounding environment. If done well it would make a beautiful village even more idyllic.	Options for small scale growth in Great Cransley are being considered but site RA112 was discounted when it was assessed as part of the Rural Masterplanning Report Feb 2012. This was due to its impact upon Cransley Hall, the Conservation Area and because it doesn't benefit from a road frontage. The Rural Masterplanning Background Paper sought to assess each settlements and defining its prevailing character. Great Cransley largely comprises of residential properties fronting onto the highway with clusters of agricultural buildings behind. This site will be re-considered in light comments received during this consultation and inform the next iteration of the Plan.

Question 85	Mrs Thelma Lacy	Clerk Cransley Parish Council	1915	No opinion	Q 85 Cransley Parish Council considers that there could be some growth for affordable housing only and be outside the village boundary. The site identified as RA/146 is the most appropriate for this affordable only housing. This area should have coloured as for proposed affordable housing option.	Noted. The NPPF makes reference to the need in some rural circumstances to allow for some market housing to deliver affordable housing, these comments will be taken into consideration prior to the next iteration of the Plan.
Question 85	Miss Joanne Claypole		2071	Disagree	Dear Sirs As there are at present consultations regarding the SSPLDD document I would like to inform you of my 'dreams' for RA/112. I am the youngest sibling of the Claypole family, based off Church Lane, on Squires Lodge Farm. I was born and raised in Cransley all my life and have always considered it my home and community. At present I am living in Kettering close to the Outskirts, near the A14. It has long been a desire of mine to move back to Cransley and live nearer to my family and my community. Very few opportunities have existed to do so or presented themselves. You have at present, to all intents and purposes dismissed RA/112 as viable for affordable housing. I wish to propose that, working with my family (who own the land known as The Camp Site') I present to you a plan for a dwelling on this site. I know that this is considered to be	Any growth proposed for Great Cransley will be extremely limited. The Rural Masterplanning Background Paper sought to assess each settlements and defining its prevailing character. Great Cransley largely comprises of residential properties fronting onto the highway with clusters of agricultural buildings behind. Site RA112 was discounted when due to its impact upon Cransley Hall, the Conservation Area and because it doesn't benefit from a road frontage. It appears that there are two dwellings and their curtiliges in between the site and the Highway and this has resulted in the comment that it has no highway frontage. National Policy also encourages new development to make efficient use of land, it is questionable whether one dwelling would be an efficient use of land and more than one dwelling could exacerbate the out of character

				<p>growth beyond the village boundary, but that in accordance with the rural exceptions policy, housing outside the boundary can be considered on an exceptional site basis. At present the camp is used to store farm machinery and equipment and used to a certain extent as a dumping ground for piles of garden waste - I have noticed even local residents sneaking to the camp to dispose of their garden leftovers when they think we are not looking! I believe very strongly that I could build a house on this site and still fulfil all of the requirements that the planning department and council need me to, that would in no way be a 'negative impact on the character of this part of the village - the historical core'. On the contrary I know that if I work with all the necessary people I could build a beautiful home that would completely improve the environmental nature of the camp, maintain the unique qualities of the village and create something affordable, sustainable and exceptional. I would be happy to work with everyone to produce a dwelling that was in complete character with the other housing along Church Lane, to maintain its integrity. It would mean putting in</p>	<p>arguments listed above. This site will be re-considered in light comments received during this consultation and inform the next iteration of the Plan.</p>
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					<p>place such things as: a stone wall along the roadside to continue the built form creating a good sense of enclosure, leading to a house in keeping with those around it, using stone and welsh slate for the roofing. We could maintain access for the farm vehicles and at the same time not disturb existing hedgerows and established trees. Indeed I would want to plant further trees and hedgerow as well as maintaining the existing ones. I appreciate that this proposal is a controversial one but I do feel with all my heart one worth exploring. All the bodies and people involved have my full commitment to working with everyone to produce some thing that would be of an outstanding quality and fitting to the area. Please could you let me know if this suggestion is in no way likely to be considered. However if you think this could be pursued I am happy to liaise on a way forward. [Update received 09.07.12] Giving further thought to the recommendation recently proposed I would like to add: Consideration has been given to whether the main issue here is planning and whether building a house in this location is acceptable in principle. As things stand the local plan defines RA/112 as being</p>	
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					<p>outside of the village development boundary. It may be though that the council may feel able to grant permission for this one off site if it is sustainable. Here, with it being in the centre of the historical core of the village - Church Lane - and having an access point clearly defined, with utility supplies already in existence, the location of the site is arguably sustainable. In addition the National Planning Policy Framework requires councils to cater for all types of housing need, including those of self-builders. What I propose would be a self-build project, giving priority to ensuring that the views over the site are not significantly damaged or impaired for those looking across from Loddington Road. Seeking to design a stone built dwelling with welsh slate roofing, in an L or U shape, comprised of the main dwelling, two floors, maximum three bedrooms to include a triple garage on the ground floor with an office/studio above. One critical factor is to maintain a large portion of landscaped garden area, blending into the farm access point for the working vehicles. Noise levels from farm machinery would be reduced by using the planting of new trees and shrubs to shield noise levels and enhance the view</p>	
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					<p>to onlookers across the field to maintain the look of countryside. The house will be occupied by a family of three, two adults one child, with ample room for off road parking facilities so as not to encroach or impact on the main Church Lane. There will therefore be little or minimal increase in volume of traffic impacting on the local residents. The average household in Cransley contains families of no more than three to four occupants and this would therefore be very much in line with current demographics. Should the proposal to move the village boundary to incorporate RA/112 be upheld, I intend to seek the councils advice before making a formal planning application. I appreciate that this does not necessarily guarantee in any way the granting of a formal application. [Further update received 17.07.12] I have been giving my proposal a little further thought. As an addition to comments made thus far I feel it is important to illustrate how this build will support and compliment existing agricultural needs. I have been neglecting to remember the fact - or emphasis the fact - that the camp will remain a piece of the agricultural land that is part of the farm. My proposed build would not</p>	
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					<p>be a residential dwelling in isolation, but rather an addition to the farmhouses which my brother (old lodge farmhouse) and mother (squires lodge farmhouse) live in. Although I would not intend to run any administrative functions of the farm from this property, the build would need to maintain an active connection with the farm. It is imperative for the farm vehicles from Squires Lodge Farm main site, to have access at all times, to the field along side the camp. There may also from time to time, be a need for farm vehicles to park on the camp for short periods, especially when the farm is working at full capacity in high seasons. It has been acknowledged that there is no need to keep the track that currently runs through the centre of the camp plan. For farm vehicle access, an access point to the right front of the camp would be the preferred option. This can easily be implemented. This entrance will serve a dual purpose. Farm vehicles require access and there will also be a need for livestock (sheep) to be led on foot, into and out of the field. This gated access point will serve this requirement. We would therefore suggest based on the above needing careful consideration that any dwelling</p>	
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					<p>should be positioned to the front of the camp, but sitting far enough back so as not to encroach on the view from the road - Church Lane - to make sure there is no impact visually to neighbouring properties. The double gates to the rear of the camp will be maintained giving the farm vehicles a further point of access as a back up. This would also provide a place for farm vehicle parking if required. Sufficient land will remain free, if the house is set further forward, to allow the farm vehicle parking. It also ensures that if sheep need to be penned for security this can still be done to the rear of the site, leading into the field through these double gates. We have made a small sketch of how the suggested camp farmhouse would be positioned for information. It is only a rough sketch as there is clearly no need to submit anything more involved at this stage. I am sending that to you in a follow up email. I hope you don't mind me sharing my further thought process with you at this time. If it is not appropriate at this time to consider these things I fully understand.</p>	
Question 85	Anonymous		1994	Agree	<p>1. In response to Question 85 we comment as follows: We think there should be some small scale growth beyond the village boundary to</p>	<p>Any growth proposed for Great Cransley will be extremely limited. The Rural Masterplanning Background Paper sought to</p>

				<p>provide a mixture of housing opportunities i.e. both market and affordable housing; We feel it is appropriate to provide housing in more than one location in the village to ensure there is a more varied pattern of development in the village; We object that site RA/112 has not been identified as a housing option and we believe that it should be included as a potential housing site for either market or affordable housing or a mixture of the two. 2. We understand the Rural Master Plan Village Evaluation Summary forms part of the evidence base for the Site Allocations Development Plan Document and has informed the decision on site selection for Great Cransley. The Rural Master Plan Evaluation Summary outlines that site RA/112 may have an impact on Cransley Hall and the Conservation Area, impact on the landscape and impact on the form and character of the settlement. We disagree with this statement and my clients have produced a draft scheme which shows these issues can be mitigated with and overall enhancement to the area achieved. 3. My clients proposed scheme is attached at Appendix 1 and you will see that the proposed development takes a traditional</p>	<p>assess each settlements and defining its prevailing character. Great Cransley largely comprises of residential properties fronting onto the highway with clusters of agricultural buildings behind. Site RA112 was discounted when due to its impact upon Cransley Hall, the Conservation Area and because it doesn't benefit from a road frontage. It appears that there are two dwellings and their curtiliges in between the site and the Highway and this has resulted in the comment that it has no highway frontage. This site will be re-considered in light comments received during this consultation and inform the next iteration of the Plan.</p>
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					<p>form of model estate/farm workers dwellings which would compliment and enhance the existing area. The proposed scheme includes two pairs of semi detached properties and one detached property to offer affordable/starter homes whilst retaining all of the mature trees. It is envisaged that traditional materials would be used to compliment the vernacular form and by setting the development back from the road on underused yard area, an overall enhancement to the Conservation Area and settlement will be achieved. 4. We also object that the Site Allocations Development Plan Document has not fully taken into account the new national policy environment created by the National Planning Policy Framework. We would particularly like to highlight the policies within the NPPF which support the provision of Affordable Housing, by allowing a mix of Affordable and Market Housing within schemes. We believe that site RA/112 could be particularly suitable for a hybrid development of this nature.</p>	
Question 85	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2114	Agree	<p>We have assessed the proposed sites using a Red-Amber-Green process, please see attached. We consider adequate surface water disposal as a priority. Surface water should be managed in line</p>	Noted.

					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.	
Question 86	Miss Joanne Claypole		679	Agree	Any development within great Cransley needs to be carefully and sympathetically designed and constructed and show that it will help to enhance the historic character of the village. Any new housing must be fully sustainable and assist in the upkeep and enhancement of the environment.	It is important that any future development proposals which may come forward respect the unique character associated with Great Cransley. Draft design principles have been proposed which take into account the building line of existing properties, important views out to open countryside, boundary treatments, density and affordable housing to meet local needs. This detail is set out on page 151 of the Site Specific Proposals Options Paper (March 2012).
Question 86	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	766	Agree	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 Loddington, the deliverability of schemes through developer funds alone is questionable.	Noted.

Question 86	Mrs Thelma Lacy	Clerk Cransley Parish Council	1919	Agree	Q86 Yes except Traffic Calming has been provided by Cransley Parish Council , financed by a precept from KBC and help from NCC and has been in place for several years, as pointed out to Rebecca Collins at a meeting with CPC Chairman and Vice Chairman and Clerk in Nov. 2011. No proposals to be within or closely related to the historic core. CPC agrees with the proposed improvements apart from those above.	Your comments are noted. The traffic calming measures will be reviewed and revised development principles may well come forward in the next iteration of the document.
Question 86	Miss Joanne Claypole		679	Agree	Any development within great Cransley needs to be carefully and sympathetically designed and constructed and show that it will help to enhance the historic character of the village. Any new housing must be fully sustainable and assist in the upkeep and enhancement of the environment.	It is important that any future development proposals which may come forward respect the unique character associated with Great Cransley. Draft design principles have been proposed which take into account the building line of existing properties, important views out to open countryside, boundary treatments, density and affordable housing to meet local needs. This detail is set out on page 151 of the Site Specific Proposals Options Paper (March 2012).
Question 86	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	766	Agree	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	Noted.

					future traffic movements in the area and in close consultation with stakeholders. Where development is limited such as in Loddington, the deliverability of schemes through developer funds alone is questionable.	
Question 86	Mrs Thelma Lacy	Clerk Cransley Parish Council	1919	Agree	Q86 Yes except Traffic Calming has been provided by Cransley Parish Council, financed by a precept from KBC and help from NCC and has been in place for several years, as pointed out to Rebecca Collins at a meeting with CPC Chairman and Vice Chairman and Clerk in Nov. 2011. No proposals to be within or closely related to the historic core. CPC agrees with the proposed improvements apart from those above.	Your comments are noted. The traffic calming measures will be reviewed and revised development principles may well come forward in the next iteration of the document.
Question 87	Mrs Thelma Lacy	Clerk Cransley Parish Council	1924	Agree	Q87 There is now a need for allotments in Gt. Cransley. No sites have yet been identified as yet and it is not known if any landowner would be willing to participate in this project.	Noted.
Question 88	Mr John Claypole		141	Strongly disagree	Site RA112 should be included.	Options for small scale growth in Great Cransley are being considered but site RA112 was discounted when it was assessed as part of the Rural Masterplanning Report Feb 2012. This was due to its impact upon Cransley Hall, the Conservation

						Area and because it doesn't benefit from a road frontage. Your comments with regards to this site will be considered prior to the next iteration of the Plan.
Question 88	Miss Joanne Claypole		678	Strongly disagree	Site RA112 should be included in the proposed settlement boundary as a well thought out dwelling would enhance the character of this historic village and remove what is at present an under utilised piece of land used for little agricultural benefit.	Options for small scale growth in Great Cransley are being considered but site RA112 was discounted when it was assessed as part of the Rural Masterplanning Report Feb 2012. This was due to its impact upon Cransley Hall, the Conservation Area and because it doesn't benefit from a road frontage. National policy requires new development to make efficient use of land, one dwelling may not be considered to be efficient use of land in this instance. However, your comments with regards to this site will be considered prior to the next iteration of the Plan.
Question 88	Mrs Thelma Lacy	Clerk Cransley Parish Council	1927	Agree	Q88 Yes-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. No consultation with Cransley Parish Council concerning this has been made. Another area of housing has been completed in Mawsley but is in the	The Council will look at these matters and any changes will inform the next iteration of the document. With regards to open space, 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 of which all the spaces listed here are. The current database for

				<p>Parish of Cransley. Again no consultation was made with Cransley Parish Council which received no outline or any other proposed plans for housing. The Borough Council was instrumental in setting up Mawsley as a Parish but now appears not to know the Parish Boundaries. On the small scale growth option plan, Cransley wood is still identified as an open space despite KBC being told many times that it is 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. The mistakes in this document, apart from Q88 concerning Mawsley have many times been set out in writing and presented at meetings but have not been corrected.</p>	<p>open space is under-review 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</p>
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Section 13 – Harrington

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
13.12 Harrington	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1755	Agree	Harrington Historically and Visually Important Open Space 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.	Noted. The scheduled monument and Grade II* registered park and garden are already protected spaces and therefore there is no need to add another designation at this time.
13.12 Harrington	Councillor Betty West	Clerk Harrington Parish Council	1849	Agree	We are pleased to note that much of the text comes from our Village Design Statement. Section 13.12 does not refer to Thorpe Underwood at all, we consider that it should be treated in the same way as Dingley: scattered development in the open countryside and that there should be no village boundary drawn.	Thorpe Underwood is a settlement that consists of a small number of dwellings at low density in the open countryside. These dwellings are currently considered in planning terms as scattered development in the open countryside rather than a place defined by a village boundary. Given the limited number of dwellings it is considered that this remains the most appropriate designation for Thorpe Underwood. This is set out in 13.24.1 of the Site Specific Proposals Options Paper (March 2012).
Question 89	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	767	No opinion	Please refer to comments already submitted by NCC Highways Development Control team in relation to these sites.	Noted.
Question 89	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1157	No opinion	RA/133 RA/134 We consider these site most appropriate for small scale growth as the site is less	Noted.

					<p>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 produced.</p>	
Question 89	Councillor Betty West	Clerk Harrington Parish Council	1850	Agree	<p>We 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.</p>	Noted.
Question 90	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1754	Disagree	<p>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</p>	<p>Noted. The NPPF intends to protect the significance of Listed Buildings and policy 13 of the CSS seeks for historic assets to be preserved and enhances. There is therefore no need to repeat policy in this Plan.</p>

					registered park and garden.	
Question 90	Councillor Betty West	Clerk Harrington Parish Council	1851	Agree	Yes, we agree with the development principles set out.	Noted.
Question 91	Councillor Betty West	Clerk Harrington Parish Council	1852	Disagree	There is no identified need for allotment provision in Harrington.	Noted.
Question 92		Planning Consultant Berrys	1284	Disagree	Small scale growth should be allowed and the boundaries amended to reflect this. There are no allocations or proposals for organic growth to the village and this should be considered to prevent stagnation.	Only two sites were put forward as options in the plan period. The first option RA/134 is adjacent to a Scheduled Ancient Monument (SAM). The impact of development upon this SAM is likely to be unacceptable and the site is considered to be one of the important 'gap' sites which contributes to the character of the Village. The other site RA/133 is considered to have a significant impact on the character of the settlement due to the site's raised ground levels. Any new development here would be too prominent and as a result would adversely impact upon the character and appearance of Harrington Conservation Area. If you have any suggestions for acceptable development sites then the Council will be happy to consider them prior to the next iteration of the Plan.
Question 92	Councillor Betty West	Clerk Harrington Parish Council	1853	Agree	We do agree with the proposed settlement boundary as shown on the map and we do not know of any new allocations.	Noted.

Section 13 – Little Oakley

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 94	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	768	Agree	Northamptonshire County Council 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 need 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.	Noted.
Question 94	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1756	Disagree	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.	Policy 13 of the CSS requires new development to protect and enhance the character and appearance of historic assets and their settings. There is no need to repeat policy in this Plan.

Section 13 – Loddington

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
13.14 Loddington	Mr David Billing		384	Strongly disagree	<p>I strongly disagree that there should be development north of Harrington Road, properties nearby will be overlooked and lose privacy. The road infrastructure is not suitable to accommodate a development; this will result in road safety being compromised, without widening the road and making significant layout changes. Promises have been made before, i.e. if Mawsley is built there will be no need to develop Loddington. What has changed?.</p> <p>What assurances do we have that in time this whole field won't be built upon, more promises, no doubt. Whilst I accept there may be a need for some housing to enable local youngsters to take their first steps on the housing ladder, I don't believe they will take priority, as they should. My experience of social housing is that the properties are largely occupied by single mothers, with multiple boyfriends, who own multiple cars, few of which are road worthy. These areas often look very untidy, and can have a high incidence of social problems. This is likely to detract from the beauty of the village.</p>	<p>Mawsley was the rural allocation for development when the Local Plan for Kettering Borough was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008 requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021.</p> <p>The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such future development within all Villages including Loddington has to be considered.</p>
13.14 Loddington	Mr Roy Fisher		444	Strongly disagree	<p>I do not believe that there should be development on these two sites. The focus of the proposals seems to be on the provision of affordable housing. This would seem to suggest provision for young families. There is no mention in the plan for new homes being exclusively for young people from the village. Other factors. a. There is little opportunity for employment in Loddington. b. There is minimal provision of public transport. People living in Loddington have to be car owners in order reach work / shops / doctors / dentists etc. c.</p>	<p>Noted.</p>

					<p>Loddington school is already full to capacity and cannot guarantee places for children already living in Loddington. d. Do the utilities (water / sewers / electricity supplies) have the capacity? e. I am relatively new to the area but understand that the concept behind the creation of Mawsley Village was to remove the need to build in the local villages.</p> <p>Observations on the 2 sites under consideration. Site RA/166 (North of Harrington Road). This area, if built on would have a profound effect on 2 existing properties in Richardsons Lane. The fact that they are on a corner site would mean that any development would overlook the rear of these properties. One of the properties has a very short rear garden resulting in the property being potentially very close to any new development. The Options Paper states that this site, if developed would: - a. create an attractive gateway to the village? b. Present a soft edge and enjoy a positive relationship with the countryside. c. Use high quality modern materials. Its difficult to imagine how a row of modern houses could create an attractive gateway to the village. The existing properties, albeit mostly ex council properties are cared for and set with mature gardens, trees and hedges behind grass verges, mostly with off road parking. They already provide an attractive approach to the village. I dont believe that a row of modern properties could improve on or even match this approach to the village. In addition there are traffic hazards with the junction of Harrington Road and Cransley Road. The problem of speeding traffic in both directions would need to be addressed as this section of road is outside the existing traffic calming arrangements. Site RA/165 (South of Harrington Road). The more central and larger of the two sites under consideration, it would seem that development of this site could have less adverse effect on any specific existing property. Depending on layout it could simply fill a space in the existing ribbon type development. It is located within the traffic calmed area and is closer to the central amenities of the village (school, pub, village hall, church etc.).</p>	
13.14 Loddington	Mr David Cooper		647	Disagree	<p>It is difficult to comment on Loddington without being able to place it into the wider context of North Northamptonshire. An exhibition at Loddington Village Hall similar to that at Rothwell for this part of North Northamptonshire could be</p>	Noted.

				<p>useful. It could both place the village into the context of North Northamptonshire and along from that many villages have that Loddington will grow rapidly in size and join Mawsley with Kettering. That the Rothwell-Desborough exhibitions were aimed specifically at towns with Kettering Burton Latimer and few village people knew of them did not help. Villages would appreciate knowing if any land will be allocated for employment, if conversion to employment for redundant farm buildings will be encouraged beyond the village boundary. Employment prospects in Rothwell, Kettering, Mawsley, Desborough need to be known. Loddington grew from a one street farming village like Orton and Harrington on the employment provided by the ironstone quarries supported by work in the associated furnaces at Cransley and Kettering. The footwear industry provided an alternative as did the clothing in Desborough and Kettering, especially for the ladies. Engineering associated with the footwear and printing machinery industry, together with offices that were important and to some extent remain so. However, as one of your colleagues pointed out to me Loddington could become a retirement and middle distance-long distance commuter village. This could impact upon any housing which is permitted in the red area shown but more especially on the village school and other amenities. Whilst appreciating that the proposed village development boundary is important, that which lies within and beyond are equally so. The villages ought to have a voice on this. They were responsive to suggestions some years ago of affordable housing between Cransley Road and the Green Lane and between Richardsons Lane and Three Chimney Corner. The two green areas within the village are important. Whilst the playing field is fairly secure maintaining the Glebe Field formerly the cricket ground with its views of the Church and Loddington Hall depends very much on it being grazed or at least maintained in farming. The field between Harrington Road, Richardsons Lane and Main Street require that farming access is kept open, that it can be used for grazing cattle, sheep or horses, or ploughed. This is of course dependant again on having someone able to do this. The Parish Council did ask about village allotments. Upgraded to Leisure Gardens that might be an alternative use for the</p>	
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					field. Comments in the Parish Council document about house styles, building materials and improved footpath-bridleway-cycle access to Thorpe Malsor and Kettering worried several who have spoken to me. For my own part access to and from Mawsley could become important in the lifetime of this plan. Whilst as Development Framework these are important, equally so is to be able to put these into our Borough, County and Regional context.	
13.14 Loddington	Mr Andrew Rogers		915	Strongly disagree	I would like to have no change with Loddington Village boundaries and little development within the village. I have just received the letter concerning the options relating to the new Local Plan for Loddington and I am writing to express my strong objections to any suggested housing development outside of the present Loddington village boundary. Why is it that we have been given so little time to comment on the proposed changes? My reasons for objecting are as follows:- 1. Loddington is a relatively small village and in comparison with other villages remains relatively unspoilt by development. For the benefit of everyone already living here every effort should be made to keep the village as it is. 2. We have already had the threat of development of affordable housing imposed on us in recent years and there was at that time a resounding NO by virtually every Loddington resident. I cant believe that the opinion of the villagers will have changed. 3. Despite our opposition to the Mawsley village development, when it was passed Kettering Borough Council assured the residents of Loddington that it would negate the need for further building in Loddington. Is it now the case that K.B.C. is reneging on its promise? Any need for affordable housing should have been and could still be catered for within Mawsley village. 4. No new development should be considered that would detract from the enjoyment of any individuals or family homes and clearly the proposed sites beyond the village boundaries will indeed adversely affect those families living opposite or next to these sites. They will no longer enjoy uninterrupted views over the countryside and will doubtless have to endure additional noise and traffic disturbance. This will not only affect the homes located next to or opposite the site but also the enjoyment gained by the many villagers who currently enjoy walking by the open fields. Additionally, the traffic disturbance is bound to affect	Option 76 of the Site Specific Proposals Options Paper (page 108) specifically refers to affordable housing to meet local needs. The proposed option states that affordable housing would be considered acceptable provided that: - The level of housing is limited in scale and type to that which is justified by a local housing needs survey to meet the needs of current residents, those with an existing family connection or those with an employment connection in the Village. Mawsley was the rural allocation for development when the Local Plan for Kettering Borough was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008

					<p>the whole village. 5. Villages such as ours are a rare and finite resource and need to be protected for generations to come. Continued 6. I understand that the land between the outskirts of Kettering from Gypsy Lane to the A14 is to be developed on a very large scale for residential housing; surely a proportion of this development could be set aside for affordable housing and by doing so no existing families and properties would be affected. 7. I do also understand that the current sewer system within Loddington may not be sufficient to cope with any new building develop 8. I would urge the Parish Council to recommend that any new necessary Loddington Plan remains within the existing village boundary and that any threat of further building is strenuously discouraged. Planners and developers cant be allowed to ride rough shod over people wishes and lives. I havent given the above objections for purely selfish reasons, however, I am sure that everyone of us who is fortunate enough to live here does so through their own very hard graft and I feel that we are entitled in some great degree to say Not In Our Back Yard. With regard to the need for allotments. We did have several allotments in the village, opposite the quarry workers cottages in Harrington Road; however, despite objections from local residents the Parish Council seemed unable to stop a developer bulldozing them and building five large executive homes. I am not aware of any current need for allotments.</p>	<p>requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such future development within all Villages including Loddington has to be considered. If development for Loddington is taken forward within the next iteration of the document then several design principles will have to be followed in order to help retain the character of the Village. These principles are set out within paragraph 13.14.6 of the Site Specific Proposals Options Paper. The comments with respect to allotments are noted.</p>
13.14 Loddington	Mr Andrew Rogers		919	Strongly disagree	<p>I am against any change to the village boundaries. I have just received the letter concerning the options relating to the new Local Plan for Loddington and I am writing to express my strong objections to any suggested housing development outside of the present Loddington village boundary. Why is it</p>	<p>Mawsley was the rural allocation for development when the Local Plan for Kettering Borough</p>

				<p>that we have been given so little time to comment on the proposed changes? My reasons for objecting are as follows:-</p> <p>1. Loddington is a relatively small village and in comparison with other villages remains relatively unspoilt by development. For the benefit of everyone already living here every effort should be made to keep the village as it is. 2. We have already had the threat of development of affordable housing imposed on us in recent years and there was at that time a resounding NO by virtually every Loddington resident. I cant believe that the opinion of the villagers will have changed. 3. Despite our opposition to the Mawsley village development, when it was passed Kettering Borough Council assured the residents of Loddington that it would negate the need for further building in Loddington. Is it now the case that K.B.C. is reneging on its promise? Any need for affordable housing should have been and could still be catered for within Mawsley village. 4. No new development should be considered that would detract from the enjoyment of any individuals or family homes and clearly the proposed sites beyond the village boundaries will indeed adversely affect those families living opposite or next to these sites. They will no longer enjoy uninterrupted views over the countryside and will doubtless have to endure additional noise and traffic disturbance. This will not only affect the homes located next to or opposite the site but also the enjoyment gained by the many villagers who currently enjoy walking by the open fields. Additionally, the traffic disturbance is bound to affect the whole village. 5. Villages such as ours are a rare and finite resource and need to be protected for generations to come. 6. I understand that the land between the outskirts of Kettering from Gypsy Lane to the A14 is to be developed on a very large scale for residential housing; surely a proportion of this development could be set aside for affordable housing and by doing so no existing families and properties would be affected. 7. I do also understand that the current sewer system within Loddington may not be sufficient to cope with any new building develop 8. I would urge the Parish Council to recommend that any new necessary Loddington Plan remains within the existing village boundary and that any threat of further building is strenuously discouraged. Planners and developers cant be allowed to ride rough shod</p>	<p>was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008 requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such future development within all Villages including Loddington has to be considered. If development for Loddington is taken forward within the next iteration of the document then several design principles will have to be followed in order to help retain the character of the Village. These principles are set out within paragraph 13.14.6 of the Site Specific Proposals Options Paper.</p>
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					over people wishes and lives. I havent given the above objections for purely selfish reasons, however, I am sure that everyone of us who is fortunate enough to live here does so through their own very hard graft and I feel that we are entitled in some great degree to say Not In Our Back Yard. With regard to the need for allotments. We did have several allotments in the village, opposite the quarry workers cottages in Harrington Road; however, despite objections from local residents the Parish Council seemed unable to stop a developer bulldozing them and building five large executive homes. I am not aware of any current need for allotments.	
13.14 Loddington	Mrs Clare Rogers		914	Strongly disagree	I strongly object to any idea of building houses out side of the existing boundary plan for Loddington. To build on the green fields in and around Loddington is a really terrible idea. 1 Loddington is a beautiful village a major part of it's charm is its small size and to have large open green spaces within the village is something that should be protected for future generations. All too often people succumb to popular trends of the time i.e. tower blocks in the 1970's, which later generations who inherit the problems have to sort out. It is our duty to oppose these plans and keep the green spaces, once houses are built there is never any going back I feel it will suffocate the unique atmosphere Loddington has. 2 More houses in Loddington will be a greater pressure on our wonderful village school and we will be in a situation common to other areas where children born in the local area have to travel to schools further away. All children should have a right to go to their own village school. 3 Harrington Road is already an extremely busy road to put even more pressure with more houses and therefore increasing the volume of traffic is just not safe.	Noted.
13.14 Loddington	Mrs Joanna Moore	Clerk Loddington Parish Council	1069	Strongly disagree	Loddington Parish Council has reviewed the Site Specific Proposals - Options Paper .We have consulted the villagers and have had 40 people making formal responses. The overwhelming majority of these support the following views on the Options for Loddington. We trust you will take this overwhelming response into account when taking the Plan forward to the next stage. We would be happy to provide you with copies of each individual response which is on our files. Please note, I have also e-mailed these comments to the	Noted.

					Planning e-mail address.	
13.14 Loddington	Rhea Read		1956	No opinion	As far as I can remember when Mawsley Village was built the village of Loddington was told that this meant that there would be no further development within Loddington. Could you please confirm or clarify this?	Mawsley was the rural allocation for development when the Local Plan for Kettering Borough was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008 requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such future development within all Villages including Loddington has to be considered.
Question 97	Mr Neil Rowland		375	Agree		Noted.
Question 97	Mr Andrew Draper		379	Strongly disagree	Loddington does not need any more housing, especially on sites that are existing fields. The village needs to be protected from development which will irreversibly spoil the character of one of Northamptonshire's best villages. Mawsley provides plenty of housing in the area which should enable existing villages to be protected. Any open space in Loddington is not appropriate for development.	If development for Loddington is taken forward within the next iteration of the document then several design principles will have to be followed in order to help retain the character of the Village. These

						principles are set out within paragraph 13.14.6 of the Site Specific Proposals Options Paper. Open space has been identified within Loddington and these proposed sites will not be allocated for development.
Question 97	Mr Roy Fisher		391	Strongly disagree	<p>I do not believe that there should be development on these two sites. The focus of the proposals seems to be on the provision of affordable housing. This would seem to suggest provision for young families. There is no mention in the plan for new homes being exclusively for young people from the village. Other factors.</p> <p>a. There is little opportunity for employment in Loddington. b. There is minimal provision of public transport. People living in Loddington have to be car owners in order reach work / shops / doctors / dentists etc. c. Loddington school is already full to capacity and cannot guarantee places for children already living in Loddington. d. Do the utilities (water / sewers / electricity supplies) have the capacity? e. I am relatively new to the area but understand that the concept behind the creation of Mawsley Village was to remove the need to build in the local villages.</p> <p>Observations on the 2 sites under consideration. Site RA/166 (North of Harrington Road). This area, if built on would have a profound effect on 2 existing properties in Richardsons Lane. The fact that they are on a corner site would mean that any development would overlook the rear of these properties. One of the properties has a very short rear garden resulting in the property being potentially very close to any new development. The Options Paper states that this site, if developed would:-</p> <p>a. create an attractive gateway to the village? b. Present a soft edge and enjoy a positive relationship with the countryside. c. Use high quality modern materials. Its difficult to imagine how a row of modern houses could create an attractive gateway to the village. The existing properties, albeit mostly ex council properties are cared for and set with mature gardens, trees and hedges behind grass</p>	Option 76 of the Site Specific Proposals Options Paper (page 108) specifically refers to affordable housing to meet local needs. The proposed option states that affordable housing would be considered acceptable provided that: - The level of housing is limited in scale and type to that which is justified by a local housing needs survey to meet the needs of current residents, those with an existing family connection or those with an employment connection in the Village. Mawsley was the rural allocation for development when the Local Plan for Kettering Borough was adopted in 1995. The North

					<p>verges, mostly with off road parking. They already provide an attractive approach to the village. I dont believe that a row of modern properties could improve on or even match this approach to the village. In addition there are traffic hazards with the junction of Harrington Road and Cransley Road. The problem of speeding traffic in both directions would need to be addressed as this section of road is outside the existing traffic calming arrangements. Site RA/165 (South of Harrington Road). The more central and larger of the two sites under consideration, it would seem that development of this site could have less adverse effect on any specific existing property. Depending on layout it could simply fill a space in the existing ribbon type development. It is located within the traffic calmed area and is closer to the central amenities of the village (school, pub, village hall, church etc.).</p>	<p>Northamptonshire Core Spatial Strategy adopted in June 2008 requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such future development within all Villages including Loddington has to be considered. If development for Loddington is taken forward within the next iteration of the document then several design principles will have to be followed in order to help retain the character of the Village. These principles are set out within paragraph 13.14.6 of the Site Specific Proposals Options Paper.</p>
Question 97	Mr Mark Reneerkens		395	Strongly disagree	<p>I do not agree with any development outside the existing village boundary. The creation of Mawsley was supposed to protect surrounding villages from future development outside the existing village boundaries (this included "affordable" housing).</p>	<p>Mawsley was the rural allocation for development when the Local Plan for Kettering Borough</p>

						was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008 requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such future development within all Villages including Loddington has to be considered.
Question 97	Mr D Roberts		417	Strongly disagree		Noted.
Question 97	Mrs Melanie Pinney		962	Strongly disagree	We live on Harrington Road, right next door to one of the proposed sites. We bought our house because of the beautiful view across open countryside, this site would completely ruin/block our view as well as many other residents on Harrington Road. We fell in love with this house because of the location and were told that the land next door to us was church land and could not be built on. We have invested a lot of time and money on our house, the value of which will be lowered by the proposed development. We use the field to walk our dog. This field is in constant use by other villagers who also use it to walk/exercise their dog off lead. Where else could we walk our dog safely? If there is cricket/football on at the playing fields we cannot use this area. The school is a small village one - with a maximum of 70 pupils - this could not take further children if the development went ahead. We understood Mawsley Village was built in order to prevent expansion of the smaller	Noted.

					<p>villages, like Loddington, Foxhall, Orton? They have made that village too big and ugly and we could end up that way if we consider this proposal In addition other comments are: - detrimental to the village layout and look - there would be 3 roads of full housing on Harrington Road, Main Street and Richardson lane with no open views to fields beyond. We feel Loddington would lose it's charming appeal -The impact on the wildlife and bird population with the removal of hedgerows, trees, etc. -Safety concerns with regards to the additional volume of traffic through the village and the additional access roads to the housing Parking - we already have a parking issue in Harrington Road near the cottages, so would cause safety concerns with any additional traffic - Furthermore many of the houses near to the proposed site on Harrington Road would be overlooked and lose privacy to their homes which is unacceptable -If affordable housing is proposed, oil is one of the most expensive fuels for heating and British Gas have advised that there is no way that they will bring gas to the village for the foreseeable future. -The proposed Allotments - we already had allotments in Loddington - which were destroyed making way for new housing - great idea but there is no further free space to locate allotments in the village -we have a v small village shop - we would need a better shop to accommodate a growing village population but where would this be located. We used to have a lovely shop and post office prior to this. All our friends and neighbours are deeply upset by these proposed sites - you don't understand the shock we endured when we received the letter from our Parish Council. The lack of proper notice is also very distressing. This village does not require any expansion, not now not in the future!!!</p>	
Question 97	Mr Roy Fisher		429	Strongly disagree	<p>I do not believe that there should be development on these two sites. The focus of the proposals seems to be on the provision of affordable housing. This would seem to suggest provision for young families. There is no mention in the plan for new homes being exclusively for young people from the village. Other factors. a. There is little opportunity for employment in Loddington. b. There is minimal provision of public transport. People living in Loddington have to be car owners in order reach work / shops / doctors / dentists etc. c. Loddington school is already full to capacity and cannot</p>	<p>Option 76 of the Site Specific Proposals Options Paper (page 108) specifically refers to affordable housing to meet local needs. The proposed option states that affordable housing would be considered</p>

				<p>guarantee places for children already living in Loddington. d. Do the utilities (water / sewers / electricity supplies) have the capacity? e. I am relatively new to the area but understand that the concept behind the creation of Mawsley Village was to remove the need to build in the local villages. Observations on the 2 sites under consideration. Site RA/166 (North of Harrington Road). This area, if built on would have a profound effect on 2 existing properties in Richardsons Lane. The fact that they are on a corner site would mean that any development would overlook the rear of these properties. One of the properties has a very short rear garden resulting in the property being potentially very close to any new development. The Options Paper states that this site, if developed would:- a. create an attractive gateway to the village? b. Present a soft edge and enjoy a positive relationship with the countryside. c. Use high quality modern materials. Its difficult to imagine how a row of modern houses could create an attractive gateway to the village. The existing properties, albeit mostly ex council properties are cared for and set with mature gardens, trees and hedges behind grass verges, mostly with off road parking. They already provide an attractive approach to the village. I dont believe that a row of modern properties could improve on or even match this approach to the village. In addition there are traffic hazards with the junction of Harrington Road and Cransley Road. The problem of speeding traffic in both directions would need to be addressed as this section of road is outside the existing traffic calming arrangements. Site RA/165 (South of Harrington Road). The more central and larger of the two sites under consideration, it would seem that development of this site could have less adverse effect on any specific existing property. Depending on layout it could simply be integrated into the existing ribbon type development. It is located within the traffic calmed area and is closer to the central amenities of the village (school, pub, village hall, church etc.).</p>	<p>acceptable provided that: - The level of housing is limited in scale and type to that which is justified by a local housing needs survey to meet the needs of current residents, those with an existing family connection or those with an employment connection in the Village. Mawsley was the rural allocation for development when the Local Plan for Kettering Borough was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008 requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such future development within all Villages including Loddington has to be considered. If development for</p>
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						Loddington is taken forward within the next iteration of the document then several design principles will have to be followed in order to help retain the character of the Village. These principles are set out within paragraph 13.14.6 of the Site Specific Proposals Options Paper.
Question 97	Mr & Mrs James & Sarah Smith		445	Strongly disagree	<p>1. Two options have been given these are leading options which ultimately result in the same outcome. o If you choose option A, the consequence (as it reads on the newsletter), would be for affordable housing outside the village boundary an exception site basis, presumably on the two sites mentioned. I would like to know what the criteria are for an exception site basis, as it would appear that Stirling Court has been enveloped into the village boundary on this basis. I would be keen to know why this development meets the exception basis? It seems that unless there is something quite extraordinary about this development, the village boundaries are meaningless for this to be allowed to occur. If you choose option B, the alternative option, the village boundary is extended, allowing further development. Interestingly, a number of suggested advantages are pointed out with this option.. I assume that this is the preferred option of the parish council? Either way, as a resident of Loddington who is very proud of the village, and will campaign to ensure that it maintains its unique status, neither of the above options are choices. They are ultimatums. The choice that I would like to make, is that no further new developments are allowed within, on, or around the village boundary, in order to preserve Loddington. Mawsley was developed to prevent this very situation occurring. to preserve the local villages and alleviate pressure to develop within them. I would be keen to know where the development need for Loddington</p>	<p>Presently, saved Policy RA7 of the Local Plan for Kettering Borough provides for affordable housing for local needs. This policy allows for development for low cost housing outside defined boundaries of villages subject to the following criterion: 1. The site adjoins an existing settlement and the development is appropriate in terms of the use, form, character and setting of the settlement and in terms of the local community and its environs 2. The proposal is small in scale 3. The proposal</p>

				<p>has originated. By its very nature as a small village, there is not a housing shortage within Loddington. The proposed sites will not make any indentation to the overall need for development within the county, and is therefore unjustified. Especially so, when there are far more suitable sites available in and around Kettering and Corby. Many of these sites are sitting unfinished or only partially developed, without clear plans for completion. I am very aware that Loddington school is currently oversubscribed, so support for the school is not an issue. In addition, why would we build in Loddington to support the local pub?! I believe that the we pay Council Tax to ensure that any necessary improvements with in the village are paid for. I dont believe that we receive this funding as a golden handshake for new developments? Therefore in answer to Question 1; I STRONGLY disagree that there should be any growth on the two identified potential development sites. There is no benefit whatsoever to the village. I can only see disadvantages to Loddington current and future. I dont believe that ANY site within Loddington is suitable for NEW development.</p>	<p>is compatible with other policies in this plan relating to materials, conservation, design, density, site layout, access, drainage, landscaping, open space provision and energy conservation. 4. Local facilities are adequate to accommodate and respond to the development. 5. The proposal has no adverse impact on the operation of a farm holding or policies relating to agricultural land 6. It can be demonstrated that the proposal meets a particular and identifiable local need which can be met in no other way and 7. Secure, legally binding arrangements can be made to ensure the long term availability of the dwellings for local needs, low cost housing. Proposed Option 76 of the Site Specific Proposals - Options Paper 2012 proposes to include a policy which in exceptional</p>
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						<p>circumstances would allow for the development of affordable housing adjacent to the built up framework of a village provided that:</p> <ol style="list-style-type: none"> 1. The level of housing is limited in scale and type to that which is justified by a local housing needs survey for affordable housing to meet the needs of current residents , those with a family connection or those with an employment connection in the village. 2. There is access to at least a basic range of services. 3. Appropriate safeguards are put in place to ensure that the housing remains affordable in perpetuity. 4. The development is compatible with other policies in the plan in terms of design, materials and form.
Question 97	Mrs Beverley Cooke		451	Strongly disagree	<p>I would like it known that I most strongly object to both proposals for future development in Loddington. Loddington is a village and cannot assimilate further development. I list my reasons below.</p> <ol style="list-style-type: none"> 1. Loddington school is full to capacity, even some local children cannot attend there. 2. There is limited public transport, people have to have their own 	Noted.

					vehicles to travel to work, doctors, dentists, hospitals, shops etc. 3. I believe that sewers and water supplies are at their maximum capacity. 4. Mawsley was apparently built so that there would be no further development in the surrounding villages, and building still continues there to this day. 5. The field on the proposed site 166 has a number of skylarks which I think are a protected species. 6. The Harrington Rd / Cransley road junction is dangerous as cars tend to speed unnecessarily at this junction. Do not destroy this village and make it into an urban sprawl. We say no to further building.	
Question 97	Mrs Mari Watson		549	Strongly disagree	No development should be allowed outside existing village boundary	Noted.
Question 97	Mr Carl Ward		572	Strongly disagree	Village is already full; the Harrington Road is not capable of handling the increase in traffic. We already need significant traffic calming (the current ones are not sufficient). Adding these developments will just make things worse. One day there will be a fatality on Harrington road and perhaps then someone will do something.....	Noted.
Question 97	Mr Tony Billing		579	Disagree	We are in receipt of a document from Loddington Parish Council concerning proposed changes to the Village Local Plan. We are extremely concerned about the proposal to include current green land on Harrington Road to the east of the village, joining the established development on Richardsons Lane with Three Chimneys. (RA/166) This particular development is directly opposite our home and would cause considerable loss to us and our immediate neighbours. When the new village was built at Mawsley despite many objections from surrounding villages, we were assured that no further development would be necessary within the established villages. There is no necessity to build on this area, a number of houses within the village are for sale but are not selling, therefore indicating that there is no great wish for people to move into the village. We cannot understand why further expansion of the village envelope is necessary. We believe that there is a requirement for Allotments within the village and we believe that this particular field would be ideal as an allotment field. It is within walking distance from anywhere in the village and therefore would not cause any traffic problems on a very busy village road and would cause no disruption to neighbouring properties. When the previous Allotment Field was	Mawsley was the rural allocation for development when the Local Plan for Kettering Borough was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008 requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such

					<p>developed within the village, we were assured that this would be affordable housing for village people. These are all large, detached, stone-built properties and well out of reach of most. We have no reason to believe that any further development would be different. There are many commuters within the village who travel further afield for work and therefore contribute little to the community. We believe that this proposed development would be no different. Furthermore, there are limited amenities within Loddington, we have a very small shop, no Post Office and no bus service. We would be obliged therefore, if our objections could please be acknowledged and considered.</p>	<p>future development within all Villages including Loddington has to be considered. There is no identified need for allotments within Loddington but there is a need Borough wide. The option to include a general policy regarding allotments performed well in terms of sustainability and any delivering of housing should be accompanied by the delivery of necessary facilities such as allotments.</p>
Question 97	Richard Slater		586	Strongly disagree	<p>I write having been made aware of the councils suggestions for changing Loddington village boundary with the view of potential development. Both proposals in my opinion should not in any way be considered. The village should be left alone and free from any interference. When the new Mawsley village proposal was in consultation stage the biggest argument from the planners was that if all agreed it would alleviate any pressure to develop surrounding villages so any alteration to our village plan would completely contradict this. Within your document it also comments that development within our village would help our local public house and school, firstly as a school governor I can assure you that the school is not short of pupil applications and to suggest that development would help support a pub is shameful. The facts are obvious to any individual with common sense in that there are many wonderful villages throughout our county that have escaped planners and builders alike one of which is Loddington, Its appeal is due to many reasons and I would be happy to discuss them all but the main one is that it hasn't been spoilt by forced development and retains much of its historic feel and</p>	<p>Mawsley was the rural allocation for development when the Local Plan for Kettering Borough was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008 requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the</p>

					structure so please consider a third option to your proposal and that is to leave the boundary as it is with no development whatsoever. I can assume with confidence that the majority of the Loddington population will post similar comments. Hoping that common sense and decency prevails	next 20 years (up to 2031) and as such future development within all Villages including Loddington has to be considered.
Question 97	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	769	No opinion	Please refer to comments previously submitted by NCC Highways Development Control team in relation to these sites.	Noted.
Question 97	Mr & Mrs James & Sarah Smith		587	Strongly disagree	I confirm that I strongly believe that Loddington should be preserved as it is, as one of Englands few remaining beautiful villages, without any further NEW development.	Noted.
Question 97	Mrs Jenny Sugden		594	Strongly disagree	1. Sewer capacity - We understand that our sewers are at maximum capacity for current housing within the village. The infrastructure cost to improve them would be significant and ultimately lead to large scale development. 2. Benefit of improved footpath? - It is suggested that "New development should contribute to:" footpath improvements east towards Thorpe Malsor and a direct off-road link to Kettering. This is a distance of well in excess of two miles. LARGE SCALE development would be required to pay for this. 3. School Capacity - Loddington school is already full to capacity therefore no new development is needed. The position of the school limits expansion. 4. Road capacity - We already have too much traffic for our local roads. Additional development will increase the problem 5. Crime & Anti Social Behaviour - Our village does not currently have the same degree of problems that are to be found in large urban villages such as Desborough, Rothwell and Broughton. This is one of the main reasons that we chose to live in Loddington. 6. Property Premium - We paid more for our property because it was in a small picturesque village. The same property in a large urban village such as Rothwell would have cost significantly less.	Noted.
Question 97	R Dore		589	Strongly disagree	No and no By way of further comments both these sites are outside the built boundary of the village and I think it highly negative if that were expanded. Their development would also damage important "open vistas" i.e. to/from the church and when entering the village from Cransley But I would be	Noted.

					supportive of a partial development in the open space 028. While it is part of the village character that this space remains, a partial development say down Richardson lane or back to back with Parklands would not be detrimental to the village I agree that the field 027 opposite the church should be preserved	
Question 97	Mr R M Kimbell		621	Disagree	I am in receipt of your Local Plan for Loddington statement in response to which I wish to make the following comments. Since moving to the village in 1975 the number of dwellings has increased by over 50% and changed the character of our community immensely. The new nearby village of Mawsley was originally designated for a total of 350 homes but this was later increased to 750+ on the promise that it would prevent further development in adjacent communities including Loddington. KBC produced their Proposed New Settlement Boundary for Loddington as recently as 6th January 2012, which showed several logical changes but did not include either RA165 or RA166, so, why so soon thereafter have these proposals been made? The two options presented for consideration would appear to offer little or no choice; either accept proposal b) or have an affordable housing foisted upon us outside the village boundary, on an exceptional site basis somewhere, but presumably on one of the two sites shown. If plan b) were adopted I cannot agree that it would reduce pressure on land within the village envelope as there can be nowhere that that could happen all possible sites having been built on in the last 25 years. Unless, of course, you mean any of the Open Spaces? As to supporting existing service and facilities I understand that the village school is full and has a waiting list and I cannot see that any proposed development should necessarily be for the commercial benefit of local business. That should be an aside and not a reason for planning approval. Several attempts to create affordable housing, both here and adjacent villages, have in the past been approved but later the developers have pleaded that they could not proceed because of the economics of low cost housing and persuaded the planning authority to change the approval to a more profitable scheme (usually large four and five bedroom properties via the back development behind Main Street). In any case would it be guaranteed to be for the benefit of	As set out within the Background Paper (- Settlement Boundaries) the boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan. The area 'West of Main Street' is not a specific development allocation, it is a character area forming part of the historic core of Loddington Village as detailed within The Rural Masterplanning Report dated (Feb 2012) and as such if any infill development is proposed for this

					<p>Loddington folk and their growing offspring? We are already experiencing a hosepipe ban because of water shortage and this begs the question of how will further development affect existing water and sewage supply. Can you please advise what is the development you mention West of Main Street on the reverse side of the sheet, as I cannot see reference to it anywhere on the plan? In answer to the Consultation questions I think that there is little to object to regarding RA165, other than the reasons outlined above, as this might be considered reasonably logical in that it is continuation of ribbon development from either side; although it will increase traffic and associated movement, pollution etc. if sympathetic building were to be carried out then it could be an acceptable compromise. However, it would result in the loss of a valuable open space. However RA 166 is a proposal to which I strongly object. Any building on that area would create even further traffic difficulties. The resulting increased number of vehicle movements would conflict badly with traffic already using the rat runs from Broughton to Rothwell and Mawsley to Kettering; the advent of Mawsley has dramatically increased movements through our village as you must know. In addition because of the positioning/orientation of the last two houses on Richardsons Lane any houses built on RA166 would dramatically affect them detrimentally and would effectively be back land development usually something wholly unacceptable to any small village development. Additionally, I cannot see how such development would improve the gateway to the village it is already similar to many others locally comprising ex council housing which, fortunately is well cared for. It certainly would not be improved with social housing being built there. Modern houses built of high quality materials would clash with that which is already in situ. I think I have also answered Question 98 in this response.</p>	<p>area it is suggested that it take into account the development principles set out as part of paragraph 13.14.6 of the Site Specific Proposals Options Paper Consultation (March 2012).</p>
Question 97	Mrs Sharon Forster		680	Strongly disagree	<p>I strongly disagree with any proposals to increase the boundary of Loddington. I object strongly to any development on RA 166. My neighbours and I would be directly affected by this development. Views from the rear of my neighbours properties would be eradicated altogether, whilst my own would be reduced. This obviously would reduce the values of these properties. I do not believe that any new development</p>	<p>Two sites in Loddington were put forward for assessment as potential new housing sites. These were assessed in</p>

				<p>should 'back on' to existing properties. This is totally unacceptable. If development was allowed on this site, where would it stop? Cransley corner already poses traffic problems and any development around that area would prove extremely dangerous. The village is already used as a rat run for local traffic and traffic calming measures in my opinion need to be installed along Richardsons Lane to reduce speeding vehicles and drivers cutting the corner completely. I feel that the document is weighted in favour of development on site RA166 and that there is no satisfactory option offered to villagers; agree to the proposed development otherwise you may end up with affordable housing on the same sites! Pure scaremongery. The arguments made about supporting the village are utter rubbish, the school is full and why should a public house be supported? Surely this is not in the governments interest? The village has little or no public transport and am not aware of any need for housing in the village. As far as I am aware Mawsley Village was built to alleviate the need for development to any of the local villages. I feel that the approach to the village is appropriate and that the offer of a 'gateway enhancement' is completely irrelevant. If the parish council think that this is a good idea then why don't they just erect a gateway enhancement with a welcome to Loddington sign? Many other villages already have this without increasing the village footprint! This is not something which needs to be erected by a developer. Although I disagree with any new development in the village, if it becomes inevitable that a site will be chosen I think that site RA156 is the best site. This site would not have a direct effect on the gardens of villagers and would bring the boundary of the village along Harrington Road in line.</p>	<p>accordance with criteria outlined in the Background Paper - Housing Allocations. Both site RA/165 and RA/166 scored well in terms of accessibility to a primary schools and a shop. Any development proposed would have to follow the linear form of this part of the Village and as such it is likely that if development is proposed it will front onto the highway. Access and traffic concerns will be taken into account and are material planning considerations when assessing the suitability of a site for development purposes. Although there is an identified need for affordable housing in the rural areas of the Borough, this has not been identified at the individual settlement level as yet. Any comments you may have on affordable housing would be welcomed and can</p>
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						be made within the housing section of the Site Specific Proposals - Options Paper March 2012.
Question 97	Mr Sheppard		829	Strongly disagree	The proposed development at both sites are adjacent to Harrington Road and would cause a potentially dangerous traffic problem, especially during the morning and evening rat runs. There is no need for additional housing in the village.	Noted.
Question 97	Miss Gillian Barrow		868	Strongly disagree	I strongly disagree with any development outside of the existing boundary of Loddington. The two proposed sites would impact greatly on the residents of the village, RA166 and RA 165 are substantial areas of land, which I can only assume would enable the building of a considerable number of properties which subsequently would increase road traffic movement along Harrington Road. The road traffic calming measures currently in place do very little to slow traffic along the road and in conjunction with limited parking for Ellistown and Northampton Terrace this would only increase the strain on the village.	Noted.
Question 97	Mrs Jo Sheppard		819	Strongly disagree	No development needed or wanted Not sustainable, i.e. sewerage, dangerous due to proposed site placement School already oversubscribed Why would any creditable / competent person propose house building to support a pub?! Privacy issues, apart from ruining the outlook of at least a couple of dwellings Only persons to gain would be land owner, developer and estate agents Does the council think the "carrot" of enhanced gateway can be taken seriously Proposed off road pathway to Kettering would require major investment - where's the money to come from? Yet more unnecessary housing? Taxation?	Noted.
Question 97	Mr Andrew Rogers		832	Strongly disagree	I have just received the letter concerning the options relating to the new Local Plan for Loddington and I am writing to express my strong objections to any suggested housing development outside of the present Loddington village boundary. Why is it that we have been given so little time to comment on the proposed changes? My reasons for objecting are as follows:- 1. Loddington is a relatively small village and in comparison with other villages remains relatively unspoilt by development. For the benefit of everyone already living here every effort should be made to	Mawsley was the rural allocation for development when the Local Plan for Kettering Borough was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008

				<p>keep the village as it is. 2. We have already had the threat of development of affordable housing imposed on us in recent years and there was at that time a resounding NO by virtually every Loddington resident. I cant believe that the opinion of the villagers will have changed. 3. Despite our opposition to the Mawsley village development, when it was passed Kettering Borough Council assured the residents of Loddington that it would negate the need for further building in Loddington. Is it now the case that K.B.C. is renegeing on its promise? Any need for affordable housing should have been and could still be catered for within Mawsley village. 4. No new development should be considered that would detract from the enjoyment of any individuals or family homes and clearly the proposed sites beyond the village boundaries will indeed adversely affect those families living opposite or next to these sites. They will no longer enjoy uninterrupted views over the countryside and will doubtless have to endure additional noise and traffic disturbance. This will not only affect the homes located next to or opposite the site but also the enjoyment gained by the many villagers who currently enjoy walking by the open fields. Additionally, the traffic disturbance is bound to affect the whole village. 5. Villages such as ours are a rare and finite resource and need to be protected for generations to come. Continued 6. I understand that the land between the outskirts of Kettering from Gypsy Lane to the A14 is to be developed on a very large scale for residential housing; surely a proportion of this development could be set aside for affordable housing and by doing so no existing families and properties would be affected. 7. I do also understand that the current sewer system within Loddington may not be sufficient to cope with any new building develop 8. I would urge the Parish Council to recommend that any new necessary Loddington Plan remains within the existing village boundary and that any threat of further building is strenuously discouraged. Planners and developers can't be allowed to ride rough shod over people wishes and lives. I haven't given the above objections for purely selfish reasons, however, I am sure that everyone of us who is fortunate enough to live here does so through their own very hard graft and I feel that we are entitled in some great degree to say Not In Our Back Yard.</p>	<p>requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such future development within all Villages including Loddington has to be considered.</p>
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					With regard to the need for allotments. We did have several allotments in the village, opposite the quarry workers cottages in Harrington Road; however, despite objections from local residents the Parish Council seemed unable to stop a developer bulldozing them and building five large executive homes. I am not aware of any current need for allotments.	
Question 97	Mr Andrew Rogers		921	Strongly disagree	I don't want any changes to the village boundary. I have just received the letter concerning the options relating to the new Local Plan for Loddington and I am writing to express my strong objections to any suggested housing development outside of the present Loddington village boundary. Why is it that we have been given so little time to comment on the proposed changes? My reasons for objecting are as follows:- 1. Loddington is a relatively small village and in comparison with other villages remains relatively unspoilt by development. For the benefit of everyone already living here every effort should be made to keep the village as it is. 2. We have already had the threat of development of affordable housing imposed on us in recent years and there was at that time a resounding NO by virtually every Loddington resident. I cant believe that the opinion of the villagers will have changed. 3. Despite our opposition to the Mawsley village development, when it was passed Kettering Borough Council assured the residents of Loddington that it would negate the need for further building in Loddington. Is it now the case that K.B.C. is reneging on its promise? Any need for affordable housing should have been and could still be catered for within Mawsley village. 4. No new development should be considered that would detract from the enjoyment of any individuals or family homes and clearly the proposed sites beyond the village boundaries will indeed adversely affect those families living opposite or next to these sites. They will no longer enjoy uninterrupted views over the countryside and will doubtless have to endure additional noise and traffic disturbance. This will not only affect the homes located next to or opposite the site but also the enjoyment gained by the many villagers who currently enjoy walking by the open fields. Additionally, the traffic disturbance is bound to affect the whole village. 5. Villages such as ours are a rare and finite resource and need to be protected for generations to	Option 76 of the Site Specific Proposals Options Paper (page 108) specifically refers to affordable housing to meet local needs. The proposed option states that affordable housing would be considered acceptable provided that: - The level of housing is limited in scale and type to that which is justified by a local housing needs survey to meet the needs of current residents, those with an existing family connection or those with an employment connection in the Village. Mawsley was the rural allocation for development when the Local Plan for Kettering Borough was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008 requires a rural

					<p>come. Continued 6. I understand that the land between the outskirts of Kettering from Gypsy Lane to the A14 is to be developed on a very large scale for residential housing; surely a proportion of this development could be set aside for affordable housing and by doing so no existing families and properties would be affected. 7. I do also understand that the current sewer system within Loddington may not be sufficient to cope with any new building develop 8. I would urge the Parish Council to recommend that any new necessary Loddington Plan remains within the existing village boundary and that any threat of further building is strenuously discouraged. Planners and developers cant be allowed to ride rough shod over people wishes and lives. I havent given the above objections for purely selfish reasons, however, I am sure that everyone of us who is fortunate enough to live here does so through their own very hard graft and I feel that we are entitled in some great degree to say Not In Our Back Yard. With regard to the need for allotments. We did have several allotments in the village, opposite the quarry workers cottages in Harrington Road; however, despite objections from local residents the Parish Council seemed unable to stop a developer bulldozing them and building five large executive homes. I am not aware of any current need for allotments.</p>	<p>allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such future development within all Villages including Loddington has to be considered. If development for Loddington is taken forward within the next iteration of the document then several design principles will have to be followed in order to help retain the character of the Village. These principles are set out within paragraph 13.14.6 of the Site Specific Proposals Options Paper. The comments with respect to allotments are noted.</p>
Question 97	Mrs Clare Rogers		917	Strongly disagree	<p>I strongly object to any idea of building houses out side of the existing boundary plan for Loddington. To build on the green fields in and around Loddington is a really terrible idea. 1 Loddington is a beautiful village a major part of it's charm is its small size and to have large open green spaces within the village is something that should be protected for future</p>	<p>Draft settlement boundaries are shown on the proposals maps within the Site Specific Proposal</p>

					generations. All too often people succumb to popular trends of the time i.e. tower blocks in the 1970's, which later generations who inherit the problems have to sort out. It is our duty to oppose these plans and keep the green spaces, once houses are built there is never any going back I feel it will suffocate the unique atmosphere Loddington has. 2 More houses in Loddington will be a greater pressure on our wonderful village school and we will be in a situation common to other areas where children born in the local area have to travel to schools further away. All children should have a right to go to their own village school. 3 Harrington Road is already an extremely busy road to put even more pressure with more houses and therefore increasing the volume of traffic is just not safe.	Document Options Paper 2009 and currently the draft boundaries do not include new allocations. New allocations will be added into the boundaries if deemed to be acceptable within the next iteration of the document. The comments made in respect of school capacity and traffic concerns are noted.
Question 97	Mrs Linda Tomkins		946	Strongly disagree	I very strongly feel that the boundary of Loddington village should remain as it is. The village does not need any further development of any kind. There has already been new developments to the village along Harrington Road Main Street and Mawsley Lane over the past years lets not spoil our beautiful village by building on the few green spaces that it has remaining. Also we have enough traffic going through our village we do not need more.	Noted.
Question 97	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1158	No opinion	RA/165 RA/166 We consider these site 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 produced.	Noted.
Question 97	Mrs Margaret Emberton		1349	No opinion	I write concerning the Borough's Proposed Growth Option and specifically regarding the proposed change of settlement boundary to the South of Loddington. (Marked 7 on New	It is Development Plan Policy to strictly control development

					Settlement Boundary Map) I was astonished to learn, quite by chance, of the proposal that the land my brother and I own still, behind Milton House [75 Harrington Road and adjacent 77 Harrington Road] may be removed from the village envelope. I was born in Milton House in 1947 and lived there with my parents until my marriage and for all my life the land was part of the garden to our family home and continued to be so after I left. The swing my brother and I played on as children is still there. So too are the posts from when there was a tennis court on the land. It is the case that our garage is still in existence which stands on land which is proposed should be excluded from the village envelope, as does a dwarf wall which was part of the landscaping that my father and mother carried out. For some perverse reason during the previous village envelope review, only half the garden was included. It was then considered viable for development and 3 dwellings have since been built by others on the site. Inspection of the site would reveal that the whole garden forms a natural boundary. It has ancient hedging to the west and is landscaped with mature fruit and ornamental trees, planted by my father some 40 years ago on the southern boundary. No longer open countryside, but a natural entity, forming a soft boundary. It seems that other sites around the village are being considered for development, including immediately to the west of our land along Harrington Road. In every other case the proposed boundary is being extended. It is our land and that of 77 Harrington Road that is proposed should be excluded. I strongly urge you to consider this proposal.	within open countryside. To enable this to happen a distinction needs to be made between the open countryside and the urban form/settlement. In this part of Loddington the properties have gardens which have views out onto open countryside. The Background Paper (Settlement Boundaries) states that settlement boundaries should exclude large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement.
Question 97	Mrs Linda Tomkins		954	Strongly disagree	Very strongly feel that the boundary of Loddington village should remain as it is. The village does not need any further development of any kind. There has already been new developments to the village along Harrington Road Main Street and Mawsley Lane over the past years lets not spoil our beautiful village by building on the few green spaces that it has remaining.	Noted.
Question 97	Mrs Joanna Moore	Clerk Loddington Parish Council	1301	Strongly disagree	No. We strongly disagree with the idea that there should be any growth beyond the current village boundary. We wish to continue with the policy of Restricted Infill within the village boundary. The major issues driving this opinion are: a) Some years ago we voted for the development of a new village	Notwithstanding any potential extensions to the boundary new development in Loddington is likely to

					<p>Mawsley - rather than development of individual villages. Loddington is at an ideal size to support its current services. b) The village cannot handle further traffic nor sewerage. c) The village school is already over-subscribed. d) We are happy not to have gateway point of arrival in the village.</p>	<p>be limited. Mawsley was the rural allocation for development when the Local Plan for Kettering Borough was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008 requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such future development within all Villages including Loddington has to be considered. Your concerns with respect to traffic, sewerage and school capacity issues are noted.</p>
Question 97	Mrs Margaret Guilford		1336	Disagree	<p>I am writing in response to the proposed Local Plan for Loddington. I do not think that there should be any housing development at all. The grounds for my conclusion are as follows: 1. There is currently insufficient off-road parking for the even numbered terraced houses in Harrington Road and for Milton House, Harrington Road. Cars are frequently parked in the street opposite my neighbours (Dormers, Harrington Road) and opposite my house (Southlands,</p>	Noted.

					Harrington Road). I believe that there would be considerable danger in allowing cars to exit the proposed housing option RA/165 on Harrington Road next to these parked cars. 2. There is a significant volume of passing traffic (often at speed) along Harrington Road, and I believe that would be considerable danger in cars exiting the proposed housing option RA/165 onto Harrington Road in the path of such traffic. 3. There are badger sets in the field containing the proposed housing option RA/165. These badgers, and their cubs, can frequently be seen in the area of the proposed development. Indeed they frequently cross Harrington Road and come into my garden. I am concerned at the impact on our natural wildlife which would be caused, both during the construction of any proposed development at this site, and subsequently when the proposed new dwellings are habited.	
Question 97	Mr and Mrs G Hayward		1342	No opinion	We do not object to a small amount of development within Loddington. Although it would be a shame to lose the view, it is surprising that there has not been infill development along Harrington Road (RA165) before now. Houses facing the road would be acceptable but lanes (plural!) or mews (plural!) definitely not. This would be to open Pandora's box. There is also the question of access. Neither Harrington Road nor Cransley Road is suitable for more traffic coming out on them. Then there is the present sewerage system to be considered. This would certainly have to be updated.	Notwithstanding any potential extensions to the boundary, new development in Loddington is likely to be limited. It would also have to follow design principles in order to reflect the existing character of that particular part of Loddington e.g. style of housing, density, materials, layout etc. Your comments with respect to traffic and sewerage issues are noted.
Question 97	Mr & Mrs Bill & Alison Clarke		1393	Disagree	In response to your questions we do not believe that there should be any development on the two sites at Loddington. We would like to respond to the proposals of local development in Loddington as one of the sites will affect us by being at the bottom of our garden. This will mean we will lose our country views to the rear and would spoil our happy peaceful village life in the place where I was born and expect to remain for the rest of my life. We have enjoyed living in	Noted.

					<p>this property for over 30 years and feel this would all change if this development proceeds. We have enclosed photos of the rear of our property at the moment and would like to invite any member of the Kettering Council to come and see what the devastation would be if lost to a building or high fence etc. Without the views over the countryside to the rear of our properties value would decrease considerably. We would also lose the quiet aspect of this property. Both of these sites are outside the village building line and we are promised when plans were put forward for Mawsley Village that nearby villages such as Loddington would not have any residential development outside the village boundaries. We feel that building houses with driveways close to the junction of Cransley Road, which is a notoriously dangerous junction, especially when cars speed into the village from Kettering into unsuspecting traffic turning out of Cransley Road will cause more road traffic accidents. As the proposed building at Harrington Road is outside the boundary line of the village, I have been informed by the Planning Officer at Kettering Borough Council that the boundary line would be changed to include the new building proposal site, but we all know that once part of a field has Planning Permission granted it can easily be increased to the rest of the field, increasing the size of Loddington considerably. Not knowing type and style of housing proposed or numbers involved, as villagers we are not able to accept any proposals. New houses would need mains services for water, electricity, sewers, can the present system cope. As we were only informed by the Parish Council on Friday 13th April 2012 of these building plans could we extend the time limit to allow us to attend a Parish Council Meeting on the 25th April.</p>	
Question 97	Mr Peter Read		1411	Disagree	<p>When the village of Mawsley was built I seem to remember being told that this would take the pressure off of Loddington for any future developments. Would you please be kind enough to comment on this?</p>	<p>Mawsley was the rural allocation for development when the Local Plan for Kettering Borough was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008</p>

						requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such future development within all Villages including Loddington has to be considered.
Question 97	Miss Harriet Rogers		1413	Strongly disagree	The proposed development would be an unnecessary addition to Loddington village by adding traffic congestion to an already busy road. It would block views to the many residents who enjoy this close access to the open countryside, therefore detracting from the quiet, rural atmosphere which is one of the primary reasons for Loddington currently being a desirable place to live. It is possible to create amenity housing by restoration of degraded housing elsewhere, rather than bringing down the quality of Loddington village by creating unnecessary new development beyond the village boundary.	Noted.
Question 97	Mr I Pentelow		1868	Agree	Our client controls land north of Harrington Road, Loddington. The Land is identified within the LDD Options Paper as a Development Opportunity for Growth under reference RA/166. The Options Paper states that any redevelopment of site RA/166 will: Create an attractive gateway entrance to the village; Front onto the public highway and follow the linear form of the village; Present a soft edge to, and enjoy a positive relationship with, the countryside; Owing, to the variety of styles and materials in existence along Harrington Road, high quality contemporary materials may be as appropriate as the traditional palate of stone, red brick and slate. Our client is fully supportive of the identification of RA/166. The approach of the LDD in	Noted.

					identifying sites for small-scale development at villages, including Loddington, is appropriate and reflective of the positive approach to development advocated by the National Planning Policy Framework. Paragraph 55 of the NPPF has a commitment to promoting sustainable development in rural areas, with housing being located where it would enhance or maintain the vitality of rural communities. The NPPF requires that sites included within an LPAs housing supply must be deliverable. The footnote to paragraph 47 of the NPPF states that to be deliverable, a site should be available now, offer a sustainable location for development now, and be achievable with a realistic prospect that it will be delivered within 5 years. In this case, the land is available now. The land is a suitable location for development. It adjoins the village and represents an opportunity to provide an enhanced entrance to the village, as recognised by the Options Paper. I note that comments already submitted by one local resident refer to the former Council houses as providing an appropriate edge to this part of the village, and suggesting that further development would detract from this. However, such comments ignore that the former Council houses themselves once formed a new edge to the village, and there is no reason why a suitably designed scheme on site RA/166 could not achieve the same result. Our client is in the process of preparing an outline scheme for discussion with the LPA. The development of the land is achievable. There are no legal or other constraints on its release for housing. Overall, the land can be considered deliverable within the meaning of the NPPF. I look forward to your acknowledgement that this representation has been duly made.	
Question 97	Rhea Read		1953	Disagree	I prefer the option of 1a where there would be no growth beyond the village boundary.	Noted.
Question 97	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2115	Agree	We have assessed the proposed sites using a Red-Amber-Green process, please see attached. 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.	Noted.
Question 98	Mr Andrew		380	Strongly	There should be no housing development in Loddington at	Noted.

	Draper			disagree	all, it is not needed or wanted.	
Question 98	Mr David Billing		385	Strongly disagree	I strongly disagree that there should be development north of Harrington Road, properties nearby will be overlooked and lose privacy. The road infrastructure is not suitable to accommodate a development, this will result in road safety being compromised, without widening the road and making significant layout changes. Promises have been made before, i.e. if Mawsley is built there will be no need to develop Loddington. What has changed?. What assurances do we have that in time this whole field won't be built upon, more promises, no doubt. Whilst I accept there may be a need for some housing to enable local youngsters to take their first steps on the housing ladder, I don't believe they will take priority, as they should. My experience of social housing is that the properties are largely occupied by single mothers, with multiple boyfriends, who own multiple cars, few of which are road worthy. These areas often look very untidy, and can have a high incidence of social problems. This is likely to detract from the beauty of the village.	Mawsley was the rural allocation for development when the Local Plan for Kettering Borough was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008 requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such future development within all Villages including Loddington has to be considered.
Question 98	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	770	Agree	NCC Highways supports the development principles of providing good pedestrian connectivity in broad terms which should also be extended to include cyclists. Development should contribute to wider links, to provide good connectivity. In terms of providing wider links and connectivity, we support in principle the provision of footway improvements to Thorpe Malsor. Providing a direct off-road link to Kettering would contribute to delivering modal shift however, clearly, the amount of development proposed is limited and the cost of delivering a link such as this is considerable - therefore the Plan needs to consider how to identify match-funding to ensure that the scheme can be delivered. It may be that greater investment in bus route 35 would bring greater	Noted.

					accessibility benefits.	
Question 98	Mrs Melanie Pinney		963	Strongly disagree	No. We would have no open space left in the village. As per other comments above. If we expand our village any further it will be detrimental to the village.	Noted.
Question 98	Mr & Mrs James & Sarah Smith		446	Strongly disagree	2. The Development Principles o I feel that the development principles are very vague, and somewhat ambiguous. On one hand, the new development would maintain the characteristic of linear development, whilst on the other hand in attractive lanes or mews! Somewhat contradictory, and implying a much larger development than small scale development o I note the mention of development west of Main Street this is not mentioned elsewhere so I would like clarification on this. o With regards to development south or immediately north of Harrington Road, or East of Richardsons lane it would appear that pretty much any materials could be used, not necessarily in keeping with the vision of Loddington. Therefore in answer to Question 2; Unfortunately, I do not believe the development principles are specific enough to preserve Loddingtons beauty or unique status and therefore strongly disagree that they are appropriate.	The area 'West of Main Street' is not a specific development allocation, it is a character area forming part of the historic core of Loddington Village as detailed within The Rural Masterplanning Report dated (Feb 2012) and as such if any infill development is proposed for this area it is suggested that it take into account the development principles set out as part of paragraph 13.14.6 of the Site Specific Proposals Options Paper Consultation (March 2012).
Question 98	Mr Carl Ward		573	Strongly disagree	No Changes, that's why Mawsley was built	Noted.
Question 98	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1757	Disagree	Question 98: Development principles for Loddington We recommend the addition of a further development principle: Protect and enhance the conservation area and its setting.	Noted.
Question 98	Miss Gillian Barrow		869	Strongly disagree	I strongly disagree with the proposed design principles, the design and development of Loddington village has evolved over centuries, to try and re-create and using a range of sandstone, limestone etc. is immaterial, the proposed sites and gateway enhancements would do nothing to blend in with the existing village. There are only just over 200	Noted.

					properties in the village with a population of approx. 560 people, the road infrastructure and school cannot accommodate such an increase in vehicle movement, residents or provide a place in the school for children. Loddington has reached its capacity.	
Question 98	Mrs Jo Sheppard		820	Strongly disagree	Mawsley was built for this purpose	Mawsley was the rural allocation for development when the Local Plan for Kettering Borough was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008 requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such future development within all Villages including Loddington has to be considered.
Question 98	Mrs Clare Rogers		918	Strongly disagree	There should be no new development sites on green fields	Noted.
Question 98	Mrs Linda Tomkins		949	Strongly disagree	No development anywhere in our village, we like it just as it is, that's why we moved here.	Noted.
Question 98	Mrs Joanna Moore	Clerk Loddington Parish Council	1302	No opinion	We find the wording of the Design Principles extremely confusing and we are unable to be certain which areas are being defined. We believe these should be clarified. However we agree that any development within the Conservation Area should be guided by the principles set out in the 3rd bullet of	Further information on design principles and character areas of Loddington can be viewed within The

					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.	Rural Masterplanning Report dated February 2012. This should help to clarify which areas are being referred to within the Site Specific Proposals Options Paper Consultation March 2012.
Question 98	Mr Peter Read		1410	No opinion	Item 3 on your plan regarding Development Principles is confusing, where exactly North of Harrington Road and west of Main Street are you suggesting development would take place? Most of this land appears to be outside the village boundary.	North of Harrington Road and West of Main Street describes an area of Loddington with a specific character e.g. historic core. If infill development is proposed in this part of the Village then certain design principles will apply to any proposed development. This is set out in more detail within the Rural Masterplanning Report (Feb 2012). Only the areas shown on the plan within the Site Specific Proposals Option Paper are being considered as potential development sites (RA165 and RA165).
Question 98	Rhea Read		1955	No opinion	Item 3 of your plan regarding Development Principles leave me somewhat confused. Where exactly would the development take place west of Main Street? As far as I can	As set out within the Background Paper (- Settlement

					<p>make out there is no land available within the village boundary.</p>	<p>Boundaries) the boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan. The area 'West of Main Street' is not a specific development allocation, it is a character area forming part of the historic core of Loddington Village as detailed within The Rural Masterplanning Report dated (Feb 2012) and as such if any infill development is proposed for this area it is suggested that it take into account the development principles set out as part of paragraph 13.14.6 of the Site Specific Proposals Options Paper</p>
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						Consultation (March 2012).
Question 99	Mr Andrew Draper		381	Strongly disagree	About 10 years ago there were allotments on the Harrington road in Loddington. Four houses were built on the site, no doubt using the reason that allotments are not needed in Ludington's my answer is that no allotments are needed.	Noted.
Question 99	Mr David Billing		386	No opinion	I wouldn't use an allotment, and I don't know if there is enough people in the village who would use an one, but I believe that across the country there has been an increase in the use of allotments due to the current economical climate. Its unfortunate that no one at the Borough Council had the foresight to see this coming, before granting planning permission to build houses on the original allotments a few years ago.	Noted.
Question 99	Mr Roy Fisher		449	Strongly disagree	There were allotments at one time in Harrington Road. The council granted permission to build on them, not affordable homes but expensive bungalows. If further land is identified as being suitable for allotments will the same happen again and more housing development be permitted?	There is no identified need for allotments within Loddington but there is a need Borough wide. The option to include a general policy regarding allotments performed well in terms of sustainability and any delivering of housing should be accompanied by the delivery of necessary facilities such as allotments.
Question 99	Mr Mark Reneerkens		396	Disagree	Considering that the allotments that Loddington used to have in Harrington Road were sold for housing development in the late 1990s, I think it is unlikely that there is any current need.	Noted.
Question 99	Mrs Melanie Pinney		964	Strongly Agree	We had allotments in our village many years ago but these were destroyed when KBC allowed a housing development to be built on it!!!!!!!!!!!!!! It would be great to have allotments, but where are you going to put them?	Noted.
Question 99	Mr & Mrs James & Sarah Smith		447	Strongly disagree	It was only a very short while ago that the council decided that there was no need for allotments in Loddington, and allowed the land that was previously used for such activity on Harrington Road, to be developed for housing. I dont believe	Noted.

					that this need will have changed, unless it is seen as an opportunity to replicate the previous successful change of use from allotment land to new housing development.	
Question 99	Mr & Mrs James & Sarah Smith		585	Disagree	No. There is no need for any new allotments in Loddington. There are no longer any suitable sites for allotments, as those that were suitable have already been built on. Any further use of land, would be in sites that contribute to Loddingtons beauty and unique status.	Noted.
Question 99	Mr Tony Billing		580	Agree	We believe that there is a requirement for Allotments within the village and we believe that this field (RA/166 a proposed housing option) would be ideal as an allotment field. It is within walking distance from anywhere in the village and therefore would not cause any traffic problems on a very busy village road and would cause no disruption to neighbouring properties.	Noted.
Question 99	Mrs Jenny Sugden		595	Agree	Loddington had an allotment in along Harrington Road but it built on it!	Noted.
Question 99	Mr R M Kimbell		624	Disagree	There can hardly be a need for allotments in Loddington; we had them until fairly recently in Harrington Road, but the land was sold for development and a number of large houses were built upon it. Has anyone actually requested space for allotments?	There is no identified need for allotments in Loddington as stated in paragraph 13.14.8. But there is a need Borough wide.
Question 99	Mrs Sharon Forster		682	No opinion	I personally would not use an allotment, but obviously I cannot speak for anyone else	Noted.
Question 99	Mr Sheppard		831	Disagree		Noted.
Question 99	Miss Gillian Barrow		870	Strongly disagree	Loddington had allotments only 14 years ago but sadly the land was sold for development, approval was given for the building of four executive homes but a fifth property was built. At the time the land was sold for development only one allotment was occupied and worked therefore the requirement of allotments in the village is limited.	Noted.
Question 99	Mrs Jo Sheppard		821	Strongly disagree	Why put in allotments so a couple of years down the line you can decide to allow building on these like you did the last lot	Recently demand for allotments has increased dramatically. The economic downturn over the last few years has increased interest as people

						look at ways of saving on household costs. This growing need has resulted in (Option 53) set out within the Site Specific Proposals Document (March 2012) being put forward in order to increase provision of allotments across the Borough.
Question 99	Mrs Linda Tomkins		952	Strongly disagree	There used to be allotments along Harrington Rd but houses have been built on that site. I don't think there is any site suited in Loddington for more allotments and are they really needed and would they be kept in a tidy fashion or would they just be an unsightly mess?	There is no identified need for allotments within Loddington but there is an identified need Borough wide.
Question 99	Mrs Joanna Moore	Clerk Loddington Parish Council	1303	Disagree	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. At this stage we are unable to consider potential sites in the village.	Noted.
Question 99	Mrs Margaret Guilford		1337	Disagree	To the best of my knowledge, there is no demand for allotments in the village, as demonstrated by the fact that development was allowed, only a few years ago, on the land which used to be given over to allotments, between the former Post Office and Milton House, Harrington Road.	Noted.
Question 99	Mr Peter Read		1409	Agree	I would be interested in an allotment but have no suggestion of where to locate it.	Noted.
Question 99	Rhea Read		1954	No opinion	I would be interested in an allotment but I am unable to make any suggestions as to it's siting.	Noted.
Question 100	Mr Alan Martin		187	Strongly disagree	As owners of 77 Harrington Road, Loddington we wish to object to the proposed village envelope change which will effectively make all our lawned area of garden outside the outside the village envelope. Half of our garden was excluded from the village envelope in the late 1980s, as indicated on the attached Drawing marked A. The actual position of the boundary was agreed on was agreed on site	It is Development Plan Policy to strictly control development within open countryside. To enable this to happen a distinction needs to

					<p>between the then Kettering Borough Council Planner Andy Booth and myself. Whilst the position was never actually dimensioned and confirmed back to me, I ed back to me, I know the points agreed and have now added dimensions to the plan Drawing A for clarity. The natural edge to the village boundary is still obviously the perimeter of our garden which provides the soft edge between village and countryside, being lined with well with well with well established trees and hedge. We would suggest that the envelope is put back to this natural edge as it was prior to the late 1980s. We would further comment that the new proposed line of the envelope as indicated on Drawing B would leave our garage outside of the village envelope which does seems to does seem to make rather a nonsense of your proposals. This whole area of land has been gardened in various forms for decades since it was reclaimed after being open mined for iron ore. Tennis court net posts are still in place from still in place from the early 1980s when part was used for lawn tennis. We trust that full consideration will be given to our comments and we would welcome a proper dialogue with you to discuss the proposal. This is after all supposed to be a to be a to be a consultation process.</p>	<p>be made between the open countryside and the urban form/settlement. In this part of Loddington the properties have gardens which have views out onto open countryside. The Background Paper (Settlement Boundaries) states that settlement boundaries should exclude large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement. Currently, the land to which you refer to falls within open countryside and the settlement boundary for this part of Loddington is not proposed to change to include any further uptake of land for domestic gardens.</p>
Question 100	Mr Neil Rowland		374	Disagree	<p>I live at 4 Sterling Court Loddington and the drawing of the proposed settlement boundary does not take in our garden at all, the boundary is just drawn at the rear of the house itself whereas numbers 5 and 6 clearly show the boundary at the end of the garden. Our own garden stretches from the line at the end of number 5's garden across to the hedgerow on the same line.</p>	<p>It seems part of the proposed boundary for the Village of Loddington which affects No.4 Sterling Court has been drawn incorrectly and has omitted the</p>

						curtilage for this dwelling. This will be reviewed and redrawn to reflect the property's curtilage within the next iteration of the document.
Question 100	Mr Andrew Draper		382	Strongly disagree	There should be no housing development on any open space in Loddington, it is not needed or wanted.	Noted.
Question 100	Mr David Billing		387	Strongly disagree	No I don't, as stated in previous answers, no development north of Harrington Road. Whats wrong with Mawsley.	Mawsley was the rural allocation for development when the Local Plan for Kettering Borough was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008 requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such future development within all Villages including Loddington has to be considered.
Question 100	Mr D Roberts		423	Strongly disagree	Existing boundary should be kept - no further development outside.	Noted.
Question 100	Mrs Melanie		961	Strongly disagree	NO	Noted.

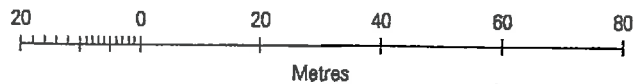
	Pinney		517	Disagree	<p>We act on behalf of the residences of 85a-99 Harrington Road who are in the process of purchasing extensions to their gardens, incorporating an area of land currently forming part of Loddington Glebe. We would like to make representation and submission to the Site Specific Proposals - Loddington Village Boundary review, to consider extending the existing village boundary to incorporate the extended gardens, as shown on the map attached. The inclusion of this additional 12 metres will have no detrimental impact on the area and its residents, as the land is only intended be used for domestic garden purposes, subject, of course, to appropriate change of use planning consent being granted.</p>	<p>It is Development Plan Policy to strictly control development within open countryside. To enable this to happen a distinction needs to be made between the open countryside and the urban form/settlement. In this part of Loddington the properties have gardens which have views out onto open countryside. The Background Paper (Settlement Boundaries) states that settlement boundaries should exclude large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement. Currently, the land to which you refer to falls within open countryside and the settlement boundary for this part of Loddington is not proposed to change to include any further uptake of land for domestic gardens.</p>
Question 100	Mr Simon Chandler-Barratt					



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Centre Coordinates: 481486 278194

National Grid sheet reference at centre of this Siteplan: SP8178

Question 100	Mrs Margaret Emberton		798	Strongly disagree	I was astonished to learn, quite by chance, of the proposal that the land my brother and I still own behind Milton House, 75 Harrington Rd and adjacent to 77 Harrington Rd, may be removed from the village envelope. I was born at Milton House in 1947 and lived there with my parents until my marriage and for all my life the land was part of the garden to our family home and continued to be so after I left. The swing my brother and I played on as children is still there. So too are the posts from when there was a tennis court on the land. It is the case that our garage is still in existence which stands on land which is proposed should be excluded from the village envelope, as does a dwarf wall which was part of the landscaping that my father and mother carried out. For some perverse reason, during the previous village envelope review, only half the garden was included. It was then considered viable for development and 3 dwellings have since been built by others on the site. Inspection of the site would reveal that the WHOLE garden forms a natural boundary. It has ancient hedging to the west boundary and is landscaped with mature trees, planted by my father some 40 years ago on the southern boundary.; No longer open countryside, but a natural entity, forming a soft boundary. It seems that other sites around the village are being considered for development, including land immediately to the west of our land along Harrington Rd. In every other case the proposed boundary is being extended. It is our land and that of 77 Harrington Rd that is proposed should be excluded. I strongly urge you to reconsider this proposal.	It is Development Plan Policy to strictly control development within open countryside. To enable this to happen a distinction needs to be made between the open countryside and the urban form/settlement. In this part of Loddington the properties have gardens which have views out onto open countryside. The Background Paper (Settlement Boundaries) states that settlement boundaries should exclude large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement. Currently, the land to which you refer to falls within open countryside and the settlement boundary for this part of Loddington is not proposed to change to include any further uptake of land for domestic gardens.
Question	Mr Alan		596	Strongly	Amendment of Loddington Village Envelope. As owners of	It is Development

100	Martin			disagree	77 Harrington Road, Loddington we wish to object to the proposed village envelope change which will effectively make all our lawned area of garden outside the 'village' envelope. Half of our garden was excluded from the village envelope in the late 1980's, as indicated on attached Drawing marked 'A'. The actual position of the boundary was agreed on site between the then Kettering Borough Council Planner Andy Booth and myself. Whilst the position was never actually dimensioned and confirmed back to me, I know the points agreed and have now added dimensions on the plan Drawing 'A' for clarity. The natural edge to the village boundary is still obviously the perimeter of our garden which provides the soft edge between village and countryside, being lined with well established trees and hedge. We would suggest that the envelope is put back to this natural edge as it was prior to the late 1980's. We would further comment that the new proposed line of the envelope as indicated on Drawing 'B' would leave our garage outside of the village envelope. which does seem to make rather a nonsense of your proposals. This whole area of land has been gardened in various forms for decades since it was reclaimed after being open mined for iron ore. Tennis court net posts are still in place from the early 1980's when part was used for lawn tennis. We trust that full consideration will be given to our comments and we would welcome a proper dialogue with you to discuss the proposal. This is after all supposed to be a consultation process. [Two attachments: Drawings 'A' and 'B']	Plan Policy to strictly control development within open countryside. To enable this to happen a distinction needs to be made between the open countryside and the urban form/settlement. In this part of Loddington the properties have gardens which have views out onto open countryside. The Background Paper (Settlement Boundaries) states that settlement boundaries should exclude large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement.
Question 100	Mr & Mrs James & Sarah Smith		448	Strongly disagree	No, the village boundary should remain as it currently is. A village boundary is meaningless if it does not remain firm, and to simply envelop other developments because they happened to have passed for planning permission makes somewhat of a mockery of the purpose of the village boundary. Loddington is a small village, and should remain so. There is no need for it to spread across the countryside. There is no demand for further housing in Loddington, due to the surplus of already passed development land closer to the towns, and Mawsley.	Noted.
Question 100	Mrs Mari Watson		550	Strongly disagree	Keep village boundary as it is and do not build outside it.	Noted.
Question	Richard		584	Strongly	I write having been made aware of the councils suggestions	Mawsley was the

Local Plan for Kettering Borough

LODDINGTON

Village Inset

Key

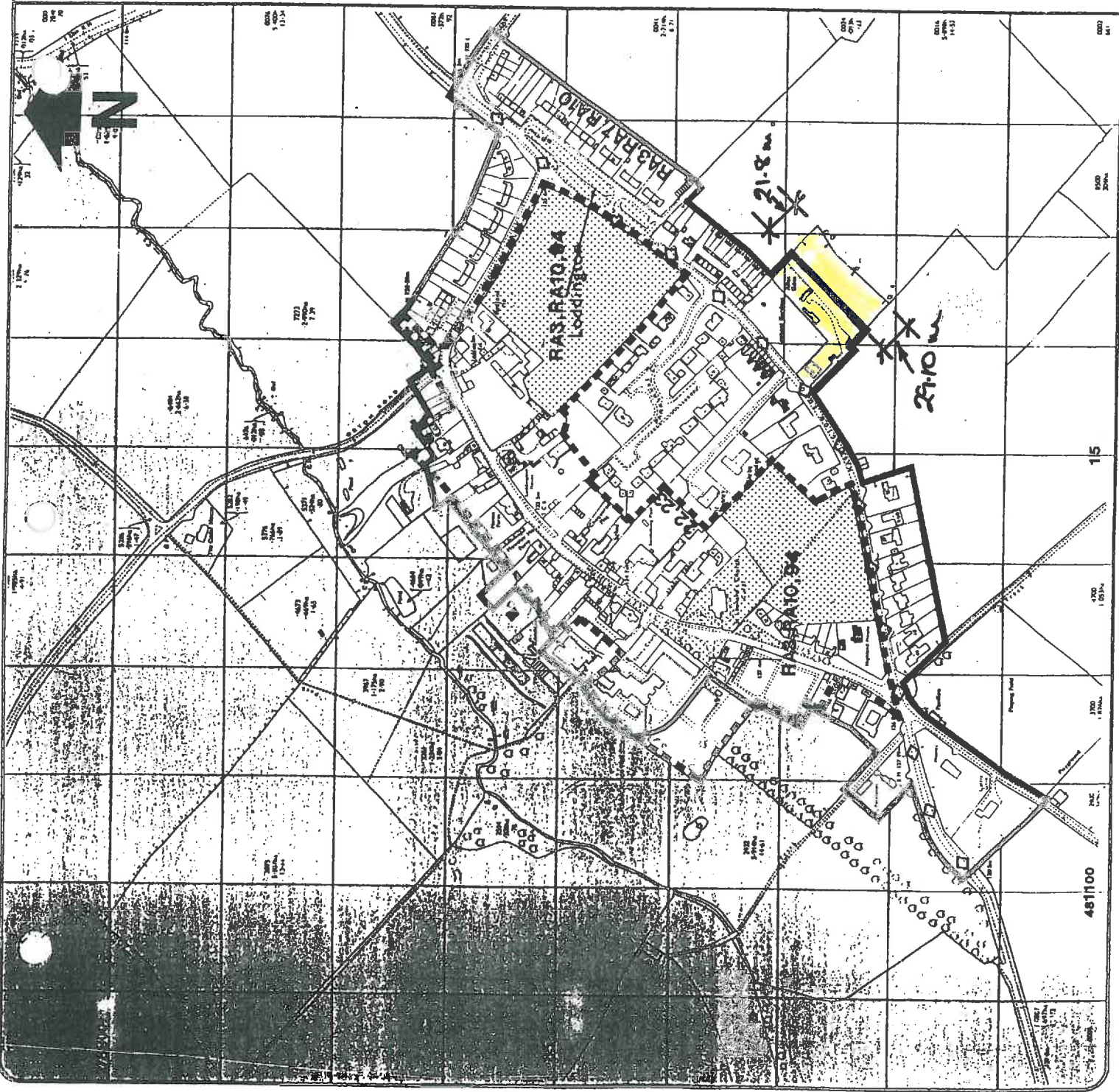
Policy number	RA3, RA7, RA10
Boundary of the village	22, 23
Conservation area boundary	RA3, RA10, 94
Environmentally important open space	RA15
Traffic management proposals	



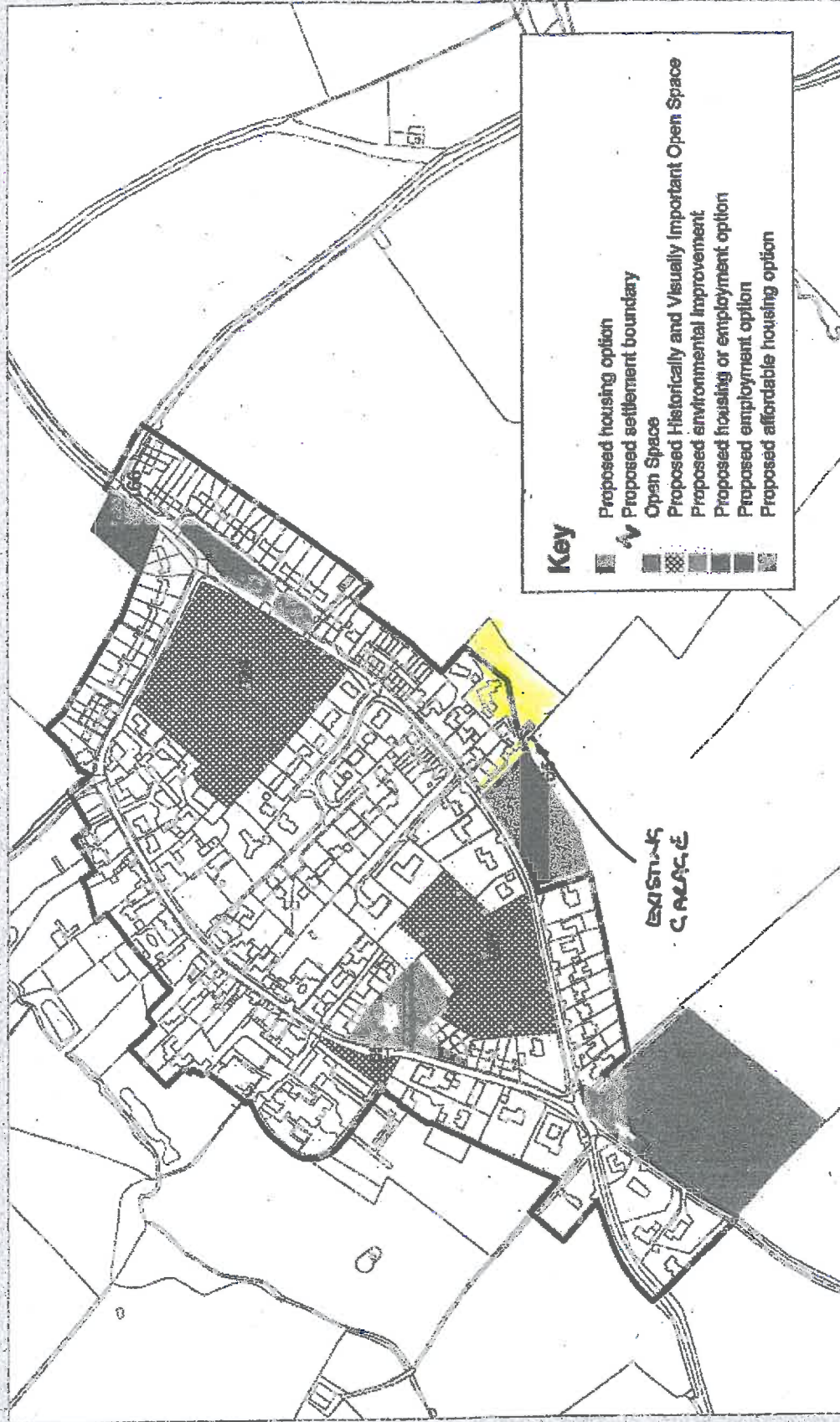
DRAWING 'A'

Scale: 1:5000

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Loddington - Some Small Scale Growth Option



Kettering Borough Council

Responsible for the Strategic Plan, the preparation of the Local Plan and the provision of the Council's services. It is a statutory body and is not a government department. It is not a charity and does not have charitable status. It is not a public body and does not have public status. It is not a public authority and does not have public authority status. It is not a public body and does not have public authority status.

Title: Loddington - small scale growth option

Date: 05/01/12

Scale: 1:4000

Drawn by:

DRAWING 'B'

100	Slater			disagree	for changing Loddington village boundary with the view of potential development. Both proposals in my opinion should not in any way be considered. The village should be left alone and free from any interference. When the new Mawsley village proposal was in consultation stage the biggest argument from the planners was that if all agreed it would alleviate any pressure to develop surrounding villages so any alteration to our village plan would completely contradict this. Within your document it also comments that development within our village would help our local public house and school, firstly as a school governor I can assure you that the school is not short of pupil applications and to suggest that development would help support a pub is shameful. The facts are obvious to any individual with common sense in that there are many wonderful villages throughout our county that have escaped planners and builders alike one of which is Loddington, Its appeal is due to many reasons and I would be happy to discuss them all but the main one is that it hasnt been spoilt by forced development and retains much of its historic feel and structure so please consider a third option to your proposal and that is to leave the boundary as it is with no development whatsoever. I can assume with confidence that the majority of the Loddington population will post similar comments. Hoping that common sense and decency prevails	rural allocation for development when the Local Plan for Kettering Borough was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008 requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such future development within all Villages including Loddington has to be considered.
Question 100	Mrs Sharon Forster		683	Strongly disagree	I do not agree that there should be any change to the village boundary.	Noted.
Question 100	Mr. James Axe		815	Strongly disagree	a) The land appears already to have been removed from within the development boundary following reasons given for refusal on recent planning application KET/2011/0763. This gives very little credence to the consultative nature of this document. b) The land in question lies immediately adjacent to the land proposed for potential development....see defined on the plan as RA/165. This gives rise to a conundrum. i.e. why is land so close and designated in 1980 and within a defined housing boundary in which other buildings have since been built suddenly no longer considered suitable for development while a much larger area of farmland immediately adjacent is being recommended? Although this will require a boundary change ,redesignation and	It is Development Plan Policy to strictly control development within open countryside. To enable this to happen a distinction needs to be made between the open countryside and the urban form/settlement. In this part of Loddington the

					<p>presumably access from Harrington road and which doesn't currently exist without removing hedgerow and overcoming level differences? Why remove the land already designated? The reasons for refusing development on the pre-ordained site was...'on edge of village boundary, visible from the street scene/local footpaths, detriment to open countryside and rural character, uncharacteristic hard edged interface....all of which are more pertinent to RA/165 than planning application KET/2011/0763. c) The land proposed for omission from the settlement boundary will be made effectively sterile for building or agricultural purposes. It is not suitable for farming in terms of soil structure, access or extent. Even to attempt this would mean the destruction of the existing natural boundary which in the view of several plaintiffs is the only natural boundary. Was it a mistake to ignore the substantial hedgerow defining the original garden to No. 75 Harrington road either in the 1980 local plan or in the current proposal? d) The proposed village settlement boundary in this area of the village, as with the current boundary appears to have been drawn in an arbitrary way or for other reasons? Either way it defies a logical definition of land allocation and should be subject to an appeal to an independent reviewer..e.g. Planning inspector experienced in these issues.</p>	<p>properties have gardens which have views out onto open countryside. The Background Paper (Settlement Boundaries) states that settlement boundaries should exclude large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement. Currently, the land to which you refer to falls within open countryside and the settlement boundary for this part of Loddington is not proposed to change to include any further uptake of land for domestic gardens.</p>
Question 100	Mr. James axe		834	Disagree	<p>Some small scale development should be allowed within the village in order that it does not become insular and stagnate. I agree with the comments posted by the owner of 77 Harrington Rd with regard to the land at the rear of Milton House. As an interested party, I would point out that the garden area is currently the subject of a planning application. It is presently within the village envelope and should remain so. It is, however, severely restricted by an arbitrary building line which should be extended to include the whole of the garden which has its defined boundaries of hedge and fence as can be seen on the map, which has been in existence for well over half a century. An extension to this line would allow any potential development of a single dwelling on the site to be constructed further away from the other two properties</p>	<p>It is Development Plan Policy to strictly control development within open countryside. To enable this to happen a distinction needs to be made between the open countryside and the urban form/settlement. In this part of Loddington the properties have</p>

					and alleviate any possible sense of restriction and lack of privacy. The whole would the make for a highly desirable building plot, secluded and unseen from any other part of the village.	gardens which have views out onto open countryside. The Background Paper (Settlement Boundaries) states that settlement boundaries should exclude large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement. Currently, the land to which you refer to falls within open countryside and the settlement boundary for this part of Loddington is not proposed to change to include any further uptake of land for domestic gardens.
Question 100	Mr Sheppard		830	Strongly disagree		Noted.
Question 100	Miss Gillian Barrow		872	Strongly disagree		Noted.
Question 100	Mr. James Axe		816	No opinion	Re -comments on land adjacent to no. 77 Harrington Road.... Subject to inclusion of existing development land and extending it to natural boundaries no opinion is offered on the major boundary proposals.	Noted.
Question 100	Mrs Linda Tomkins		953	Strongly disagree	The village boundary should remain as it is.	Noted.
Question 100	Mrs Joanna Moore	Clerk Loddington Parish Council	1304	Disagree	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	The proposed changes to the boundaries in the locations you refer to have been redrawn in

					<p>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?</p>	<p>order to include garden land as in this instance it is considered that the gardens are directly associated with the dwelling and separated from the open countryside. The space allocated as Historically and Visually Important Open Space will be looked at and reviewed as necessary prior to the next iteration of the document.</p>
Question 100	Mr and Mrs G Hayward		1344	Strongly disagree	<p>We would also object to any development outside the village envelope for whatever the reason. Surely Mawsley Village was built to protect local villages from such development. The suggestion that housing built outside the village envelope would help support the local school and pub does not hold water. The school is over subscribed mostly children from outside the village making it uncertain that village children are ensured a place. As for the pub, a good pub will always attract custom and does not need to rely on extra housing. We would like to know why the proposed plans are not to be displayed in the Village Hall. The shop is neither appropriate nor big enough.</p>	<p>Mawsley was the rural allocation for development when the Local Plan for Kettering Borough was adopted in 1995. The North Northamptonshire Core Spatial Strategy adopted in June 2008 requires a rural allocation of 1640 dwellings as an indicative requirement between 2001-2021. The Site Specific Proposals document on which you are commenting plans for development over the next 20 years (up to 2031) and as such</p>

						future development within all Villages including Loddington has to be considered.
Question 100	Mr Peter Read		1408	Disagree	My preference is option 1a where there would be no growth beyond the village boundary.	Noted.
Question 100	T Ormsby-Draper		1811	Strongly disagree	Petition - This petition will try to ensure that no buildings are built outside of the village boundary. I feel that the village has no need for more houses. At around the years of 2003/2004 more houses were built on Main St. So I therefore propose that no further buildings should be done. Mawsley created many houses for citizens at the moment Mawsley has 8 houses available. If any more houses are built many scenic country views would be destroyed. In addition, the price of existing properties would be potentially reduced. A majority of the villagers paid a premium for the character of our village. I realise I am only 12 years old, but this village is important to me as I have lived here all my life. I have not put this to our parish council yet, but hope they will allow this. [Attached petition with 45 signatures. Petition reads 'I am against any housing development outside the existing village boundary of Loddington'.	Noted.

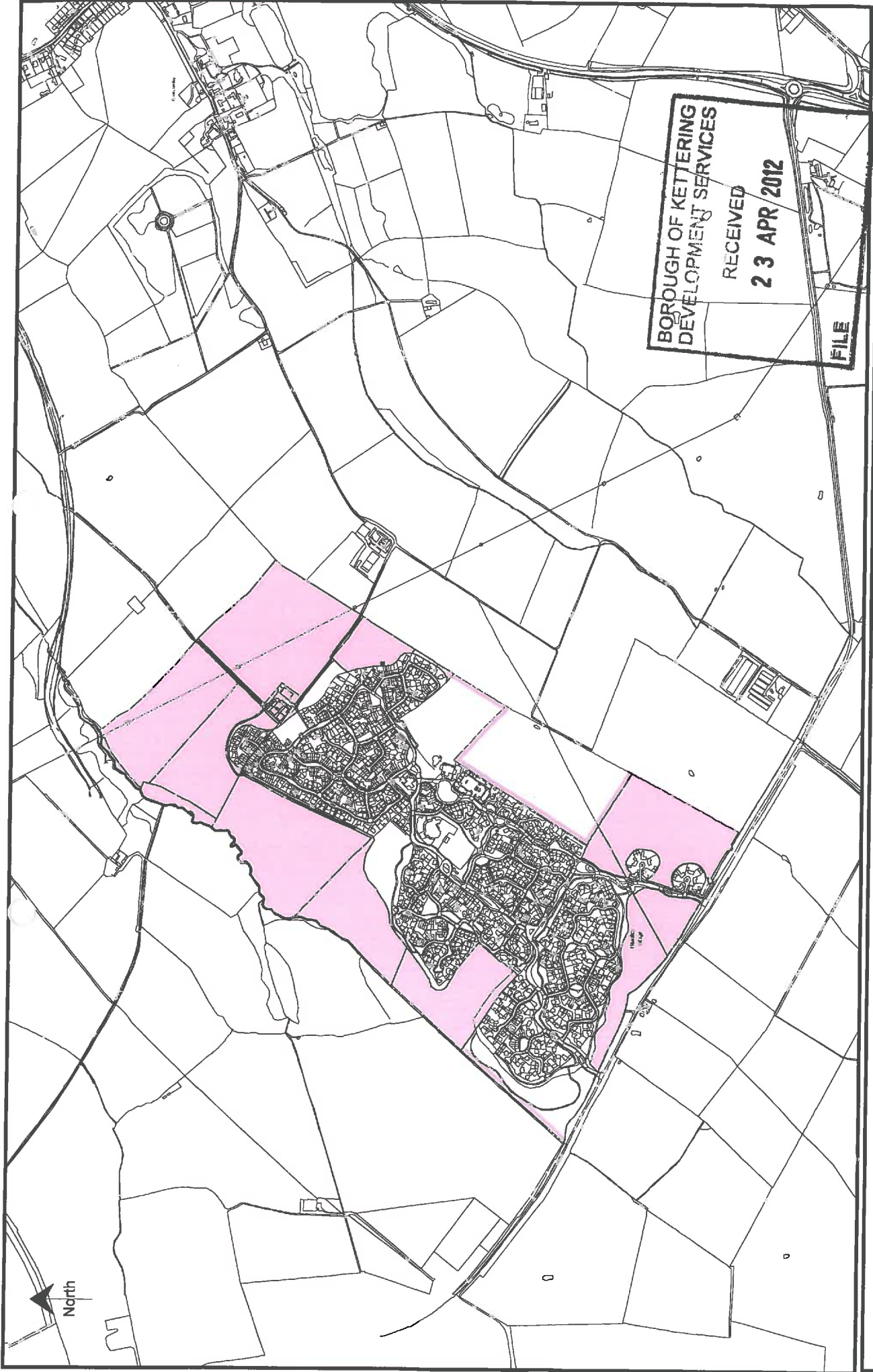
Section 13 – Mawsley

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
13.15 Mawsley	miss catherine suau-marcus		104	Strongly disagree	Mawsley has grown and grown over the last 10 years and we are at a point now where no more housing is actually in demand. The village does not have the amenities that more housing would require and it would put a strain on the current services. Our school has 2 classes in each year with 30 peoples in each class and cannot take anymore children. We struggle to get appointments at the doctors as there are already so many people living in the village that need the services and more traffic would certainly not be welcome in the village where so many children and venerable adults live. It was stated that new development 'should be well connected to the existing village to include pedestrian and vehicular connectivity and that the development should provide links from the village to the open countryside'. The existence of the ransom strip behind our homes on Main Street makes access from the village to the site impossible so that these conditions could not be met.	Any new development in rural areas should be based on local need and can provide additional funding to support local services such as schools and medical centres. The Plan period is for 20 years so the capacity of schools etc may change with, an ageing population for example. This needs to be considered when assessing school capacity. Development would not be permitted without strong pedestrian links and if these could not be achieved due to legal matters then permission is unlikely to be forthcoming.
13.15 Mawsley	Mrs Denise Maud		133	Strongly disagree	I strongly oppose any potential growth to Mawsley. The housing market is currently not strong enough to support any further development. Houses remain empty within the village and sales of occupied houses remain unsold for long periods of time 12-18 months on the market. The doctor's surgery does not have the capacity to take on a new wave of village residents as it is only just about dealing with those who currently live in the village as well as those from surrounding villages. The school is at capacity - 2 form intakes each year which are currently full at reception and year 1. At the moment new residents moving into the village are unable to get their children into the school. One case in mind is of a family who have an elder child at the school but no room in reception for the younger child resulting in two school runs -	Any new development proposed for Mawsley is likely to be limited and will have to adhere to specific development principles. One of these includes contributing towards identified improvements such as the provision of allotment. However, contributions may also be made towards education, infrastructure, local highway improvements and open space in accordance with Development Plan Policy.

					<p>one to Mawsley and another one to a neighbouring village. The extra traffic within the village is also a major hazard for the large number of young children living there. The school at the moment is an extremely dangerous place for young children with daily near misses of children getting run over by the large number of commuters dropping their children off by car at the school gate. Both the nursery and pre-school are almost full with children from the village currently on waiting lists for places. The small number of shops in Barnwell Court do not need the support of extra housing. With nearly 1000 houses currently in the village there is ample passing trade for them to thrive without the need for new developments. It is on record that The Centre requires corporate trade to maintain its viability and not further residential trade.</p>	
13.15 Mawsley	Mrs Shenaz Bagshaw		207	Strongly disagree	<p>When we moved to the village 10 years ago we were told that we would have a village of 550 houses and we are now at around 900 houses. The village does not have the infrastructure to support any more growth - the roads, village entrances, sewage system, community centre, school, play ground, telephones/broadband etc are not designed for such a large village. Also the sense of community is affected by growth - when we first moved in, everyone knew everyone and we were a very close, caring community, this is so much harder now the village is so large. The sense of community is what distinguished Mawsley from a housing estate on the edge of an existing town. To keep extending it would lose the essence of why Mawsley was originally designed.</p>	<p>Any new development proposed for Mawsley is likely to be limited and will have to adhere to specific development principles. One of these includes contributing towards identified improvements such as the provision of an allotment. However, contributions may also be made towards education, infrastructure, local highway improvements and open space in accordance with Development Plan Policy.</p>
13.15 Mawsley	Mrs Karen Redgrave		214	Strongly disagree	<p>I have been the village for 10 years now and the village is big enough and would not be able to support any further development, both the doctors and the school are at capacity. I feel that the village has been a building site for 10 years now and its time for a break. I also believe that the access to the proposed site cannot be made and another development would have a separate identity and never be a part of the village.</p>	<p>The Kettering Borough Rural Masterplanning Report (February 2012) considered a small part of RA115 to be a suitable site for development due to its proximity to the centre of the Mawsley e.g. within 800 metres of the School and Doctors Surgery and its close</p>

						relationship to the existing Village when compared to the alternative site RA116. Connectivity (both vehicular and pedestrian) will be a key consideration when assessing the merits of the proposed development and its links and relationship with the open countryside beyond. If any new development is proposed for Mawsley then it is likely to be limited and will have to adhere to specific development principles. One of these includes contributing towards identified improvements such as the provision of an allotment. However, contributions may also be made towards education, infrastructure, local highway improvements and open space in accordance with Development Plan Policy.
13.15 Mawsley	Mr Chris Smith		426	Strongly disagree	Mawsley has been under construction for over 10 years and has already been developed on a far bigger scale than originally planned. The proposed development behind Main Street will only add a greater demand on the already stretched resources, whether that be the road structure, school class size numbers (already too high) or appointments at the doctors surgery. Access to the proposed development is almost impossible unless a third entrance to Mawsley is created.	If any new development is proposed for Mawsley it is likely to be limited and will have to adhere to specific development principles. One of these includes contributing towards identified improvements such as the provision of an allotment. However, contributions may also be made towards education, infrastructure, local highway improvements and open space in accordance with Development Plan Policy.

13.15 Mawsley	R S G Barnwell		1443	No opinion	Letter separated- see Q101-103. Our client owns, occupies or controls a majority of the land adjoining the village as shaded in pink on the attached plan reference KW023/12 and, by means of this consultation, is signifying his willingness to engage actively in discussion with the Council and other stakeholders in determining future sustainable growth of Mawsley during the lifetime of the plan period to 2031.	Noted. This site will be assessed in accordance with the criteria outlined in the Housing Allocations Background Paper and considered prior to consultation on the next iteration of the Plan.
13.15 Mawsley	Commercial Estates Group (CEG)	Commercial Estates Group	1878	Agree	CEG has an interest in land to the east of Mawsley Village. Mawsley is considered to be the most sustainable settlement within the rural part of the Borough. This is because of the level of service provision available locally to the extent that some other settlements look to Mawsley for such provision. Mawsley has a regular bus service, primary school, medical centre, community centre, local shops, visits from a mobile library, footpath links to other settlements, publicly accessible open space and employment opportunities. The Kettering Borough Rural Masterplanning Report (February 2012) has assessed Mawsley and found in favour of land to the east as having potential for development, being within 800 metres of the centre of the village. Working with the owner of land to the east of Mawsley CEG has commenced local engagement in respect of sustainable residential-led development on part of this land. CEG has been established since 1989 and invest in a broad spectrum of land and property assets spanning all sectors from residential, commercial and mixed-use across the UK. There are four key business areas for CEG comprising strategic planning, development, asset management and investment management. A particular success of CEG is their experience and willingness to work in partnership with communities and local authorities to identify viable solutions to often complex local issues and to secure sustainable development. The land to the east of Mawsley comprises the proposed housing option identified in the consultation draft LDD as a small scale growth option at Mawsley and additional land further east. The local engagement undertaken to date comprises attendance at	Noted.



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R S G Barnwell Esq
Land Adjacent to Mawsley Village
KW023/12

KING WEST

					<p>recent meetings of the Parish Council by the Development Manager at CEG with responsibility for this site. The most recent meeting was held on 2 April 2012. At this meeting the Development Manager explained the vision of a sustainable extension to the east of Mawsley of a modest scale but that there are no fixed ideas on the form of the proposal as this will be shaped through continued local engagement. From previous engagement it is clear there is a need and desire for additional accessible public open space, allotments and financial support for The Centre at Mawsley among other matters. CEG intend to hold a workshop event in the village as part of the ongoing local engagement and to gain a better understanding on the local issues and options. This will help shape the form and nature of the emerging proposed development to the east of Mawsley. In view of CEG's interest in land to the east of Mawsley Village both CEG and the landowner are important local stakeholders who welcome the opportunity to engage more fully in respect of the emerging growth options for Kettering Borough and Mawsley in particular.</p>	
Question 101	Mr David Hummel-Newell		62	Strongly disagree	<p>Ref proposed building work behind Main St Mawsley- Other sites are clearly more suitable. There will be access problems. We bought the house on the basis of no building work behind the house. Why isn't the other side of the main road considered where no existing residence will be affected. (at the top of the village). This would be better for traffic flow and planning. If building work is to go ahead considerable more money will be required for the services in the village including broadband.</p>	<p>The Kettering Borough Rural Masterplanning Report (February 2012) considered a small part of RA115 to be a suitable site for development due to its proximity to the centre of the Mawsley e.g. within 800 metres of the School and Doctors Surgery and its close relationship to the existing Village when compared to the alternative site RA116. Connectivity (both vehicular and pedestrian) will be a key consideration when assessing the merits of the proposed development and its links and relationship with the open</p>

						countryside beyond. If development is put forward for that site then contributions will be sought from developers with respect to education, open space, highway improvements and local services.
Question 101	miss catherine suau-marcus		105	Strongly disagree	I think the site identified is not the right place for further development in Mawsley due to the reasons that I stated in the above comment. I do not think anymore houses should be build in Mawsley but if they were there certainly are better locations than those behind Main Street. Other better locations would be off Hawthorn Ave and the land between Cransley Rise and Birch Spinney this would also enable the promised cycle track to be completed. Also there is a large and very messy piece of land between Colseed Way and Symonds Ave. Building on any of these would seem to be more environmentally friendly than extending into open countryside.	There are two sites in Mawsley which were promoted for development. These sites have been assessed in accordance with criteria outlined in the 'Background Paper Housing Allocations'. At this stage we have to show that any sites put forward for development are deliverable. The sites to which you refer were not promoted, in the event that these sites are seen to be deliverable they will be considered in the next iteration of the document.
Question 101	Mrs Denise Maud		134	Strongly disagree	The village does not currently need any small scale growth. There is an abundance of houses for sale within the village that remain unsold for long periods of time. The village does not need any large scale growth. The boundaries in their current form create a village environment which is a base on which to build community. Any additional growth will see the village lose its "village" appeal and be more like an estate of Kettering rather than a village in it's own right. Furthermore, as stated above, current amenities within the village cannot support any further development.	Noted. The village currently does not have a village boundary and therefore, growth could occur at the edges of the village. However, development in rural areas should be based on local need as outlined in Policy 1 of the CSS. New development can support local amenities with small scale growth.
Question 101	Mrs Helen Ellis		135	Strongly disagree	Strongly disagree that Mawsley should have any more houses either small or large scale growth. The current amenities available to villagers are at or are reaching	Any new development proposed for Mawsley is likely to be limited and will have to adhere to specific

				e	capacity: - the village school is oversubscribed, plus has had to expand and enlarge so will have 60 pupils in all 7 years resulting in 420 places. This is already at maximum capacity with no more room to expand (the outside space is now unexcusedly small for 420 pupils). This is the size of a town school now rather than a village school. - the surgery population has grown beyond expectations - the nursery has had to expand and is reaching capacity once more, with no more room to expand again The village broadband is not adequate by any manner of means and more houses would not help this. The final point is that the village is already larger than initially planned and to increase its size any further would require major restructuring of amenities and services within the village - which do not appear to be within the proposals. Therefore any further development regardless of where it is in the village would be detrimental to all the current homeowners and their families.	development principles. One of these includes contributing towards identified improvements such as the provision of an allotment. However, contributions may also be made towards education, infrastructure, local highway improvements and open space in accordance with Development Plan Policy.
Question 101	Mrs Laura Scott		137	Strongly disagree	I have lived in the village for 8 years now and there has not been a time when building work has not been undertaken. I would like to see a period of rest where villagers can simply enjoy the village. The Right of Quiet Enjoyment I believe it is called. I would also like the facilities originally promised, such as the pub / restaurant provided in place of housing. One further comment would be the devaluing of property which currently enjoys views of the countryside at the site currently in question - I myself live on completely the other side of the village, but I can imagine this being a huge concern. Another concern is the sheer volume of 'affordable housing' that has simply been handed over to the council for their tenants; as 30% of new housing would be allocated to this I do not welcome such growth.	Noted.
Question 101			139	Strongly disagree	No further expansion of Mawsley is needed or wanted by the community. The original plans were for a village of 550 houses and we are now at around 900 houses. The current infrastructure cannot support any additional houses, the	Any new development proposed for Mawsley is likely to be limited and will have to adhere to specific development principles. One of

				<p>school is overflowing, with yet another extension planned which is taking away valuable outdoor play space for the children; it is hard pushed to get an appointment at the Drs surgery with current numbers and whilst the use of the centre does need to be reviewed I don't think another 100 houses will make the difference between whether the community centre is sustainable or not. People moved to Mawsley to be in the countryside, to be able to walk their dogs in the fields adjacent to Mawsley and have immediate outdoor space where children could play safely, increase their activity and ultimately benefit their health. Building additional housing in the field off main street would not be feasible due to the lack of access to the site from the village; it would also be taking away a key component of a healthy active family life; if 'infill' is required then an alternative site would be one which would enable the completion of the cycle route around the village, which was initially planned but subsequently lost through the development of the village and which would help provide the motivation and encouragement to encourage children and adults to cycle around the village and to school, work and the shops in a safe way. There is clear evidence which links the provision of green space with health and accessibility is a key element; the field adjacent to Mawsley is one which is accessible to everyone in the village and provides a direct connection with our neighbouring village of Cransley. Removing this field and replacing with housing would impact not only on the potential health of the village community but on the businesses and services which Mawsley residents use in Cransley due to the pleasant walk through the fields. Government policy is looking at increasing housing, but through joined up working between the Dept of Communities and Local Government and the Department of Health it is also looking at the impact of spatial planning on health. Where there are other feasible options, KBC needs to preserve our countryside around Mawsley and show the community that we are being listened to and that KBC are</p>	<p>these includes contributing towards identified improvements such as the provision of an allotment. However, contributions may also be made towards education, infrastructure, local highway improvements and open space in accordance with Development Plan Policy.</p>
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					actively encouraging a healthy active outdoor life for the residents of Mawsley village.	
Question 101	Mr John Claypole		142	Strongly Agree	The continued expansion of Mawsley would ease pressure on other village boundary reviews. As a service centre, it has excellent facilities to accommodate a much larger area of RA/115 than the one put forward.	Noted.
Question 101	Mr John Claypole		197	Strongly disagree	Mawsley should be allowed to grow onto site RA115 . The topography is good, the environmental impact low, and as a local service centre, may relieve pressure to build in lesser village locations	Noted.
Question 101	Mr David Porterfield		153	Strongly disagree	This is an ambiguous question It is not clear what we are being asked to agree with - please review all comments made to ensure that a false impression of people's opinion on this subject is not given by the statistics that will be recorded on this portal. There should be no growth beyond the village boundary. It should be remembered that the original village plan for Mawsley was for 750 dwellings - there are already well over 850 homes. The area identified is not acceptable - it borders the existing controlled Development area of the village and would have considerable impact on the core of the village. The Development within this area has been strictly controlled since the inception of the village with residents having to meet stringent planning guidelines when wanting to improve or develop their homes. The hedgerow that runs alongside the proposed area is also full of wildlife that would be decimated by construction. In addition the statement that small scale growth is required to maintain existing service is subjective and incorrect . The current services within the village are: - a Community centre TCAM - this facility is already widely used - there are classes and groups meeting every night of the week and during the day - there is little additional capacity here. - The sports field - this facility is already heavily used with local football and cricket teams making it their home and regional teams regularly visiting - there is no capacity for other more diverse sports to be	The Kettering Borough Rural Masterplanning Report (February 2012) considered a small part of RA115 to be a suitable site for development due to its proximity to the centre of the Mawsley e.g. within 800 metres of the School and Doctors Surgery and its close relationship to the existing Village when compared to the alternative site RA116. Connectivity (both vehicular and pedestrian) will be a key consideration when assessing the merits of the proposed development and its links and relationship with the open countryside beyond. Any new development proposed for Mawsley is likely to be limited and will have to adhere to specific development principles. One of these includes contributing towards identified improvements such as the provision of an allotment. However, contributions

					<p>played. - The community school - additional classrooms have been built at the school every year since its opening meaning the children are being educated in a perpetual building site. Temporary classrooms are in constant use meaning there is no longer a playing field for the children to play football on - there is no additional capacity for this service. - Roads - the existing roads in and around Mawsley are very congested with lorries and buses frequently getting stuck as they pass through the village - the minor road that runs from the roundabout on the a43 is already at capacity due to the existing village traffic - The doctors surgery - waiting times to see specific doctors at the surgery are frequently 2-3 weeks - although this could be due to it serving the surrounding villages - Employment units - these units are almost fully occupied - despite the commercial rent being much higher than surrounding areas - there is little capacity for additional employment - Utilities - its not clear what capacity the existing utilities in the village have but anecdotally the are frequent power cuts and the broadband telecommunications is painfully slow - effective communications should be considered a must for any planned development. All in all it should be considered that Mawsley is a thriving community meeting the vision of the councils own development plan the addition of additional housing would jeopardise that position.</p>	<p>may also be made towards education, infrastructure, local highway improvements and open space in accordance with Development Plan Policy.</p>
Question 101	Mr Matthew Berrill		190	Strongly disagree	<p>I don't believe that there should be any development outside of the current village boundary. The village infrastructure does not support any additional houses. The village was originally designed for some 750 houses, we are now up to over 900..! The primary school has been extended 3 times since it was opened and has a full 2 form entry and sometimes accepting pupils over the 30 child per class max..! The current pumping stations are not designed to take the current uplift of the additional houses previously mentioned. Similar developments around our county which were started at about the same time to Mawsley, were completed years ago, yet we still have not completed our roads.</p>	<p>At present Mawsley does not have a settlement boundary because the Village was built after the Local Plan was adopted (1995). As identified in the Background Paper: Settlement Boundaries (Feb 2012) there is strong support for the drawing of settlement boundaries and it is proposed that this is the Council's preferred approach to managing development within open</p>

						countryside. Any new development proposed for Mawsley is likely to be limited and will have to adhere to specific development principles. One of these includes contributing towards identified improvements such as the provision of an allotment. However, contributions may also be made towards education, infrastructure, local highway improvements and open space in accordance with Development Plan Policy.
Question 101	Mr Michael Wileman		195	Strongly disagree	The village is already to capacity and after 15 years in the design and building, it is time to stop further development. It would be a good idea to finish off the existing roads within the village without thinking of constructing more!	Noted.
Question 101	Mrs Claire Denton		194	Strongly disagree	As noted in the Rural Masterplan Report, the alternatives considered RA/116 - Mawsley Wood Farm and RA/115 - land adjacent to Mawsley (development of whole site) are considered beyond the scale of development suitable for the Mawsley village location. It is therefore unclear why, in contradiction to such findings, these areas would be considered as development opportunities. The alternatives considered would impact on the existing village's access to open countryside and in particular widely utilised countryside access between Mawsley and Cransley. The principles reflected in the setting of the existing boundaries of Mawsley (in respect of the village community/infrastructure etc.) have not been altered within the plan period and therefore there can be no valid justification for an extension of those boundaries.	The Kettering Borough Rural Masterplanning Report (February 2012) considered a small part of RA115 to be a suitable site for development due to its proximity to the centre of the Mawsley e.g. within 800 metres of the School and Doctors Surgery and its close relationship to the existing Village when compared to the alternative site RA116. Connectivity (both vehicular and pedestrian) will be a key consideration when assessing the merits of the proposed development and its links and relationship with the open countryside beyond. At present

						<p>Mawsley does not have a settlement boundary because the Village was built after the Local Plan was adopted (1995). As identified in the Background Paper: Settlement Boundaries (Feb 2012) there is strong support for the drawing of settlement boundaries and it is proposed that this is the Council's preferred approach to managing development within open countryside.</p>
Question 101	Mr Nicholas Chalmers		213	Strongly disagree	<p>As has been stated in other comments, Mawsley is already almost twice the size of the original plans. The facilities in the village such as the school, nursery and medical centre are at capacity or are over-subscribed. The existing village boundary should be maintained and not extended as further development will negatively impact on the village's links to the countryside. Concentrating on developing the facilities within the village should be the focus, rather than further expansion. I would not support any further residential growth beyond the village boundary.</p>	<p>At present Mawsley does not have a settlement boundary because the Village was built after the Local Plan was adopted (1995). As identified in the Background Paper: Settlement Boundaries (Feb 2012) there is strong support for the drawing of settlement boundaries and it is proposed that this is the Council's preferred approach to managing development within open countryside. Any new development proposed for Mawsley is likely to be limited and will have to adhere to specific development principles. One of these includes contributing towards identified improvements such as the provision of an allotment. However, contributions may also be made towards education, infrastructure, local</p>

						highway improvements and open space in accordance with Development Plan Policy.
Question 101	Mr Henry Geidt		249	Strongly disagree	I am firmly against this as: 1. Mawsley school has reached full capacity after being extended more than once; it cannot accommodate more children from the proposed extra housing. 2. Mawsley is already much bigger than it was originally intended to be, and enlarging it yet further will make it feel even less like a village. I bought my house in Mawsley in the belief that I would be living in a peaceful village (it was emphasized to me that the current Farm View building area would be the very last area), not an area of continuous expansion.	Noted. The capacity of the local school over the next twenty years, which is the Plan period, was considered when sites were assessed as outlined in the Housing Allocations Background Paper. This will be further looked into in consultation with Northamptonshire County Council prior to the next iteration of the Plan.
Question 101	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1159	No opinion	RA/115 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. (NPPF) 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. Any FRA should focus on the management of surface water for the development as well as considering the other different types of flooding as detailed in the Technical Guide to the NPPF. The Kettering and Wellingborough Level 1 Strategic Flood Risk Assessment should also be used to inform any site specific FRA. Surface water run-off issues are a key factor for consideration. Any FRA must demonstrate that surface water run-off can be managed and the proposed surface water drainage system can cope with 1 in 100 probability plus climate change rainfall event without increasing flood risk to the site, surrounding area and third parties. The FRA must also demonstrate that post development run-off does not	Noted.

				<p>exceed pre-development run-off. To calculate Greenfield runoff rates, we accept the use of the IOH124 method (Chapter 7). For sites smaller than 50 ha this area should be used in the calculations and linearly interpolated down for the impermeable area proposed on the site. Growth curves may then be used to obtain the discharge rates for the 1 in 1, 1 in 30 and 1 in 100 probability rainfall events. Storage will be required for each event up to the 1 in 100 probability rainfall event and must include climate change. Please note that full calculations should be provided. Within the FRA, surface water run-off rates for the existing and developed site for the 1 in 1 probability rainfall event, the 1 in 30 probability rainfall event and the 1 in 100 probability rainfall event and the attenuation volumes required including an allowance for climate change should be stated. The allowable discharge rates from the site should be based on the developed impermeable area rather than the site area as a whole. In addition, any FRA must confirm whether the site run-off will be restricted to the Qbar rate for all events or the Q1 for the 1 in 1 probability rainfall event, Q30 for the 1 in 30 probability rainfall event and Q100 for the 1 in 100 probability rainfall event using a complex control. Run-off and attenuation requirements should be provided in line with the requirements of the SFRA and Preliminary Rainfall Runoff Management for New Development Revision E. The maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and the residual risk of flooding addressed. The drainage scheme proposed should provide a sustainable drainage strategy to include Sustainable Drainage System (SuDS) elements with attenuation, storage and treatment capacities incorporated as detailed in the CIRIA SuDS Manual (C697). The hierarchy for surface water disposal encourages a SuDS approach. The second tier is discharge to watercourse and final stage is discharge to sewers. Percolation tests should be undertaken,</p>	
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					and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. Should infiltration not be possible on the site, SuDS could still be utilised to convey and store surface water run-off. Areas of open space on the site could be utilised and SuDS features such as swales and ponds may added to the amenity and ecologic value of the site. Any FRA should also consider the possibility that the surface water system may fail / become blocked. Overland floodwater flood water should be routed away from vulnerable areas. For acceptable depths and rates of flow, please refer to Environment Agency and Defra document FD2320/TR2 Flood Risk Assessment Guidance for New Development Phase. Further consideration should be given to safe access and egress for emergency services when site is flooded.	
Question 101	Ms Diana MacCarthy	Clerk Mawsley Parish Council	532	No opinion	Dear Sirs Re: Proposed extension to Mawsley. Further to the above, the Parish Council has now had the opportunity to meet and discuss your proposals. It has been decided that as a Parish, we could not support any application to extend Mawsley, on the following grounds: Firstly, since Mawsley was created ten years ago the residents have had to endure constant building and road works within the village. Even as we write the roads are not yet up to adoptable standards and building continues in Phase 5. We, as a community, ask that we be given the opportunity to enjoy the village and to use the facilities free of construction traffic and potholes. If permission for any further development were granted this would mean an additional 5 years or so where we would again have to live with further disruption from construction traffic, building works etc. and the issues this will bring. Secondly, the primary school is this year undertaking its third extension to accommodate the influx of children far and above its original intended numbers. This has impacted greatly on the children who attend in terms of constant building works, and lack of open space as the building grows, reducing the play area available. The school is currently at	Noted. The capacity of the local school over the next twenty years, which is the Plan period, was considered when sites were assessed as outlined in the Housing Allocations Background Paper. This will be further looked into in consultation with Northamptonshire County Council prior to the next iteration of the Plan.

					capacity and any further houses would have a direct impact on the school and would necessitate a new build on a new site. Similar to as stated above, we would ask that the children, once the third extension is completed, are given the opportunity to enjoy their school and indeed the teachers to teach our children in a safe and suitable environment. Any further building would have to be carried out on a new site, which would involve many years of planning and construction and would mean that for some children their whole primary school years would have been disrupted. 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. Mawsley has already accommodated way above the original number of houses originally intended, and it is therefore with this in mind that we would be unable to back, indeed we would strongly oppose, any further extension.	
Question 101	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	771	No opinion	Please refer to comments previously submitted by NCC Highways Development Control team in relation to these sites.	Noted. The comments of the Highways Authority has informed the proposed sites in accordance with the assessment outlined in the Housing Allocations Background Paper.
Question 101	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	772	Disagree	Para 13.15.5 The draft development principles for Mawsley mentions improving connections to the open countryside, but makes no mention of providing connectivity into the existing urban fabric. We suggest that this is critical to providing excellent connectivity to the existing services and population. Ensuring links to the existing bus service should also be a priority.	Noted.
Question 101	Mrs Mellissa		266	Strongly	As everyone else is saying, the village should not be extended beyond its existing boundaries. The services are	At present Mawsley does not have a settlement boundary

	Pitt-Chalmers			disagree	not in a position to cope with further expansion and the proposed site is unsuitable in terms of access, as well as the impact on other local residents. The village is already significantly larger than originally planned and should not be larger.	because the Village was built after the Local Plan was adopted (1995). As identified in the Background Paper: Settlement Boundaries (Feb 2012) there is strong support for the drawing of settlement boundaries and it is proposed that this is the Council's preferred approach to managing development within open countryside. The issue raised in respect of access to RA115 is noted.
Question 101	Miss Pat Rowley		322	Strongly disagree	There should be no growth. There is absolutely no need for more houses in Mawsley. There are always plenty of private homes on the market in all price ranges for sale and to let and we are well provided with affordable housing in three areas of the village. The shops, school and Medical Centre are all viable with the current number of homes which is already 100 more than originally planned. Mawsley has been a building site now for 12 years and, in fairness to all its residents, should now be allowed to mature and settle down. If more housing is forced upon us, despite there being no need for it, then there are better sites than RA/115 because there can be no vehicular access between that site and the rest of the village and development would be encroaching on open countryside. Better sites are 1) the field between Cransley Rise and Birch Spinney, development of which would permit the cycle track to be completed, 2) the derelict land between Colseed Way and Symonds Way and 3) land off Hawthorn Avenue at the lower end of the village between the most recently built housing.	There are two sites in Mawsley which were promoted for development. These sites have been assessed in accordance with criteria outlined in the 'Background Paper Housing Allocations'. At this stage we have to show that any sites put forward for development are deliverable. The sites to which you refer were not promoted, in the event that these sites are seen to be deliverable they can be considered prior to the next iteration of the document.
Question 101	Mr Chris Smith		427	Strongly disagree	Small scale development outside of the current village boundary will only further stretch the current village services. The development will only further encroach into the	At present Mawsley does not have a settlement boundary because the Village was built after

				e	countryside. A definite no to any small or large scale growth outside of the village boundary.	the Local Plan was adopted (1995). As identified in the Background Paper: Settlement Boundaries (Feb 2012) there is strong support for the drawing of settlement boundaries and it is proposed that this is the Council's preferred approach to managing development within open countryside.
Question 101	Miss Joanne Claypole		734	Agree	I do not believe that there is good enough reason to not proceed with development of RA115. Contrary to what has been said by the other people above I think that it would be of positive benefit to the communities of Cransley and Mawsley to have further cohesion between the two. Developing onto RA115 would help to improve this cohesion. The two villages already share Church and other community projects and this relationship would be strengthened by further housing and therefore more residents to this well-established village. As I understand it, the borough has a target to provide several thousand dwellings in and around Kettering and there is a very limited space to do this. RA115 provides a good space to allow for excellent provision of housing. Any development done would need to be sustainable, good for the environment and sympathetic to the countryside but I think this is fully achievable. It would also bring growth and prosperity to the village and create jobs at a time when the economy is in need of support. I have no doubt that the developers would provide more than adequate funding to provide the expanded infrastructure that is needed to support any further housing. Indeed as part of the development project the allotment plans could be included, adding value to the residents of Mawsley. I do not believe that the developers intend to overcrowd Mawsley or create any issues with the amenities such as schools and community projects. They would be very sympathetic to the resident's needs and cares whilst also	Any new development proposed for Mawsley is likely to be limited and will have to adhere to specific development principles. One of these includes contributing towards identified improvements such as the provision of an allotment. However, contributions may also be made towards education, infrastructure, local highway improvements and open space in accordance with Development Plan Policy.

					trying to provide a small contribution to the need to provide further housing to the county. The villagers of Mawsley need to work closely with the developers on the project to ensure that everyone benefits and so long as this is done any further development on RA115 can be a positive process.	
Question 101	Mr Gareth Norris		955	Agree	The current village boundary should be respected and there should be no growth beyond this. The concept of the original development to date of Mawsley village was to create a village environment which is self-sufficient with regard to amenities. If the village boundary is broken for a small scale development now, then it will set a precedent for another part of it to be broken again in the future. It should only be broken where there is an exceptional need, and where the current village community is in agreement. There is no specific need at present. Furthermore, several of the amenities, most notably the Primary School, are stretched and were not designed to cope with a larger village (indeed, the village is already bigger than originally planned). The School cannot expand any further on its current site without the loss of valuable outdoor facilities - these are important to encourage active lifestyles for the children. The original village development is nearing completion - the village has been a building site since the start, and needs to finish to allow the community time to establish itself properly as a "complete" village without further development in the foreseeable future.	At present Mawsley does not have a settlement boundary because the Village was built after the Local Plan was adopted (1995). As identified in the Background Paper: Settlement Boundaries (Feb 2012) there is strong support for the drawing of settlement boundaries and it is proposed that this is the Council's preferred approach to managing development within open countryside. A village boundary will protect the village from further development outside of the boundary but some small scale growth based on local need may help to support local facilities and services for the Plan period to 2031.
Question 101	Mr Steve Judge		967	Strongly disagree	Mawsley is almost twice the size of the original plans, almost 1000 homes. The school is oversubscribed and is expanding to two form entry, some 400 plus pupils once the latest extensions have been completed - not a village school by any means. The medical and dental services are overstretched - it is hard enough to get appointments at either as it is. Infrastructure does not support further growth - sewerage/drainage issues in Link Lane is just one example. Road access is far from ideal with the number of cars parked on the highway from existing residents. There is also the	Any new development proposed for Mawsley is likely to be limited and will have to adhere to specific development principles. One of these includes contributing towards identified improvements such as the provision of an allotment. However, contributions may also be made towards education, infrastructure, local

					<p>issue of access to new developments. In addition to the above, residents were assured that once current projects had been completed then there would be no further developments. Many residents have made purchases and paid council tax in good faith on that basis. There must be a limit to what is acceptable and reasonable - Mawsley was intended to be a small development and this is the reason many residents bought homes here. It is unacceptable and smacks of profiteering to continue developing this site when there are several other more suitable locations. Also, the village is far from finished- work is still ongoing in several areas and the roads are, as yet, in unadoptable condition. It is unreasonable to expect tax paying residents to continue to live on a building site some 12 years on.</p>	<p>highway improvements and open space in accordance with Development Plan Policy.</p>
Question 101	Mrs. Rebecca Judge		973	Strongly disagree	<p>It is unreasonable to expect tax paying residents to continue to live on a building site some 12 years on. Mawsley is almost twice the size of the original plans. The school is oversubscribed and is expanding to two form entry, some 400 plus pupils once the latest extensions have been completed - not a village school! The medical and dental services are overstretched - getting an appointment is difficult and sometime impossible when needed. Illnesses need to be planned. The basis infrastructure does not support further growth - sewerage/drainage issues in Link Lane is just one example. Road access is far from ideal with the number of cars parked on the highway already from existing residents is jammed packed. There is also the issue of access to new developments. In addition to the above, residents were assured that once current projects had been completed then there would be no further developments. Many residents have made purchases and paid council tax in good faith on that basis. There must be a limit to what is acceptable and reasonable - Mawsley was intended to be a small development and this is the reason many residents bought homes here. It is unacceptable and smacks of profiteering to continue developing this site when there are several other</p>	<p>Any new development proposed for Mawsley is likely to be limited and will have to adhere to specific development principles. One of these includes contributing towards identified improvements such as the provision of an allotment. However, contributions may also be made towards education, infrastructure, local highway improvements and open space in accordance with Development Plan Policy.</p>

					more suitable locations. Also, the village is far from finished-work is still ongoing in several areas and the roads are, as yet, in unadoptable condition.	
Question 101	Mr. mark Hilliard		1242	Strongly Agree		Noted.
Question 101	S J Harmon	Chair of Governors Mawsley Community Primary School	1348	No opinion	At a recent meeting of the Governing Body at a meeting on 16 April 2012, whilst wishing to continue appropriate discussion regarding any further proposed housing in the village, the governors did not support the proposed development due to the following considerations: 1. The school is currently at capacity 2. Within the completion of the third extension in 8 years there is no further space for any extension to the school on the current site. 3. The school will be at capacity without any extra housing. 4. Due to the current extension there is insufficient playground space, playing field and car parking and additionally the school hall and staff room are insufficient for the current capacity. 5. The roads around about the school cannot already cope with the traffic around the school. 6. The Governing Body doesn't consider additional school capacity at another site whether the current village site or on any proposed housing development would be workable for educational and logistic reasons unless the extra capacity was immediately adjacent to the current site.	The capacity of the local school over the next twenty years, which is the Plan period, was considered when sites were assessed as outlined in the Housing Allocations Background Paper. This will be further looked into in consultation with Northamptonshire County Council prior to the next iteration of the Plan.
Question 101	R S G Barnwell		1448	No opinion	Question 101: Potential for additional Housing and Important Open Space (i) Our client does not think development in Mawsley should be limited to no growth beyond the proposed village boundary. (ii) Our client believe that, as a new village, Mawsley offers significant opportunities for not only small scale growth but also larger scale growth during the plan period. (iii) By means of this consultation response, our client offers for consideration all of that land within the parish of Mawsley in his ownership and control (as identified on the enclosed plan) (iv) For the avoidance of doubt, this would be over and above those sites already considered under	Noted. The site/land as mentioned in this comments will be assessed against the criteria outlined in the Housing Allocations Background Paper and considered prior to the next iteration of the Plan.

					Paragraph 13.15, namely RA/115; RA/116; HV1/029; HV1/030. (v) In this connection our client would wish to point out that neither site RA/115 or RA/116 benefit from direct access to the existing village, which was built on land provided by our clients family. (vi) Our client welcomes the opportunity to present by this consultation to contribute for the first time to the emerging strategic planning process and looks forward to further discussions with stakeholders.	
Question 101	Commercial Estates Group (CEG)	Commercial Estates Group	1907	Agree	Mawsley is considered to be the most sustainable settlement within the rural part of the Borough. This is because of the level of service provision available locally to the extent that some other settlements look to Mawsley for such provision. Therefore it is a sound approach to identify land for development adjoining Mawsley. There should be growth beyond the existing village boundary of Mawsley because there is a deliverable land option to the east (part of site RA/115) and this will help to support local facilities. Therefore, part of RA/115 is supported for residential and associated development. However, the part of site RA/115 shown on the plan entitled 'Mawsley 'Small scale growth option' is not supported because the location and size of the land has not been fully assessed to ensure sustainable development can be delivered. CEG has commenced local engagement which will lead to preparation of a masterplan and this will identify the type of development (e.g. residential and necessary infrastructure), scale of development (likely to be policy compliant) and the amount of land required. As the detailed assessment work has not been undertaken at this stage it is not possible to confirm whether the part of site RA/115 shown on the plan entitled 'Mawsley 'Small scale growth option' is capable of delivering policy-compliant sustainable development. Therefore it is requested that further engagement take place between CEG, local stakeholders and the Council to inform a better understanding of the land area required to deliver sustainable development. It is considered that the land area required to deliver the following	If any development is proposed for Mawsley it is likely to be limited. The Rural Masterplanning report identified several design principles considered important for any new development which may occur in the future within Mawsley. These include: - Development being designed to reflect the character of the Village - Development improving connections to the open countryside - Development fronting onto the street or onto open space providing natural surveillance - Development contributing towards improvements to the Village - Providing allotments within or close to the Village boundary. The site area shown is indicative of the scale and location for proposed new development in Mawsley as the site submitted is significantly too large scale for a settlement the size of Mawsley. Although it may be possible to vary the boundary a significant increase in

					is likely to be larger than that identified on the aforementioned plan and it will need to adjoin the road connecting to the A43: Residential development (amount of housing currently undetermined and will in part be informed by the policy position, local engagement and masterplanning exercise) Vehicular access off the existing public highway; Pedestrian connectivity to the village; Green infrastructure including allotments; Public open space; Surface water drainage (e.g. swales, balancing pond, etc); Strategic landscaping As mentioned the amount of housing on part of site RA/115 is currently undetermined and this will in part be informed by the policy position, local engagement and masterplanning exercise. At this stage an objection is raised to the draft principle for RA/115 that development should be low density and no more than 15 dwellings to the hectare. This principle does not follow the existing village which in the Kettering Borough Rural Masterplanning Report (February 2012) is identified as being 22 dwellings per hectare. There is no certainty over the amount of housing capable of being delivered on the size of land identified under RA/115 and until the masterplanning exercise has been undertaken it is requested that a low density principle is not included although it should be noted that CEG and the landowner do not consider this location suitable for high density development.	scale of development is unlikely to be supported. A revised site boundary and the details with regards to the masterplan should be submitted to be considered prior to the next iteration of the Plan – Pre-submission.
Question 101	Anonymous		199 2	Agree	Mawsley is the most sustainable settlement within the rural part of Kettering Borough. Service provision is excellent for a settlement of this size and in order to maintain the level of service provision, we feel further development of the settlement should be supported. We support the representations submitted by Commercial Estates Group on behalf of this site. We also support the local community engagement undertaken by Commercial Estates Group.	Noted.
Question 101	Mr Alan Smith	Planning & Biodiversity Officer The	208 4	Agree	From looking at the GIS / PC-based map layers provided to The Wildlife Trust by KBC, there are issues with the following sites: RA/116 - adjacent to PWS 733 and LWS K658. RA/115	Noted. This will be taken into consideration in consultation with the Wildlife Trust prior to the next

		Wildlife Trust for Northamptonshire			& RA116 - both include minor tributaries of the Slade Brook, therefore offer potential for river restoration and GI. The main issues / opportunities around the topic of Local Wildlife Sites (LWS) would be the following matters : BA116 - adjacent to the Mawsley Wood LWS (K658) therefore, potential for increased disturbance to woodland area.	iteration of the Plan.
Question 101	National Grid	National Grid	2000	Agree	The following site identified in the Options document as an alternative site for small scale growth is bounded by National Grids ZA high voltage overhead electricity transmission line: RA/115 - Part of Land adjacent to Mawsley National Grid does not own the land over which the overhead lines cross, and it obtains the rights from individual landowners to place our equipment on their land. Potential developers of the sites should be aware that it is National Grid policy to retain our existing overhead lines in-situ. Because of the scale, bulk and cost of the transmission equipment required to operate at 400kV National Grid only supports proposals for the relocation of existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure project of national importance which has been identified as such by central government. Therefore we advise developers and planning authorities to take into account the location and nature of existing electricity transmission equipment when planning developments. 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. Such access can be difficult to obtain without inconveniencing and disturbing occupiers and residents, particularly where properties are in close proximity to overhead lines. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory	Noted.

				<p>safety clearances the live electricity conductors of National Grids overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. National Grid seeks to encourage high quality and well planned development in the vicinity of its high voltage overhead lines. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court. National Grid, in association with David Lock Associates has produced 'A Sense of Place' guidelines, which look at how to create high quality development near overhead lines and offers practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines. 'A Sense of Place' is available from National Grid and can be viewed at: www.nationalgrid.com/uk/senseofplace Further information regarding development near overhead lines and substations is available here: http://www.nationalgrid.com/uk/LandandDevelopment/DDC/devnearohl_final/pdf/brochure.htm Further Advice National Grid is happy to provide advice and guidance to the Council concerning our networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. In addition the following publications are available from the National Grid website or by contacting us at the address overleaf: National Grids commitments when undertaking works in the UK - our stakeholder, community and amenity policy; specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated</p>	
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					Installations - Requirements for Third Parties; and A sense of place - design guidelines for development near high voltage overhead lines. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:	
Question 101	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2116	Agree	We have assessed the proposed sites using a Red-Amber-Green process, please see attached. 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.	Noted.
Question 102	Mrs Helen Ellis		136	Strongly Agree	I agree that there should be more provision for allotments in Mawsley given the huge number of houses now here! The proposed small growth housing option land would be very appropriate! Suitable land, close to the village boundary and easily accessible.	Noted.
Question 102	Mrs Laura Scott		138	Agree	The area marked in red on the plan below would be suitable for allotments; the land is relative flat and would retain an even level of ground water and it would not impede the scenic views of those houses on which it would adjoin.	Alongside new development allotments could be a potential requirement.
Question 102	Mr John Claypole		198	Agree	RA115 seems logical	Noted.
Question 102	Mr David Porterfield		155	Strongly disagree	The land identified for housing Development could be used as allotment space without impacting the existing controlled zone in the centre of the village - this would be much more appropriate use of the existing agricultural land. The meadow area at alongside cowslip hill could be used as an allotment space	Noted. Alongside new development allotments could be a potential requirement.
Question 102	Mr Matthew Berrill		191	Agree	It could be possible for an allotment on the open space marked 030 on your plan.	Noted. This site is outlined in the Open Space and Allotments Background Paper, it is the intention for this site to be viewed

						and designated as potential Natural and Semi Natural Open Space as outlined in the Borough Councils Open Space SPD following a review of the Borough Open Spaces.
Question 102	Mr Michael Wileman		193	Strongly disagree	The village is already to capacity and after 15 years in the design and building, it is time to stop further development. It would be a good idea to finish off the existing roads within the village without thinking of constructing more!	Noted.
Question 102	Mr. mark Hilliard		1241	Strongly disagree		Noted.
Question 102	R S G Barnwell		1453	No opinion	Our client offers for consideration a number of alternative sites for the creation of allotments within that land under his ownership and control (as identified on the enclosed plan) [see attachment]	Noted. The sites will be assessed in accordance with the Open Space and Allotments Background Paper (Feb 2012) prior to the next iteration of the Plan.
Question 102	Commercial Estates Group (CEG)	Commercial Estates Group	1909	No opinion	There are no sites other than part of RA/115 suitable for allocation as allotments. Provision of allotments informed by local need is deliverable on part of RA/115.	Noted.
Question 103	Mr John Claypole		143	Strongly disagree	The settlement boundary should reflect the outline to include all of RA115.	Any new allocations for development will be added into the settlement boundaries following this consultation.
Question 103	Mr David Porterfield		154	Strongly disagree	The village boundary should remain unchanged - Mawsley is unique in Kettering as it was planned as a 'balanced' Development by the councils own planning team over only the last fifteen years - to alter this now would impact this village much more than a normal village that has been allowed to grow (or recede) organically over hundreds of years.	At present Mawsley does not have a settlement boundary because the Village was built after the Local Plan was adopted (1995). As identified in the Background Paper: Settlement Boundaries (Feb 2012) there is

						strong support for the drawing of settlement boundaries and it is proposed that this is the Council's preferred approach to managing development within open countryside.
Question 103	Ms Diana MacCarthy	Clerk Mawsley Parish Council	533	Strongly disagree	<p>Dear Sirs Re: Proposed extension to Mawsley Further to the above, the Parish Council has now had the opportunity to meet and discuss your proposals. It has been decided that as a Parish, we could not support any application to extend Mawsley, on the following grounds: Firstly, since Mawsley was created ten years ago the residents have had to endure constant building and road works within the village. Even as we write the roads are not yet up to adoptable standards and building continues in Phase 5. We, as a community, ask that we be given the opportunity to enjoy the village and to use the facilities free of construction traffic and potholes. If permission for any further development were granted this would mean an additional 5 years or so where we would again have to live with further disruption from construction traffic, building works etc. and the issues this will bring. Secondly, the primary school is this year undertaking its third extension to accommodate the influx of children far and above its original intended numbers. This has impacted greatly on the children who attend in terms of constant building works, and lack of open space as the building grows, reducing the play area available. The school is currently at capacity and any further houses would have a direct impact on the school and would necessitate a new build on a new site. Similar to as stated above, we would ask that the children, once the third extension is completed, are given the opportunity to enjoy their school and indeed the teachers to teach our children in a safe and suitable environment. Any further building would have to be carried out on a new site, which would involve many years of planning and construction and would mean that for some children their whole primary</p>	<p>Noted. Any development in Mawsley should be based on local needs in accordance with Policy 1 of the Core Spatial Strategy. Local needs could be to support local facilities and services as well as provide financial contributions to the provision of highways or allotments etc. The capacity of the local school over the next twenty years, which is the Plan period, was considered when sites were assessed as outlined in the Housing Allocations Background Paper. This will be further looked into in consultation with Northamptonshire County Council prior to the next iteration of the Plan.</p>

					school years would have been disrupted. 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. Mawsley has already accommodated way above the original number of houses originally intended, and it is therefore with this in mind that we would be unable to back, indeed we would strongly oppose, any further extension.	
Question 103	Mr Matthew Berrill		192	No opinion	This question is not altogether clear, however as previously stated, I do not think the current village boundary should be extended.	At present Mawsley does not have a settlement boundary because the Village was built after the Local Plan was adopted (1995). As identified in the Background Paper: Settlement Boundaries (Feb 2012) there is strong support for the drawing of settlement boundaries and it is proposed that this is the Council's preferred approach to managing development within open countryside.
Question 103	Miss Pat Rowley		323	Disagree	The boundary should not be extended to include RA/115 because that is in open countryside. The boundary could be 'tidied up' by going outside the field between Cransley Rise and Birch Spinney to permit completion of the cycle track.	Noted, this amendment to the boundary will be reviewed prior to the next iteration of the Plan. New development can help facilitate local needs such as the extension to the cycle track or allotment provision.
Question 103	Mr Chris Smith		428	Strongly disagree	The current boundary should remain as is, without the inclusion of the small scale growth alternatives.	At present Mawsley does not have a settlement boundary because the Village was built after the Local Plan was adopted

						(1995). As identified in the Background Paper: Settlement Boundaries (Feb 2012) there is strong support for the drawing of settlement boundaries and it is proposed that this is the Council's preferred approach to managing development within open countryside.
Question 103	Mr Gareth Norris		957	Strongly Agree	The proposed settlement boundary should be respected to ensure that the village remains a village community. There are several natural attributes associated with the proposed settlement boundary, such as established hedgerows and wildlife habitats. Without a settlement boundary being defined, unnecessary ad hoc developments will be difficult to prevent.	Noted.
Question 103	Mr. mark Hilliard		1239	Strongly disagree		Noted.
Question 103	R S G Barnwell		1454	Disagree	Our client does not agree with the proposed settlement boundary but does agree that it needs to be redrawn once all potential site specific allocations for housing, important open space and allotments have been fully assessed as part of the emerging LDD process.	Noted. Site allocations will be included within the settlement boundary in the next iteration of the Plan. The current options are setting to gain local peoples view with regards to the proposed options. These views will inform the next iteration of the Plan.
Question 103	Commercial Estates Group (CEG)	Commercial Estates Group	1910	Agree	Question 103 We agree with the proposed settlement boundary for Mawsley shown on 'Mawsley 'Small scale growth option' on the understanding this does not yet include the proposed allocation of part of RA/115. Conclusion CEG and the landowner of land to the east of Mawsley are grateful for the opportunity to engage in this consultation. The land to the east of Mawsley comprises the proposed housing option	Noted. Site allocations will be included within the settlement boundary in the next iteration of the Plan.

				identified in the consultation draft LDD as a small scale growth option at Mawsley and additional land further east. We support the identification of part of RA/115 for small scale growth but we request further engagement to inform the extent of the land area for allocation. CEG are to hold a workshop event in the village as part of the ongoing local engagement and we will forward the results to the Council following its conclusion.	
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Section 13 – Newton

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 104	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	773	No opinion	Please refer to comments previously submitted by NCC Highways Development Control team in relation to these specific sites.	Noted
Question 104	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1161	No opinion	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. (NPPF) 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.	This site is in fact not greater than 1ha or in a flood zone.
Question 104	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1758	Agree	Question 104: Development opportunities for Newton RA/130 We welcome the reduction in the size of this site. We recommend the addition of a further development principle: Protect and enhance the setting of the conservation area.	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.
Question 104		Buccleuch Property	1211	Agree	Buccleuch Property is keen to ensure that the emerging planning policy framework enables some small scale growth beyond the village boundary of Newton in order to enable further organic growth. This should include opportunities for a mix of residential and live/work development through the conversion and replacement of barns and agricultural buildings on appropriate sites, with some relevant new build. This will help to maintain a strong, vibrant and sustainable community which enables local residents to meet many of their daily requirements.	Noted
Question 104	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2117	Agree	We have assessed the proposed sites using a Red-Amber-Green process, please see attached. 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.	Thank you for this information, adequate drainage would be requirement for any new development.
Question 105		Buccleuch Property	1212	Disagree	Although Buccleuch Property broadly supports the idea of identifying flexible development	The development principles outlined under the 'Development Opportunities for Growth' are

				<p>principles for Newton, it is unclear what the relationship is between the development principles identified within the Development Opportunities for Growth and the development principles outlined under paragraph 13.16.7. Development principles should not be overly restrictive and inhibit appropriately designed schemes. Given that some of the buildings will have to be removed from site RA/130, it is unclear at present what the most appropriate design and layout will be for the site. The development principles should enable flexibility, allowing for the most suitable scheme that reflects the local vernacular and character. By applying too restrictive development principles at this stage any future scheme will be bound to this, which may result in a development that does not maximise its potential to enhance the character of the village. In addition, Buccleuch Property does not support the draft development principles which states site RA/130 will provide no more than 3 dwellings. This is overly restrictive and threatens to impact upon the sites viability given the complex nature of the barn conversions, which are required under the development principles. It is</p>	<p>principles by which if site RA/130 should be taken forward as an allocation in any future document then this particular site should be development in accordance with those principles outlined here. Elsewhere in the village if development opportunity sites come forward then new development should be undertaken in accordance with draft development principles as outlined under paragraph 13.16.7. 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. 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 onsite, 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. The pre-submission version of the document will be subject to</p>
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					requested the draft development principles do not restrict the number of dwellings to be provided on the site to ensure the sites viability and allow sufficient flexibility for the most suitable design that reflects the character of the village.	viability testing prior to examination.
Question 105	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1759	Disagree	Question 105: Development principles for Newton We recommend the addition of a further development principle: Protect and enhance the conservation area and its setting.	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.
Question 107		Bucleuch Property	1213	Agree	The proposed settlement boundary and the inclusion of site RA/130, Land south of Dovecote Farm, is supported. Bucleuch Property is also supportive of the proposed housing allocation of site RA/130. However, the allocation of this site for 3 dwellings is a good example of the impracticalities of a low affordable housing threshold in rural areas, which would result in one affordable dwelling alongside two market homes. The allocation of this site will provide for conversion and new build housing allowing for the	In the rural area, the existing threshold of 10 dwellings has 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 outprice local people as well as meet a local need.

					replacement and conversion of existing agricultural buildings and improving the appearance of some of the buildings, described as unsightly in the Rural Masterplanning report. The overall development of this site will provide a more environmentally attractive landscaped area which maintains the historic character of the village.	
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Section 13 – Pipewell

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 109	Mr Darren Hale		18	Strongly disagree	A boundary should be drawn. Its location leads to good site for expansion	Noted. Your comments will inform the next iteration of the plan- the SSPLDD Pre-Submission.
Question 109	Mrs Leigh Parkin	Clerk Wilbarston Parish Council	1635	Agree	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.	Noted. Your comments will inform the next iteration of the plan- the SSPLDD Pre-Submission.

Section 13 – Pytchley

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 110	Mr Stephen Booker		684	Agree	I agree that there should be no major development within the village boundary. I do, however, agree that the small infill development fronting Isham road - forming part of RA117 - is acceptable,	Noted.
Question 110	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	774	No opinion	Please refer to comments previously submitted by the NCC Highways Development Control team in relation to these sites.	Noted.
Question 110	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1163	No opinion	RA/117 and RA/119 We consider these 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. (NPPF) 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. Any FRA should focus on the management of surface water for the development as well as considering the other different types of flooding as detailed in the	There are no sites greater than 1 hectare identified as potential site for future allocation in Pytchley.

					<p>Technical Guide to the NPPF. The Kettering and Wellingborough Level 1 Strategic Flood Risk Assessment should also be used to inform any site specific FRA. Surface water run-off issues are a key factor for consideration. Any FRA must demonstrate that surface water run-off can be managed and the proposed surface water drainage system can cope with 1 in 100 probability plus climate change rainfall event without increasing flood risk to the site, surrounding area and third parties. The FRA must also demonstrate that post development run-off does not exceed pre-development run-off. To calculate Greenfield runoff rates, we accept the use of the IOH124 method (Chapter 7). For sites smaller than 50 ha this area should be used in the calculations and linearly interpolated down for the impermeable area proposed on the site. Growth curves may then be used to obtain the discharge rates for the 1 in 1, 1 in 30 and 1 in 100 probability rainfall events. Storage will be required for each event up to the 1 in 100 probability rainfall event and must include climate change. Please note that full calculations should be provided. Within the FRA, surface water run-off rates for the existing and</p>	
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					<p>developed site for the 1 in 1 probability rainfall event, the 1 in 30 probability rainfall event and the 1 in 100 probability rainfall event and the attenuation volumes required including an allowance for climate change should be stated. The allowable discharge rates from the site should be based on the developed impermeable area rather than the site area as a whole. In addition, any FRA must confirm whether the site run-off will be restricted to the Qbar rate for all events or the Q1 for the 1 in 1 probability rainfall event, Q30 for the 1 in 30 probability rainfall event and Q100 for the 1 in 100 probability rainfall event using a complex control. Run-off and attenuation requirements should be provided in line with the requirements of the SFRA and Preliminary Rainfall Runoff Management for New Development Revision E. The maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and the residual risk of flooding addressed. The drainage scheme proposed should provide a sustainable drainage strategy to include Sustainable Drainage System</p>	
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					<p>(SuDS) elements with attenuation, storage and treatment capacities incorporated as detailed in the CIRIA SuDS Manual (C697). The hierarchy for surface water disposal encourages a SuDS approach. The second tier is discharge to watercourse and final stage is discharge to sewers. Percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. Should infiltration not be possible on the site, SuDS could still be utilised to convey and store surface water run-off. Areas of open space on the site could be utilised and SuDS features such as swales and ponds may added to the amenity and ecologic value of the site. Any FRA should also consider the possibility that the surface water system may fail / become blocked. Overland floodwater flood water should be routed away from vulnerable areas. For acceptable depths and rates of flow, please refer to Environment Agency and Defra document FD2320/TR2 Flood Risk Assessment Guidance for New Development Phase 2. Further consideration should be given to safe access and egress for</p>	
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					emergency services when site is flooded.	
Question 110	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1760	Disagree	Question 110: Development opportunities for Pytchley We recommend the addition of a further development principle: Protect and enhance the setting of the conservation area.	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.
Question 110	Mrs Rosie Warne	Clerk Pytchley Parish Council	1563	Agree	Accept small scale growth as set out for example only infill between existing properties and Royal Blue site as identified in small scale growth option drawing (p187) part of site RA/117 which fronts onto Isham Road Agree RA/117 and RA/119 (both shades red) should not be developed. Note 13.19.4 makes reference to small scale growth helping retain services and facilities. This is doubtful as there is no shop, post office or other facilities. All residents of Pytchley are obliged to travel into adjacent towns (mainly Kettering). Any additional development with the KBC area should be concentrated in areas accessible to facilities. Development within Pytchley is	The North Northamptonshire Core Spatial Strategy requires allocations in rural areas to be based upon an established local need. 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.

					<p>therefore inappropriate. With the proximity of Kettering and specifically Tesco some 1.6 miles from the village even significant development would still not make or shop or other facilities viable. Residents of the village must go into Kettering to access banks, doctors, dentists and other shops so will invariably shop at one of the supermarkets for normal provisions. The only shops liable to succeed are niche shop which would only survive by outsiders driving into the village for the shop. This does not make the village sustainable but just increases traffic movements! In terms of facilities Pytchley needs an improved public transport service and a safe cycle/pedestrian access route to Kettering.</p>	
Question 110	Pytchley Estate Settlement 1996	Pytchley Estate Settlement 1996	1947	Agree	<p>I act on behalf of Pytchley Estate Settlement 1996 who wish to make representations to the Site Specific Proposals Local Development Document (SSPLDD) Options Paper, with particular regard to their land at Butchers Lane, Pytchley. A site plan is attached. I would suggest that the land offers an additional potential site to be considered as a future allocation for housing development. Part of the site has an existing planning permission for 9 dwellings that</p>	<p>The site proposed by this respondent 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</p>



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 <p>Cottage Farm Sywell Northampton NN6 0BJ Tel: 01604 782700 Fax: 01604 782701 www.samuelrose.co.uk</p>	<p>Client Pytchley Estate Settlement 1995</p>	<p>Date 23rd April 2012</p>
	<p>Job title Land at Butchers Lane, Pytchley</p>	<p>Not to scale</p>
	<p>Drawing title Site Location Plan</p>	<p>Drawing no.</p>


				<p>occupies approximately half of the overall site, the remainder of the site is occupied by agricultural buildings. As part of the approved planning permission, an access road was allowed outside of the village settlement boundary and so a precedent has already been set for additional development outside of the village. Whilst the remainder of the site is occupied by agricultural buildings, and thus technically undeveloped land, the removal of the substantial agricultural buildings would provide a visible improvement to the site when viewed from within and outside of the village. There are no physical constraints to the site to allow its development, in that the site does not lie within a Flood Plain, there is just one tree within the site and the site is of low ecological value. The site is owned by Pytchley Estate Settlement 1996 who have an intention and desire to develop the site. The SSPLDD asks one questions within Pytchley section relevant to this site and I would answer it as follows: Question 110 Do you think development in Pytchley should be limited to no growth beyond the village boundary or should there be some small scale growth? I am of the opinion that there should be</p>	<p>be based upon identified rural need and therefore any further development proposals in rural areas should be supported by statements 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.</p>
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					<p>some small scale growth in various locations around the village to allow Pytchley to continue to be a viable and sustainable settlement. Furthermore, my clients land provides an ideal site for such type of development for the reasons set out above. If you think there should be some small scale growth do you think the site identified is appropriate? The only proposed allocation within Pytchley is RA/117, on the eastern edge of the village, accessed from Isham Road. I have serious 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.</p>	
Question 110	Mr Alan Smith	Planning & Biodiversity Officer The Wildlife Trust for Northamptonshire	2086	Disagree	<p>From looking at the GIS / PC-based map layers provided to The Wildlife Trust by KBC, there are issues with the following sites: RA/119 entirely overlaps PWS 735. In addition, there are also a number of the Site Specific Proposals which overlap with / are adjacent to Potential Wildlife Site (PWS) areas too. The Wildlife Trust does not have any</p>	<p>Your comments have been duly noted, to clarify site RA/119 is a discounted option.</p>

					information on the majority of the PWS (see the further explanation about this here below in comment ID 2089)), but we can flag-up now RA119 overlaps PWS 735.	
Question 110	Pytchley Estate Settlement 1996	Pytchley Estate Settlement 1996	1949	Disagree	<p>SITE SPECIFIC PROPOSALS LOCAL DEVELOPMENT DOCUMENT OPTIONS PAPER LAND AT ORLINGBURY ROAD, PYTCHLEY I act on behalf of Pytchley Estate Settlement 1996 who wish to make representations to the Site Specific Proposals Local Development Document (SSPLDD) Options Paper, with particular regard to their land at Orlingbury Road, Pytchley. A site plan is attached. The land in question has been discounted within the SSPLDD as a proposed Historically and Visually Important Open Space and this is welcomed by my client who agrees that it does not fit within the criteria for Important Open Space. Furthermore, currently it is licensed to Pytchley Cricket Club (which can be terminated on 28 days notice) and as such does not have public land rights of enjoyment of any kind. Such land rights are adequately provided for on the land adjacent to the village hall. There is however a public footpath across the site that could easily be incorporated into any future design. I would suggest</p>	<p>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. All sites put forward as potential sites for development will be considered and assessed against the criteria outlined in the Housing Allocations Background Paper (February 2012). Your comments with regards to RA/119 have been duly noted.</p>



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	Cottage Farm Sywell Northampton NN6 0BJ Tel: 01604 782700 Fax: 01604 782701 www.samuelrose.co.uk	Client Pytchley Estate Settlement 1995 Job title Land at Orlingbury Road, Pytchley Drawing title Site Location Plan	Date 23rd April 2012 Not to scale Drawing no.
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					<p>that the land offers an additional potential site to be considered as a future allocation for housing development. There are no physical constraints to the site to allow its development, in that the site does not lie within a Flood Plain, there is only one significant tree within the site that could be incorporated within any scheme and the site is of low ecological value. The site has a long frontage along Orlingbury Road and so a number of points of access could be achieved. The site is owned by Pytchley Estate Settlement 1996 who have an intention and desire to develop the site. The SSPLDD asks one question within Pytchley section relevant to this site and I would answer it as follows:</p> <p>Question 110 Do you think development in Pytchley should be limited to no growth beyond the village boundary or should there be some small scale growth? I am of the opinion that 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. Furthermore, my clients land provides an ideal site for such type of development for the reasons set out above. If you think there should be some small scale growth do you</p>	
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					think the site identified is appropriate? The only proposed allocation within Pytchley is RA/117, on the eastern edge of the village, accessed from Isham Road. I have serious 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. The alternative housing site considered was RA/119, however I would suggest that my clients site is a more appropriate location given that it could be accessed via a number of points along Orlingbury Road, whereas RA/119 has just one single point of access between existing properties.	
Question 110	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2118	Agree	We have assessed the proposed sites using a Red-Amber-Green process, please see attached. 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	Your comments have been duly noted, adequate drainage would be requirement for any new development.

					within the vicinity of the development.	
Question 111	Mr Stephen Booker		685	Agree	Any development within the village should reflect the character of the village. Considering the location of the primary school in the centre of the village, the creation of a pedestrian-friendly environment would be most desirable. Heavy and fast traffic through the centre of the village is an ongoing problem which could also be alleviated when considering pedestrian-friendly schemes. I believe it is very important that the current gap between Pytchley and Kettering is maintained. The provision of a cycle route has already been identified as a desirable facility and would be a popular development.	Noted, your comments will inform the next iteration of the document.
Question 111	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	775	Agree	NCC Highways supports in principle the development principles relating to creating a pedestrian friendly environment with a reduced dominance of the highway. We 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, subject to a road safety analysis. Creating a safe pedestrian/ cycle route to Kettering would require an off-carriageway solution that would	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.

					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.	
Question 111	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1761	Disagree	Question 111: Development principles for Pytchley We recommend the addition of a further development principle: Protect and enhance the conservation area and its setting.	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.
Question 111	Mrs Rosie Warne	Clerk Pytchley Parish Council	1564	Strongly disagree	Strongly agree with development principles within the constraints of above. Strongly agree with identified improvements to the village (see also above).	Noted.
Question 112	Mr Stephen Booker		686	Agree	There is currently an allotment area that is not fully utilised, so I feel that any future development would be under-used.	Noted, your comments will inform the next iteration of the document.
Question 112	Mrs Rosie Warne	Clerk Pytchley Parish Council	1566	Disagree	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.	Noted, your comments will inform the next iteration of the document.

Question 113	Mr Stephen Booker		687	Agree	I believe that the proposed development as shown on the map is the maximum that should be considered, and that the village boundary as shown on the map should not be extended.	Noted, you comments will inform the next iteration of the document.
Question 113	Mrs Rosie Warne	Clerk Pytchley Parish Council	1567	Agree	Agree the proposed settlement boundary as per the present drawing (p187).	Noted.
Question 113	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1762	Disagree	Question 113: Development principles for Rushton We recommend the addition of a further development principle: Protect and enhance the conservation area and its setting.	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.

Section 13 – Rushton

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
13.20 Rushton	Nancy Jefferis		482	Agree	The proposed Historically and Visually Important Open Space - 0.36, 0.37, 0.38 - should be joined up into a continuous belt by protecting the area south of Rushton outside the village boundary between 0.37 and 0.36. This would protect the setting of Elizabethan Manor House, (This is west of 0.36.) and the total setting of the village viewed from the south. Note 0.35 is already an Open Space and should be coloured solid green.	Noted. Your comments will inform the next stage of the plan- the SSPLDD Pre-submission. As stated for HVI036 in the Background Paper: Open Space and allotments: 'These wide open spaces to the south of the village form part of the overriding character of Rushton and contribute to its rural setting. The site contributes positively to the character and appearance of the Conservation Area as well as providing the setting for locally Listed Buildings.'
13.20 Rushton	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1763	Disagree	Rushton Historically and Visually Important Open Space An area adjacent to Rushton Hall has been identified as Open Space. As this site lies within the Grade II registered park and garden of Rushton Hall, it is recommended that the PAG is included as Historically and Visually Important Open Space. This would reflect the approach taken at Harrington.	Noted. Your comments will inform the next stage of the plan- the SSPLDD Pre-submission.
13.20 Rushton	Mr Rupert West	Director King West	1958	Disagree	Paragraph 13.20.6 Historically and Visually Important Open Space As part owners of the land in question, our clients object to the proposal to define as Historically and Visually Important Open Space the site described as HVI/038 Land to the	Noted. Your comments will inform the next stage of the plan- the SSPLDD Pre-submission.

					south of Manor Road. We have studied the Background Paper and disagree with the stated reasons for designation namely that the site forms part of the overriding character of Rushton and contributes to its rural setting. We would also argue that it does not contribute positively to the character and appearance of the Conservation Area nor does it provide an important setting for locally Listed Buildings including All Saints Church.	
Question 114	Nancy Jefferis		479	No opinion	The only reason for development outside the village boundary would be for affordable housing if the need for this was proved beyond doubt. A recent survey carried out by the Parish Council- to which there was a high response- showed no present need. If affordable housing is necessary please consider a site North East of the main railway bridge. It is only rough grazing and already has a footpath under the bridge into the village. I do not favour building to the NE of Desborough Road.	Noted. Your comments will inform the next stage of the plan- the SSPLDD Pre-submission, however, your preferred site for affordable is referred to in Background Paper: Rural Masterplanning as feeling like 'a natural end to the village and development should not be encouraged beyond this bridge.' This SSPLDD paper identifies allocations for growth until 2031, so the allocation of sites must reflect projected future needs across this period.
Question 114	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	776	No opinion	Please refer to comments previously submitted by the NCC Highways Development Control team in relation to these sites.	Noted.
Question	Mr Rupert	Director King West	1957	Disagree	(I) Our clients do not think	Noted. Your comments will inform

114	West				development in Rushton should be limited to no growth beyond the proposed village boundary and they wish to propose three alternative locations for small scale growth during the plan period, over and above that site RA/161 already considered. (ii) By means of this consultation response, our clients offer for consideration the following sites in their ownership, as identified on the enclosed plan: Site A Garages located to the east of Manor Road Site B Pasture land located to the east of Manor Road Cottages Site C Pasture land located to the south east of Manor Road, adjacent to the Manor House.	the next stage of the plan- the SSPLDD Pre-submission. Background Paper: Settlement Boundaries excluded site A specifically from the boundary, in part because of Principle 3 c): Boundaries will exclude: Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the village which relate more to the countryside than the village) Site B has not been included within the settlement boundary as this would be contrary to principle 1 of Background Paper: Settlement Boundaries which states that: 'The boundary will be defined tightly around the built up framework and where possible will follow defined features such as walls, hedgerows and roads.' Site C has been designated as historically and visually important space. These wide open spaces to the south of the village form part of the overriding character of Rushton and contribute to its rural setting. The site contributes positively to the character and appearance of the Conservation Area as well as providing the setting for locally Listed Buildings including Rushton Manor House.
Question	Nancy		480	No opinion	I agree with the draft design	Noted. Your comments will inform

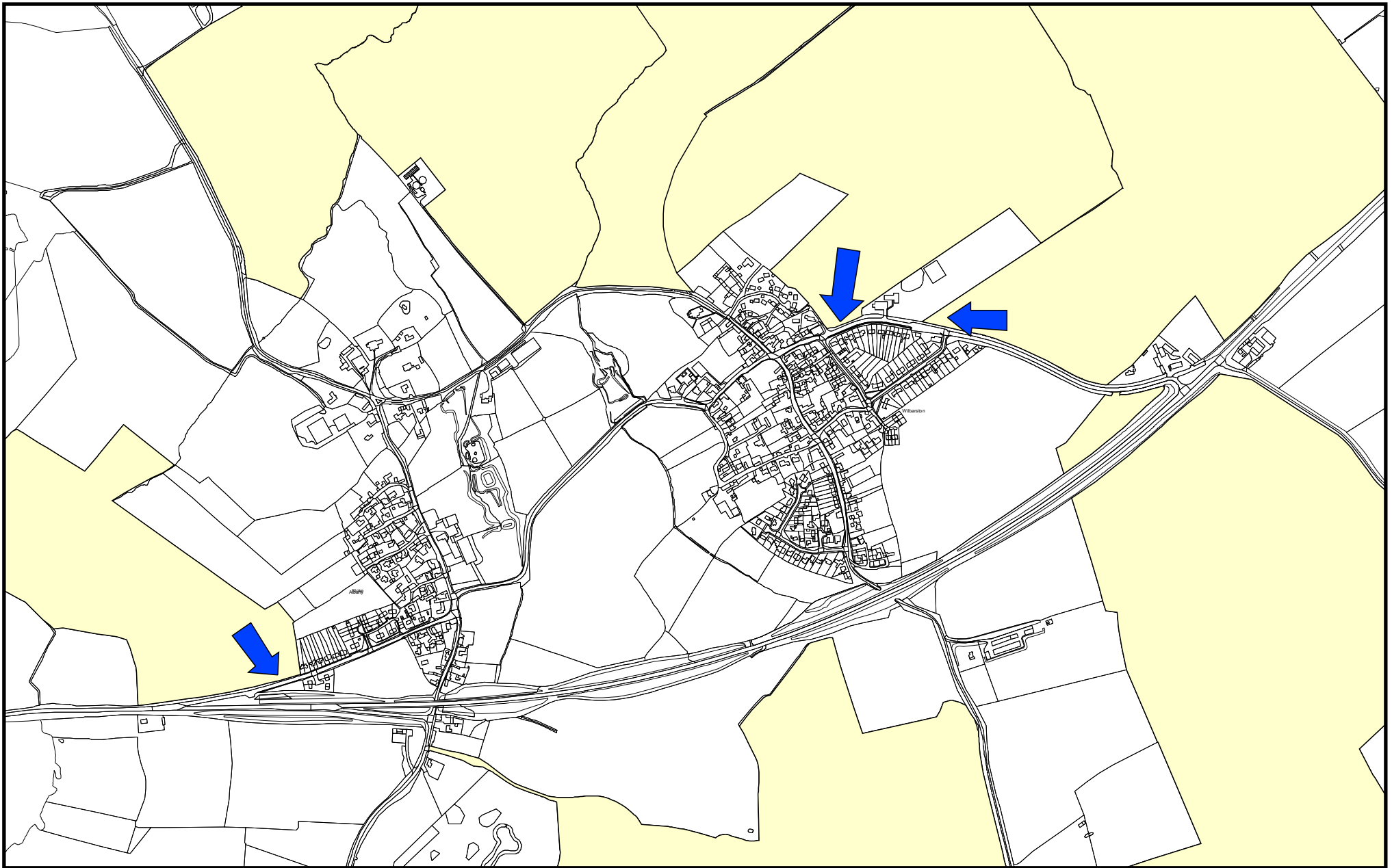
115	Jefferis				principles except possibly, if affordable housing is necessary please consider a site North East of the main railway bridge. It is only rough grazing and already has a footpath under the bridge into the village. I do not favour building to the NE of Desborough Road.	the next stage of the plan- the SSPLDD Pre-submission, however, your preferred site for affordable is referred to in Background Paper: Rural Masterplanning as feeling like 'a natural end to the village and development should not be encouraged beyond this bridge.' This SSPLDD paper identifies allocations for growth until 2031, so the allocation of sites must reflect projected future needs across this period.
Question 115	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	777	Agree	NCC Highways supports in principle the draft development principles outlined for Rushton, particularly to improve pedestrian connectivity through the provision of a footpath along the Ise Valley to Triangular Lodge and through to Desborough. In addition, we would like to highlight the importance of walkability within Rushton and the importance of the opportunities to improve cycling as well.	Noted. Your comments will inform the next stage of the plan- the SSPLDD Pre-submission.
Question 115	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1764	Disagree	Question 115: Development principles for Rushton We recommend the addition of a further development principle: Protect and enhance the conservation area and its setting.	Noted. Your comments will inform the next stage of the plan- the SSPLDD Pre-submission.
Question 117	Mr Rupert West	Director King West	1959	Disagree	Our clients do not agree with the proposed settlement boundary on the grounds that it excludes the garages located to the east of Manor	Noted. Your comments will inform the next stage of the plan- the SSPLDD Pre-submission, however, the garages site was specifically

					<p>Road shown as Site A on the attached plan. The reasons for this are as follows: (i) This site lies within the defined boundary of Rushton Village (current saved policy RAIO of the adopted 1995 Kettering Borough Council Local Plan). (ii) We have studied the principles and methodology employed in the Background Paper and disagree strongly with the initial aerial photography/GIS based conclusion that this 22 acre site: - is an isolated development which is physically or visually detached from the settlement (Principle 3 (c)); - is an open area which is visually open and related to the open countryside rather than the settlement (Principle 3 (d)); - is an area whose inclusion or possible development would harm the structure, form and character of the settlement. (iii) Furthermore, our clients strongly disagree with the conclusion set out in the Background Paper that the garages located within this site, and its vehicular access, are not part of the built up framework of the settlement, and do not constitute a defined feature of Rushton (Principle 1).</p>	<p>selected within Background Paper: Settlement Boundaries to be excluded. After performing a site visit it was deemed as being contrary to the principles used.</p>
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Section 13 – Stoke Albany

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
13.21 Stoke Albany	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1767	Disagree	Stoke Albany Historically and Visually Important Open Space HVI/040 This area lies adjacent to a scheduled monument, a moated site and fishponds, which were once an integral part of the settlement. It is therefore proposed that this allocation should be extended to include the scheduled monument.	Background Paper: Open Space and Allotments outlines that Stoke Albany should be one of the settlements which need new HVI sites. The expansion of HVI/040 may therefore be appropriate. Your comments will inform the next iteration of the plan.
13.21 Stoke Albany	Rockingham Castle Estate	Rockingham Castle Estate	1834	No opinion	Stoke Albany 4.9 As previous advised, whilst Stoke Albany is a smaller settlement, it has ready access to services at nearby Wilbarston for the daily needs of villagers.	Noted.
Question 118	Mrs Leigh Parkin	Clerk Stoke Albany Parish Council	1776	Disagree	The Parish Council acknowledges the results of the Stoke Albany Housing Needs Survey undertaken by Kettering Borough Council in March 2011, however, it is noted that these results are based on a point in time and this need will change. The Parish Council wishes to retain the existing village boundaries which leaves little scope for the development of affordable housing. In addition the village has no amenities, for example, a village shop or comprehensive public transport links that support the provision of	Thank you for your comments, which will inform the next iteration of the plan- the SSPLDD Pre-submission. The provision of affordable housing is a necessary national requirement, with the Borough currently under providing affordable housing each year. Should no growth beyond the settlement boundary occur, it may still be the case that affordable housing be provided on an exception site basis, as outlined by Option 76 of this document, however, the provision of services and amenities would need to be

					further affordable housing which is already provided within the village.	carefully considered.
Question 118	Mrs Leigh Parkin	Clerk Stoke Albany Parish Council	1777	Disagree	In respect of Site RA/120 the Parish Council would like to confirm that there is no plan to alter the village boundary to incorporate the area of this identified potential development site which is currently outside the village boundary. The alternative sites considered RA/147 Land to the north of Harborough Road and RA/160 Land to the rear 6 Bottom Lane are both outside the village boundary and are inappropriate for development.	Thank you for your comments.
Question 118	Rockingham Castle Estate	Rockingham Castle Estate	1835	Agree	In terms of Question 118 of the consultation document, our clients site interests as identified around Wilbarston and Stoke Albany could accommodate these affordable dwellings, alongside market housing development.	Thank you for your comments. Any development would have to be very carefully considered with Stoke Albany as explained in the document.
Question 119	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	778	No opinion	Please refer to comments previously submitted by the NCC Highways Development Control team in relation to these sites.	Noted.
Question 119	Mr F Graves	Head of Planning Andrew Granger & Co	1029	No opinion	Site RA/160 should also be included within the settlement boundary. The site is not identified as an important open space; is not prominent in the streetscape as it sits below the ridgeline and properties on Bottom Lane; and its development for one or two	Thank you for your comments, however, Background Paper: Settlement Boundaries states that site RA/160 scores poorly in terms of accessibility and is sensitive to new development due to existing planting, elevated position and its potential impact on the



Scale: Not to scale

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Rockingham Castle Estate

Site Specific Consultation Plan

DF 12.04.12



					<p>dwelling would be appropriate in scale for this part of the village. This is especially so in the context of the proposed allocation of site RA/120. The village is physically and socially one entity and there is no reasoned justification for its development boundaries to be separated as proposed. The National Planning Policy Framework encourages appropriate development in villages to ensure their sustainable development and the Core Strategy needs to be examined in this context.</p>	<p>neighbouring Conservation Area and Listed Buildings. The gap between the two elements of the village boundary is an important aspect of the village's unique character and development of this site would be to the detriment of this. For these reasons, this site should not be taken forward for consideration in the Site Specific Proposals LDD Options Paper.</p>
Question 119	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1166	No opinion	<p>RA/120 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. (NPPF) 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. Any FRA should focus on the management of surface water for the development as well as considering the other different</p>	<p>Thank you for your comments.</p>

					<p>types of flooding as detailed in the Technical Guide to the NPPF. The Lettering and Wellingborough Level 1 Strategic Flood Risk Assessment should also be used to inform any site specific FRA. Surface water run-off issues are a key factor for consideration. Any FRA must demonstrate that surface water run-off can be managed and the proposed surface water drainage system can cope with 1 in 100 probability plus climate change rainfall event without increasing flood risk to the site, surrounding area and third parties. The FRA must also demonstrate that post development run-off does not exceed pre-development run-off. To calculate Greenfield runoff rates, we accept the use of the IOH124 method (Chapter 7). For sites smaller than 50 ha this area should be used in the calculations and linearly interpolated down for the impermeable area proposed on the site. Growth curves may then be used to obtain the discharge rates for the 1 in 1, 1 in 30 and 1 in 100 probability rainfall events. Storage will be required for each event up to the 1 in 100 probability rainfall event and must include climate change. Please note that full calculations should be</p>	
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					<p>provided. Within the FRA, surface water run-off rates for the existing and developed site for the 1 in 1 probability rainfall event, the 1 in 30 probability rainfall event and the 1 in 100 probability rainfall event and the attenuation volumes required including an allowance for climate change should be stated. The allowable discharge rates from the site should be based on the developed impermeable area rather than the site area as a whole. In addition, any FRA must confirm whether the site run-off will be restricted to the Qbar rate for all events or the Q1 for the 1 in 1 probability rainfall event, Q30 for the 1 in 30 probability rainfall event and Q100 for the 1 in 100 probability rainfall event using a complex control. Run-off and attenuation requirements should be provided in line with the requirements of the SFRA and Preliminary Rainfall Runoff Management for New Development Revision E. The maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and the residual risk of flooding addressed. The drainage scheme proposed should</p>	
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					<p>provide a sustainable drainage strategy to include Sustainable Drainage System (SuDS) elements with attenuation, storage and treatment capacities incorporated as detailed in the CIRIA SuDS Manual (C697). The hierarchy for surface water disposal encourages a SuDS approach. The second tier is discharge to watercourse and final stage is discharge to sewers. Percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. Should infiltration not be possible on the site, SuDS could still be utilised to convey and store surface water run-off. Areas of open space on the site could be utilised and SuDS features such as swales and ponds may added to the amenity and ecologic value of the site. Any FRA should also consider the possibility that the surface water system may fail / become blocked. Overland floodwater flood water should be routed away from vulnerable areas. For acceptable depths and rates of flow, please refer to Environment Agency and Defra document FD2320/TR2 Flood Risk Assessment Guidance for New</p>	
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					Development Phase 2. Further consideration should be given to safe access and egress for emergency services when site is flooded.	
Question 119	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1765	Disagree	Question 119: Development opportunities for Stoke Albany RA/120 Stoke Farm - We recommend the addition of a further development principle: Protect and enhance the setting of the conservation area and listed buildings.	Thank you for your comments.
Question 119	Mrs Leigh Parkin	Clerk Stoke Albany Parish Council	1778	Disagree	In respect of Site RA/120 the Parish Council would like to confirm that there is no plan to alter the village boundary to incorporate the area of this identified potential development site which is currently outside the village boundary. The alternative sites considered RA/147 Land to the north of Harborough Road and RA/160 Land to the rear 6 Bottom Lane are both outside the village boundary and are inappropriate for development.	Your comments have been noted.
Question 119	Mr Richard Foxon	Strutt & Parker LLP	1259	Strongly Agree	We believe that some growth should be indentified on site RA/120 as indicated in the document. We act for the landowners of this site who are actively promoting the site for development and have strong interest from high quality house	Thank you for your comments. The site may be appropriate for some development as explained in Background Paper: Rural Masterplanning, however, any growth would have to be carefully considered and very small in scale. Your comments will inform

					builders. Part of the site, which falls within the current village boundary, has planning permission in place for residential development (KET/2010/0391). We believe that the settlement boundary should be extended to include the whole of RA/120. In this way a more comprehensive development can take place. We support the analysis set out in paragraphs 13.21.7 and 13.21.8.	the next iteration of the plan.
Question 119	Rockingham Castle Estate	Rockingham Castle Estate	1836	Disagree	In respect of Question 119, the identified sites have all been discounted, in part at least. Site RA/120 is identified for small scale residential and/or mixed use development. This site is however somewhat remote from the core of the settlement of Stoke Albany, and if this site is allocated, further development pressure could result in terms of the release of other land to the south, such as land off Ashley Road/ Bottom Lane. The development of our clients land interests off Harborough Road would be in the form of housing to mirror that adjoining, with direct access off the highway.	Thank you for your comments. If any development was to occur within Stoke Albany, it would be very small in nature and carefully considered given the nature of the settlement.
Question 119	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2119	Agree	We have assessed the proposed sites using a Red-Amber-Green process, please see attached. 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.	
Question 120	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	779	Agree	We support in principle the development principles outlined relating to creating a more pedestrian friendly environment which is not dominated by the car and where traffic speeds are appropriate for the environment. Accident data demonstrates that in the last 3 years there have been no accidents in the vicinity of the junctions mentioned. However it is recognised that these junctions are dominated by the highway and there is a need to examine them in closer detail. 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	Noted. Thank you for your comments. The provision of a footpath would have to be considered sustainable development- if the costs outweighed the benefits, the provision would not be considered sustainable and its implementation would be questioned.

					route. As outlined in previous comments, 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.	
Question 120	Mr F Graves	Head of Planning Andrew Granger & Co	1030	Agree	The development of Site RA/160 would accord entirely with these design principles	Noted. Thank you.
Question 120	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1766	Disagree	Question 120: Development principles for Stoke Albany We recommend the addition of a further development principle: Protect and enhance the conservation area and its setting.	Noted. Thank you.
Question 120	Mrs Leigh Parkin	Clerk Stoke Albany Parish Council	1779	Agree	The Parish Council supports the draft design principles apart from the creation of a safe, paved footpath connection with Wilbarston. The Parish Council understands that the provision of a footpath would have a detrimental effect on the provision of a school bus along this route to Wilbarston Primary School. The Parish Council would like to retain the school bus which is actively used by families within the village. It is believed that if the school bus provision is taken away this will lead to an increase in car traffic along this route. (Previously stated	Thank you for your comments. KBC would only promote options if they are revealed to be sustainable- should the problem regarding the bus route prevail and not able to be mitigated, then the sustainability of the path would be put into question.

					to KBC in a letter to Ms E Betts, Senior Development Officer re: Site Specific Proposals LDD dated 30th November 2010). The Parish Council agrees with the identified improvements to the village suggested and would welcome highway and public realm improvements to the intersection of Harborough Road, Ashley Road and Wilbarston Road to prevent large lorries using this access	
Question 120	Mr Richard Foxon	Strutt & Parker LLP	1296	Agree	We have no objections to the general design principles set out for Stoke Albany.	Noted.
Question 120	Rockingham Castle Estate	Rockingham Castle Estate	1838	Agree	In terms of Question 120, our client agrees with the general thrust of the Development Principles identified, but would urge that this approach should not stifle innovation or contemporary design approaches.	Noted. Thank you.
Question 121	Mr F Graves	Head of Planning Andrew Granger & Co	1031	No opinion	The possibility of providing some allotment provision should be considered in conjunction with the development of site RA/160	Noted. Thank you for your comments.
Question 121	Mrs Leigh Parkin	Clerk Stoke Albany Parish Council	1780	Disagree	Stoke Albany Parish Council already provide five allotments within the village which are all utilised. There is no waiting list for the provision of further allotments within the village.	Thank you for your comments, which will inform the next iteration of the plan- the SSPLDD Pre-submission
Question 122	Mr F Graves	Head of Planning Andrew Granger & Co	1033	Strongly disagree	Site RA160 should be included within the settlement boundary. Indeed, the village boundaries	Thank you for your comments, however, it is stated within Background Paper: Rural

					should not be separated but conjoined as one.	Masterplanning that the gap between the two elements of the village boundary is an important aspect of the village's unique character and development of this site would be to the detriment of this.
Question 122	Mr Richard Foxon	Strutt & Parker LLP	1260	Strongly Agree	We agree with the proposed settlement boundary, subject to the inclusion of the full extent of site RA/120.	Noted. Thank you.
Question 122	Mrs Leigh Parkin	Clerk Stoke Albany Parish Council	1781	Agree	The Parish Council agrees with the settlement boundary detailed on page 199, however, as previously stated the boundary line should not be changed to include the whole of the proposed housing or employment option RA/120.	Noted. Thank you for your comments.
Question 122	Rockingham Castle Estate	Rockingham Castle Estate	1839	Disagree	In terms of Question 122, our client does not agree with the proposed settlement boundary. The settlements of Wilbarston with Stoke Albany are acknowledged as a sustainable location for new housing development. The settlement of Wilbarston is considered to offer a role as a rural service centre where there should be a focus of new development; Stoke Albany is one cluster village that finds its services from Wilbarston. The opportunity exists to confirm a revised settlement boundary for Wilbarston which should incorporate new allocations	Thank you for your comments which will inform the next iteration of the plan- the SSPLDD Pre-submission.

					<p>for a modest scale of housing, including the site area to the west/ east of the village hall off Carlton Road. Therefore our client would respectfully request that the Borough Council allocate site for housing development as identified within these Representations, and that the settlement boundary for Wilbarston and Stoke Albany is defined accordingly to include these site areas.</p>	
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Section 13 - Sutton Bassett

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 123	Mr Bernard Rengger		313	Strongly Agree	Notes	
Question 123	Mrs Lynette Lewington		366	Strongly Agree	Any development beyond the boundary could only be to the detriment to the character of the village. Although at the north end of the village development ends sooner on the left hand side than the right, any development here would overshadow the village church and green, which are an intrinsic part of the character of Sutton. Furthermore, it would affect one of the oldest properties (and only thatched house) in the village, therefore causing further erosion of the character of Sutton. Any development within the boundary would be acceptable under the proposed terms.	Noted
Question 123		Planning Consultant Berrys	1286	Disagree	Disagree with no growth. Small scale organic growth can prevent stagnation of the village.	Noted.
Question 123	Mr David Hill		906	Disagree	I agree that the linear aspect to our village should be preserved, and that no building should be allowed behind the existing houses, however there is significant scope and requirement for additional housing particularly in the proposed 'historical' spaces 041 and also opposite the church and to the north	Noted. Comments will be used to inform the next version of the plan.

					<p>of the village and the left hand side as you proceed towards Weston. If the landowners wish to submit plans to build in spaces 041, opposite the church and to the north of the village then this would have my support. We need additional residents in our village in order that it continues to prosper. Without additional residents I can foresee a time when the already limited public services (i.e. bus and school bus) will cease to operate as local council budgets are squeezed. The identified spaces in 041 are not historical spaces. Linear development here i.e. an additional 2-4 houses overall would add value to our village. I disagree with the assertion that building opposite all saints church would affect the quality of our village. The fact is that in recent years the farm behind the church has undergone significant additional building including the erection of a large grain store. I fail to see how building a small number of houses in line with diverse styles within our village would adversely affect the character of the village. Likewise linear development to the north of the village should be considered.</p>	
Question 123	Mr. James Drury		1039	Strongly disagree	<p>I feel that the village should be able to expand the village boundary. The village was doubled in size in early</p>	Noted. Comments will be used to inform the next version of the plan.

					<p>seventies. This increased the size of the village to encourage families to in and thus allowed for more facilities to be created in village such as the school bus route and the social society. If the village was to expand we could create more affordable housing. This would then allow more families to move in and they would then use the local school, pub and be included in the array of events put on by the village. There is an area near the church which should be considered for no development, even though permission was given for a large grain store which over shadows the church. 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. These areas should all be considered and at the meeting in the church there was at least five people how pointed out that these areas should be considered to add sensible growth to the village and allow more people the chance to live in this beautiful part of the county.</p>	
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Question 123	Mr Michael Sandell		1633	Strongly Agree	There should no development outside the Village boundary on plan attached. 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.	Noted. Comments will be used to inform the next version of the plan.
Question 124	Mr Bernard Rengger		314	Strongly Agree	Notes	
Question 124	Mrs Lynette Lewington		367	Strongly Agree	I believe it is important to retain the character of Sutton, which is quite unusual with its linear pattern and rare style of church.	Noted. The development principles seek to protect the linear character of the village and the setting of the church.
Question 124	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1768	Disagree	Question 124: Development principles for Sutton Bassett The following addition to the penultimate bullet point is recommended: Respect the historic character of the village and the setting of the Church and other listed buildings.	Noted. Development principles will be updated to include the suggested change.

Question 124	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	780	Agree	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.	Noted.
Question 124	Mr David Hill		907	Strongly disagree	New houses should be considered in the identified 041 spaces, also in the space opposite the church and to the north west of the village as you leave en route to Weston. See previous comments.	Noted.
Question 124	Mr Michael Sandell		1640	Strongly Agree	Delighted to see that NCC Highways support the construction of a roadside path South of the Village to connect with Dingley Lane and the Bridleway via The Lodge, better still to construct this behind the roadside hedge and fence it. The Development Principles outlined by Kettering Borough Council (above) are excellent.	Noted.
Question 125	Mr Bernard Rengger		315	Strongly disagree	Noted	
Question 125	Mr David Hill		908	Strongly disagree	041 is should not be considered as historically and visually important to the village. Providing any building is linear by nature it will be in keeping with the rest of the village.	Noted. These comments will be used to inform the next version of the plan.
Question 125	Mr David Hill		910	Disagree	Allotments could easily be provided in 041 or opposite the church. This would provide an opportunity for the villagers to come together and socialise, as well as supporting a	Noted.

					sustainable future.	
Question 125	Mr Michael Sandell		1659	Agree	I am not aware of an identified need for provision of allotments in Sutton Bassett, particularly bearing in mind the substantial gardens available to the rear of most residential properties in the Village. RE. para. 13.22.7. 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.	Noted. Comments will be used to inform the next version of the plan.
Question 126	Mr Bernard Rengger		316	Strongly Agree	Noted	
Question 126	Mrs Lynette Lewington		369	Strongly Agree	It's the only option, any widening of the boundary would not permit further development under the proposed guidelines, so it would not be a sustainable option.	Noted
Question 126	Mr David Hill		909	Strongly disagree	Development of a linear nature should be considered in the following areas 1. 041 2. South of the village in the direction of Dingley 3. Opposite the church 4. north of the village to the west	Noted.
Question 126	Mr. James Drury		1040	Strongly disagree	The area in green and either side of the road should all be considered for the extension of the village.	Noted. Comments will be used to inform the next version of the plan.
Question 126	Mr Michael Sandell		1683	Strongly Agree	The proposals map for Sutton Bassett is clear and well defined as presently shown, but can we, at	Noted. New sites would need to be consulted on prior to inclusion in the plan.

					Sutton Bassett, be assured by Kettering Borough Council that any "new allocations" to the plan will not be finally included without the Village being given a further opportunity to be fully consulted?	
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Section 13 – Thorpe Malsor

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 127	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	781	No opinion	Please refer to comments previously submitted by the NCC Highways Development Control team in relation to these sites.	Noted.
Question 127		Planning Consultant Berrys	1281	Agree		Noted.
Question 127	Thorpe Malsor Estate	Thorpe Malsor Estate	1973	Disagree	We believe that 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, as shown on the attached plan.	New sites submitted will be assessed against the criteria outlined in the Housing Allocations Background Paper (February 2012).
Question 128	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	782	Agree	NCC highways support in principle the development principles of Thorpe Malsor to improve walkability and connectivity within the village and into the open countryside.	Noted.
Question 128	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1769	Disagree	Question 128: Development principles for Thorpe Malsor The following amendment/addition to the second bullet point is recommended: Development proposals should protect the significance of the conservation area, historic buildings and features and their setting.	The National Planning Policy Framework requires Local Planning Authorities to protect the significance of Conservation Areas, historic buildings, their features and their settings.
Question 128	Thorpe Malsor Estate	Thorpe Malsor Estate	1976	Agree	The extension of the footpath would have to be agreed with the owner of Thorpe Malsor Estate. We support the conversion of existing buildings to	The Diary buildings were identified as potential conversions in the Rural Masterplanning report and due to their location within the

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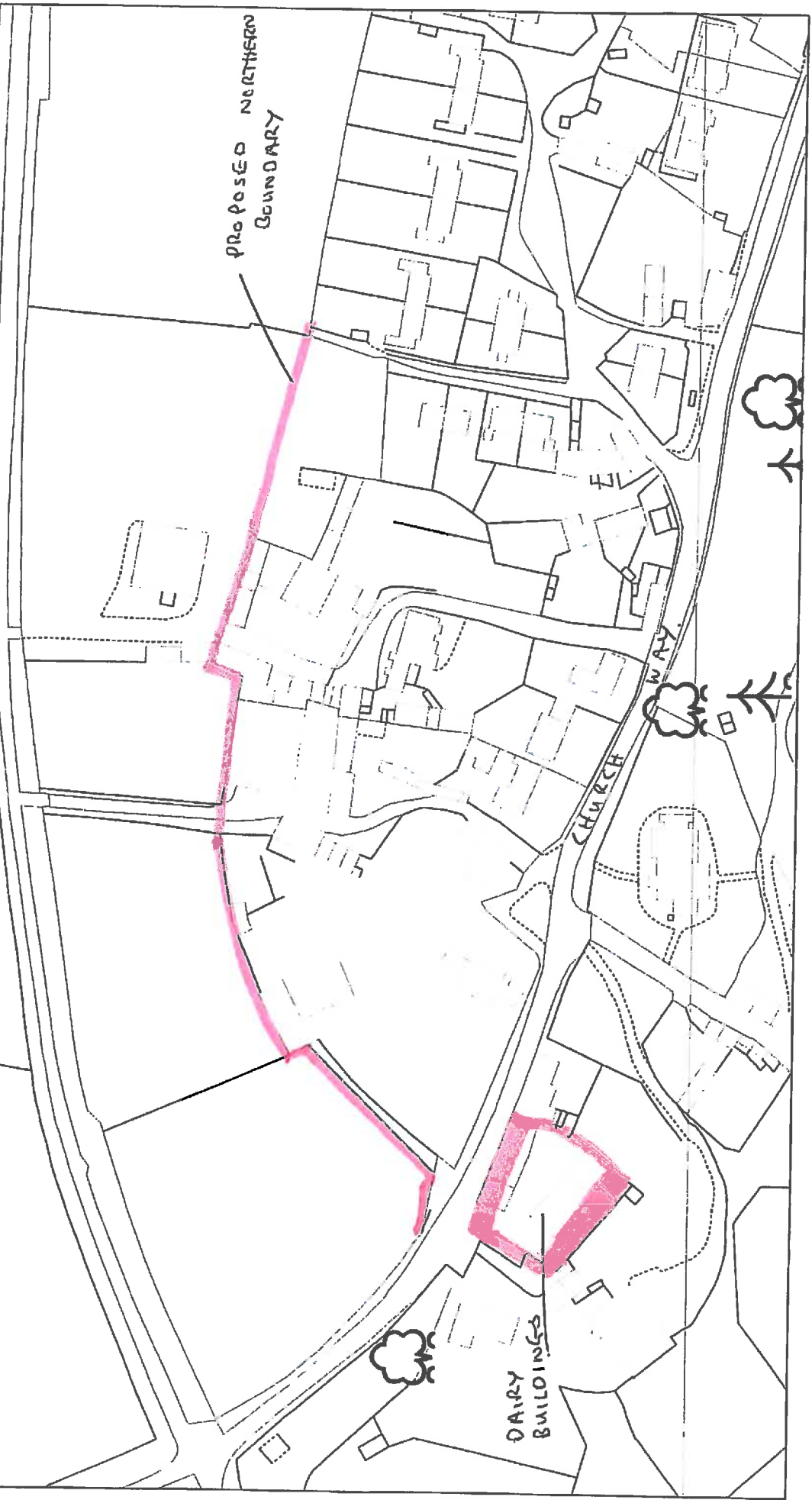
THORPE WALSOB VILLAGE

SCALE: 1:1500	DATE: APRIL 2012
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QUESTION 127 +
 128.4
 130

PROPOSED NORTHERN
 BOUNDARY



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Dairy Buildings

SCALE
1:500

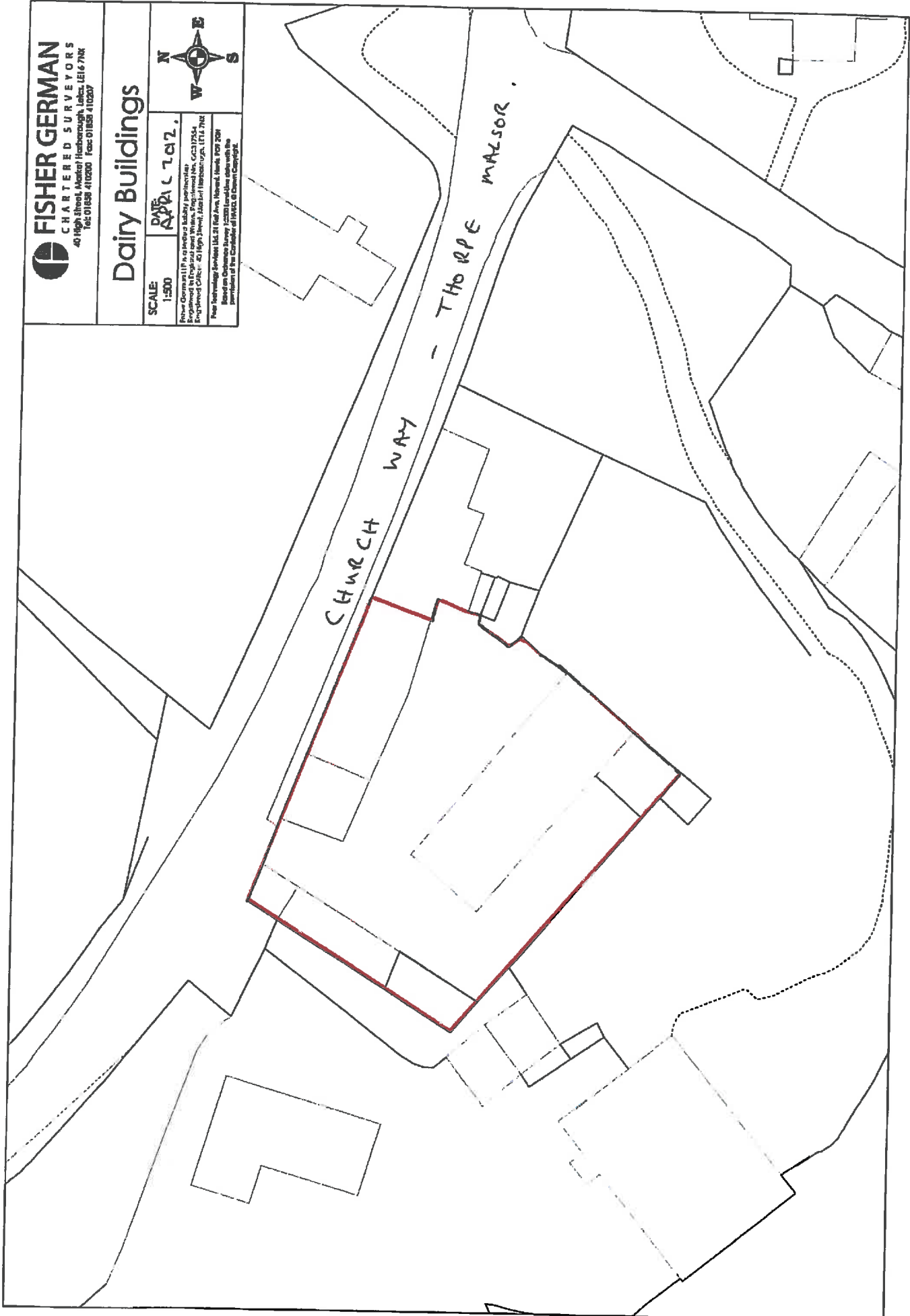
DATE
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CHURCH WAY

THORPE MALSOR



					the south of Church Way, with particular reference to Dairy Buildings shown on the attached plan.	village boundary are not required to be an allocation within this plan. Option 74 identifies a set of criteria by which the redevelopment of historic farm buildings should take place.
Question 129		Planning Consultant Berrys	1282	Disagree	There appears to be no further requirements for allotments. The village requirements for allotments is declining and plot vacancies currently remain.	Noted.
Question 129	Thorpe Malsor Estate	Thorpe Malsor Estate	1978	Disagree	We do not believe that there is a further need for allotments in Thorpe Malsor at the present time.	Noted.
Question 130	Thorpe Malsor Estate	Thorpe Malsor Estate	1980	Disagree	We believe that the village boundary should be extended to the north as shown on the attached map.	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 relates better to the open countryside and therefore should remain outside of the village boundary for this reason.

Section 13 – Warkton

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 132		Buccleuch Property	1214	Disagree	Buccleuch Property is keen to ensure that the emerging planning policy framework enables some small scale growth beyond the village boundary of Warkton in order to enable further organic growth. 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. Proposed policy for Warkton should, therefore, be flexible and not limit future growth, which could ultimately affect the vitality of the local economy. Limiting growth fails to take account of the needs for rural settlements including rural employment and housing opportunities. As acknowledged in the Site Specific Allocations DPD, additional pressure on land could result in inappropriate infill development that has the potential to detract from the historic and unique nature of the settlement. Moorfield Farm is considered a suitable site for the development of employment opportunities for the reasons given below. Moorfield Farm Over the years some of the existing barns have been successfully converted for business	New sites submitted will be assessed against the criteria outlined in the Housing Allocations Background Paper (February 2012). The village boundaries as proposed were drawn in accordance with criteria outlined in the Settlement Boundaries Background Paper (February 2012), Moorfield Farm, previously outside the village boundary, was proposed to be included within the village boundary as the buildings on this site are currently in use for employment. Inclusion in the village boundary is on the basis that the buildings are retained for the purposes of employment. Further conversion should be in accordance with the set of criteria identified by Option 74 and Option 76 provides the tests by which rural exception housing could come forward if it is required based on rural need as outlined in the North Northamptonshire Core Spatial Strategy. The inclusion of extensive areas of land within the village boundary could encourage unnecessary encroachment into the open countryside as outlined in the criteria set out in the

				<p>use. However, there remains a barn which has not yet been converted and this presents an opportunity to develop further employment and commercial uses. The Rural Masterplanning report states that economic activity already created at Moorfield Farm could continue, and expand modestly, should the area be allocated for business use. This would also help the vitality of the village and boost the rural economy. This is recognised within the Site Specific Proposals DPD, which proposes to include the site within the settlement boundary and designate it for employment/commercial use. 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 as indicated within paragraph 13.25.7. This is addressed further in response to question 135 below. In order to develop an attractive and comprehensive scheme incorporating the converted and unconverted buildings and ancillary yards, it is considered there are advantages in a partial redevelopment of the site with a building of the same footprint if not in the same location as the existing building. In order to achieve such a</p>	<p>Settlement Boundaries Background Paper.</p>
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					development the entire site will need to be included within the village boundary. 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.	
Question 132	Mrs M K Sexton	Clerk Warkton Parish Council	1942	Agree	No growth beyond village boundary (The village is very small and even 'small scale growth' would bring big changes.	Noted
Question 133	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	783	Agree	NCC 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 of the material palette used to ensure that the surfaces can be maintained safely and on an ongoing basis.	Noted.
Question 133		Buccleuch Property	1215	Disagree	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. Much of the surrounding land is open fields, paddocks and gardens and by	Development in the rural area should be based upon local need and should not have a detrimental impact on the character of a settlement. The Rural Masterplanning report reviewed each of the Borough's villages with a view to define the important characteristics of the Borough's settlements and a set of development principles to ensure future development respects the

					<p>restricting development in these locations, in effect, all future development within the village has been excluded. This will prevent suitable development locations from coming forward, which could have negative impacts on the vitality and viability of the village. The development principles should seek to offer an appropriate level of guidance for development and not be overly prescriptive by identifying types of construction materials or heights of walls. These types of issues should be addressed at the Development Management stage of any proposed scheme and not be dealt with as part of a DPD. The proposed policy should offer flexibility (and not inhibit the prospect of development) to meet local needs and provide for rural employment opportunities.</p>	<p>different character areas which individual villages comprise and avoid development which has a detrimental impact on the character settlements. Point five requires the retention of those spaces which contribute to the character of a settlement and is not intended to overly-restrict development.</p>
Question 133	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1770	Disagree	<p>Question 133: Design/ development principles for Warkton 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.</p>	<p>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 and Section 66 of the Planning and Listed Buildings Act 1990 places a duty on all Local Planning Authorities to have special regard to the desirability of preserving the listed building or its setting or any</p>

						features of special architectural or historic interest which it possesses in considering whether or not to grant planning permission. The National Planning Policy Frameworks also requires local planning authorities, to protect the significance of historic assets and conservation areas; therefore it is not appropriate to repeat policy within this Plan.
Question 133	Mrs M K Sexton	Clerk Warkton Parish Council	1945	Agree	Agree with design principles. Especially 'Not blocking vistas'	Noted.
Question 134	Mrs M K Sexton	Clerk Warkton Parish Council	1948	Disagree	No need for allotments. There are allotments on Stamford Road.	Noted, you comments will inform the next iteration of the document.
Question 135		Bucleuch Property	1216	Strongly disagree	Bucleuch Property does not agree with the settlement boundary as proposed. Paragraph 13.25.7 within the Site Specific Proposals DPD states that Moorfield Farm should be designated for employment/commercial use and included within the settlement boundary. This is fully supported. However, this is not subsequently shown on the proposals map and the settlement boundary does not include all of Moorfield Farm. For Moorfield Farm to continue to provide for, and increase the level of economic activity within the village, the whole farm should be included within the settlement boundary. Without this, the farm will struggle to maintain its current level of activity and any	New sites proposed will be considered and assessed against the criteria outlined in the Housing Allocations Background Paper (February 2012). The buildings at Moorfield Farm currently in use for employment other an agriculture (and with planning permission) have been included within the boundary, those with planning permission have been excluded from the boundary as they relate more to the open countryside than the village. Proposals for further changes to the settlement boundary will be assessed against criteria outlined in the Background Paper: Settlement Boundaries (February 2012).

				<p>chance of boosting the diversity of the rural economy will be reduced.</p> <p>Buccleuch Property proposes that the entrance to Moorfield Farm should be included within the settlement boundary, as shown on the attached plan. This is a logical inclusion within the settlement boundary as the entrance currently provides access for the existing commercial buildings. The area is currently hard standing that relates to the existing commercial buildings and not to the open countryside, which is distinctly different in appearance, as highlighted in the photograph below. The urban nature of Moorfield Farm on one side of the fence line, and the open countryside on the other, clearly indicates the boundary between the open countryside and the settlement. This clear distinction follows the fence line. The settlement boundary, as shown, is contrary to Principle 1 within the Settlement Boundary background paper, which states boundaries will follow defined features such as walls, hedgerows and roads. The settlement boundary should, therefore, run along this fence line as indicated on the above plan. The eastern building of Moorfield Farm has been excluded from the settlement boundary, as indicated on the plan above.</p> <p>Buccleuch Property proposes that this building be included within the</p>	
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					<p>settlement boundary as it is related to the surrounding buildings and yard. On its own this building is an illogical exclusion from the settlement. The building is easily suited for conversion or redevelopment to commercial use, which is encouraged as part of the Site Specific Proposals DPD. By not including this site within the settlement boundary the opportunities for potential re-use or redevelopment are reduced as it can be argued the site would be contrary to other planning policies which restrict development outside village boundaries. Should this be the case, the site would not be able to fully provide the economic activity the Site Specific Proposals DPD and the Rural Masterplanning report seeks to achieve in Warkton. To achieve the objectives of the Development Plan, and to secure potential economic development within Warkton, this site should be included inside the settlement boundary as shown. Land to the south west of Warkton Buccleuch Property also propose that land to the south west of Warkton, map reference 5 within the Settlement Boundary background report, should be included within the village boundary. This area is identified on the attached plan. The buildings are all in commercial use, and for this reason, the buildings relate more</p>	
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					<p>closely to the village than the open countryside. The buildings form a cluster of six commercial units, and it is incorrect to describe this as an isolated development that is physically detached from the settlement as indicated within the Settlement Boundary background paper. Principle 3c is, therefore, not applicable to this area and as a result the buildings should be included within the settlement boundary as shown in the attached plan. Land to the east of Warkton To the east of Warkton lies a parcel of land and buildings which currently relates well to the built character of the settlement. The 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, reflecting the nature of the way in which the settlement has grown over time. Access would not be direct off the village street. For these reasons, it is proposed the settlement boundary is amended as indicated on the plan below.</p>	
Question 135	Mrs M K Sexton	Clerk Warkton Parish Council	1950	Agree	Agree with proposed settlement boundary.	Noted.

Section 13 - Weekley

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 136	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	784	No opinion	Please refer to comments previously submitted by NCC Highways Development Control team in relation to these sites.	Noted.
Question 136	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1165	No opinion	RA/121 - RA/149 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. (NPPF) 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.	There are no sites greater than 1 hectare identified as potential site for future allocation in Weekley.
Question 136	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1771	Disagree	Question 136: Development opportunities for Weekley RA/149 The following addition to the first bullet point is recommended: Enhance the Conservation	Noted, this will be added to the design principles for RA/149.

					Area and the setting of adjacent listed buildings.	
Question 136	Mr and Mrs David and Toni Wilkin	Abbots	2124	Disagree	We own Abbots, Weekley Wood Lane and we note that our land adjacent to Old Orchard has been highlighted as a potential open space area as shown on the Weekley Public Realm and Landscape Map, (copy enclosed). We feel that this plot is appropriate for housing, providing continuity along Weekley Wood Lane and therefore would request that it be recognised as a potential building plot. This plot actually has been approved for development though at present the planning permission has lapsed. We would appreciate if you could ensure this letter is seen by the appropriate people and look forward to your response.	Noted the site will be assessed against criteria outlined in the Housing Allocations Background Paper and the Rural Masterplanning Background Paper.
Question 136		Buccluch Property	1217	Strongly Agree	Buccluch Property is keen to ensure that the emerging planning policy framework enables some small scale growth beyond the existing village boundary of Weekley in order to enable further organic growth. This should	Site 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

				<p>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. 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, which would be beneficial to the character of the conservation area. These sites are the most appropriate for small scale development due to their central location and the opportunity they present to protect and enhance the historic and rural nature of the village. Sites RA/121 and RA/149 are incorrectly titled within the Site Specific Proposals DPD. The sites should be labelled: RA/121 Weekley Builders Yard</p>	<p>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.</p>
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					<p>Barns RA/149 Weekley Builders Yard For the purposes of these representations, RA/121 will refer to the Builders Yard Barns and RA/149 as the Builders Yard. RA/121 Weekley Builders Yard Barns Weekley Builders Yard Barns comprise a number of stone barns set around a courtyard situated in a central village location. Although the site is currently used by a small local business, there is the opportunity to create a sustainable use for the buildings. This will preserve the existing buildings, and their central location in the village, whilst enhancing the viability of the village through the conversion of barns for residential, and retaining the existing employment. Buccleuch Property fully support the proposed allocation of this site for small scale residential or mixed use development and recognise the sites potential to enhance the character of the conservation area though the conversion of the existing buildings. RA/149</p>	
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					<p>Weekley Builders Yard Weekley Builders Yard is a brownfield site which is currently used as a builder's storage yard. There is the opportunity to develop this site for residential dwellings off an existing road access. The development of this site is supported in the review of the Weekley Conservation Area Boundary in 2007 which indicates: Appropriately designed development of Wood Yard, the builder's yard to the rear of Nos. 17 and 18, and Upper Farm might be considered as beneficial to the character of the conservation area. Proposals for change of use of these sites would be regarded favourably if problems of access and car parking could be overcome. Buildings at risk would be brought back into use and unsympathetic land uses concluded. Sheltered housing might be the most appropriate form of new residential development, should residential development be proposed here. (paragraph 12.1.1)</p>	
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					<p>Buccleuch Property fully supports the proposed allocation of this site for small scale residential development, acknowledging that the development of this site would enhance an area which currently detracts from the character of the conservation area. The site can be sensitively designed to protect and enhance the conservation area and make a positive contribution to the village as a whole. 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, which as it stands, contributes poorly to the setting of the village. In the interests of consistency it is</p>	
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					proposed the site at Wash Well Lane is included within the Development Opportunities for Growth policy along with sites RA/121 and RA/149. At present, this site is also not included within the Weekley proposals map. This should be altered to include the Wash Well Lane site and subsequently the settlement boundary should be drawn around the proposed site. Further comments regarding the settlement boundary are addressed under question 139.	
Question 136	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2120	Agree	We have assessed the proposed sites using a Red-Amber-Green process, please see attached. 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.	Adequate drainage would be requirement for any new development.
Question 137	Principal	Principal Transport Planner	785	Agree	NCC Highways supports in	Noted.

	Transport Planner Esme Hearne	Northamptonshire County Council			principle the draft design principles 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.	
Question 137		Buccleuch Property	1218	Disagree	Although Buccleuch Property broadly supports the idea of identifying flexible development principles for Weekley, it is unclear what the relationship is between the development principles identified within the Development Opportunities for Growth and the development principles outlined under paragraph 13.26.9. The development principles applied to Weekley should not be overly restrictive and inhibit design schemes. At this stage design schemes are at an early stage of progression and the detailed final schemes are unknown. Therefore, the development principles should maintain flexibility, allowing for the most suitable scheme which reflects the local vernacular	The development principles outlined under the 'Development Opportunities for Growth' are principles by which if site RA/149 or RA/121 were to be taken forward as allocations in any future document, then development should be generally in accordance with those principles. Elsewhere in the village if development opportunity sites come forward, or sites for individual dwellings, then development should be undertaken in accordance with draft development principles as outlined under paragraph 13.16.7. 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

					and character to be considered at the detailed planning stage. By applying too restrictive development principles at this stage any future schemes will be bound to this, which may result in a development that does not maximise its potential to enhance the character of the village.	outlined in the background paper, Rural Masterplanning.
Question 137	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1772	Disagree	Question 137: Design/development principles for Weekley We recommend the addition of a further development principle: Protect and enhance the conservation area and its setting.	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.
Question 138		Bucleuch Property	1219	Agree	Bucleuch Property recognises the identified need for a small amount of allotments as stated within the Open Space and Allotment background paper (2012) and in addition to the Boughton Estate allotments in Stamford Road, may be	

					able to provide allotment land within Weekley as part of any proposed future development schemes.	
Question 139		Buccleuch Property	1220	Disagree	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. Currently the boundary runs through a building. The proposed settlement boundary is shown subject to the inclusion of proposed allocations. At present Wash Well Lane, a proposed allocation is not shown on the proposals map. This leaves the potential allocated site half inside and half outside the settlement boundary with no allocation on the map identifying it is a proposed housing option. The site is also not included within the Development Options for Growth policy. Comments regarding this are made under question	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. Sites not previously assessed will be considered against the criteria outlined in the Housing Allocations Background Paper (February 2012).

					<p>136. Buccleuch Property proposes that the settlement boundary is amended as indicated in the plan below. In this instance, the settlement boundary should be altered to include the whole of the Wash Well Lane site. This would allow the site to come forward within the settlement boundary. In addition, Buccleuch Property proposes the site is identified as a housing option on the proposals map, similar to sites RA/121 and RA/149, and the settlement boundary is drawn to reflect this as in other village settlements, such as Grafton Underwood.</p>	
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Section 13 – Weston By Welland

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Section 13.27	Mr Simon Grandidge		1392	Strongly disagree	Dear Sir / Madam, I am writing to make comment on section 13.27.11 'Historically and Visually Important Open Space'. It states that the land identified on the map as HVI/048 and HVI/049 should be designated as Historically and Visually Important Open Space. I would like to whole heartedly support this view.	Noted.
Question 140	Mr Anthony Sluman		307	Strongly disagree	There should be no development outside the existing village boundary.	Noted. These comments will be used to inform the next iteration of the Site Specific Proposals LDD.
Question 140	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1167	No opinion	RA/136 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. (NPPF) 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.	Noted. These comments will be used to inform the next iteration of the Site Specific Proposals LDD. A planning application for the site would need to be supported by a flood risk assessments in accordance with the NPPF.
Question 140	Mrs P. V. Shaw	Clerk Weston-by-Welland Parish Council	2010	No opinion	The Council, and an overwhelming majority of villagers who attended a meeting, agreed that some small scale development of, say, 6-8	Noted. Comments will inform the next iteration of the plan.

					houses, should be allowed, as set out in the document. It was also agreed that the site RA/136 was appropriate	
Question 140	David & Lynn Woolman		1630	Agree	We live and work at the Wheel & Compass in Weston-by-Welland which is opposite Home Farm Yard. We note there is a proposal to include this area RA/136 in the village boundary in the small scale growth option. We confirm that we have no objection to this area being encompassed within the village boundary and being sympathetically developed in the future.	Noted.
Question 140	C Parker		1998	Agree	1. We act on behalf of C. Parker Esq who owns land at Weston by Welland. 2. We comment specifically regarding site RA/136 Land at Home Farmyard. 3. In response to Question 139 we comment as follows: We agree that there should be appropriate levels of growth beyond the existing village boundary and comment that Site RA/136 provides the most appropriate location for growth of this nature. Any development would need to be sympathetic to the character of the village and offers the opportunity to include a mixture of house sizes which will help to address the perceived lack of smaller housing identified in the Village Design Statement. 4. We	Noted. Comments will be used to inform the next iteration of the plan.

					attach a Design Brief which forms part of our Representation and sets out how we envisage development proceeding. 5. I would be grateful if you could confirm receipt of our Representation and we look forward to further discussions in due course.	
Question 140	Mr John Ireland		2023	Agree	Small scale development of area RA/136 should be the only area where development is allowed outside of the village boundary on condition that it is low in density, 10 to 12 units to the acre and of high design quality utilising natural stone and slate roofs in keeping with the character of the village.	Noted. These comments will be used to inform the design principles for this site.
Question 140	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2121	Agree	We have assessed the proposed sites using a Red-Amber-Green process, please see attached. 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.	Noted. Comments will be used to inform the next iteration of the plan.
Question 141	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	786	Agree	NCC Highways supports in principle the design principles of reducing the dominance of the car and providing a more pedestrian-friendly environment with more links to public footpaths for leisure purposes	Noted. These comments will be used to inform the development of policies in the next version of the Site Specific Proposals LDD.

					and within the village to improve walkability. Accident data shows that there have been no accidents in the last 3 years in the village. A traffic study would therefore be required to investigate and demonstrate the need for traffic calming within this village environment. As with other villages, as development is limited, the funding to secure the measures outlined in the draft development principles will also be limited and in all likelihood, match-funding will be required from other sources.	
Question 141	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1773	Disagree	Question 141: 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.	Noted. Design principles will be updated to reflect comments.
Question	Mrs P. V.	Clerk Weston-by-	2011	Agree	Councillors agreed with the design	Noted. Design principles will be

141	Shaw	Welland Parish Council			principles set out, with the exception of the statement very limited red brick as there are a considerable number of buildings in the village constructed in this material.	reviewed to take into account comments.
Question 141	Mr John Ireland		2024	Strongly Agree	Any development should have a mix of unit's sizes and not be confined to just two and three bed. Development should ensure that on road parking is limited.	Noted. Comments will be used to inform the next iteration of the plan.
Question 142	Mrs P. V. Shaw	Clerk Weston-by-Welland Parish Council	2012	Strongly disagree	It was unanimously agreed by Councillors that there is no need for allotments in the village.	Noted.
Question 142	Mr John Ireland		2025	Strongly Agree	I agree there is no requirements for allotments.	Noted.
Question 143	Mr Mike Southwell		1300	No opinion	I have sent a letter to the Parish Council. I do not see how people can be expected to comment on a plan when the plan itself is incomplete, hence my careful wording, which is as below: Having recently received a communication re the proposed changes to the village boundary and bearing in mind the Village Design Statement (VDS) of 2009, there are obviously going to be mixed views on the proposals by Kettering Borough Council (KBC) to expand the village. Development of the farm buildings will obviously result in a better environmental aspect, assuming that there will be a cessation of agricultural use, so this may well be perceived as beneficial. However,	The scale of development on site RA/136 would need to proportionate to the scale of the village and any housing needs within the village. The development principles set out that development on the southern edge of the site would be residential and that the area to the north would be used to provide a community use/ open space or play area. If the site is progressed then as the proposals develop residents will have the opportunity to comment on the detail of proposals.

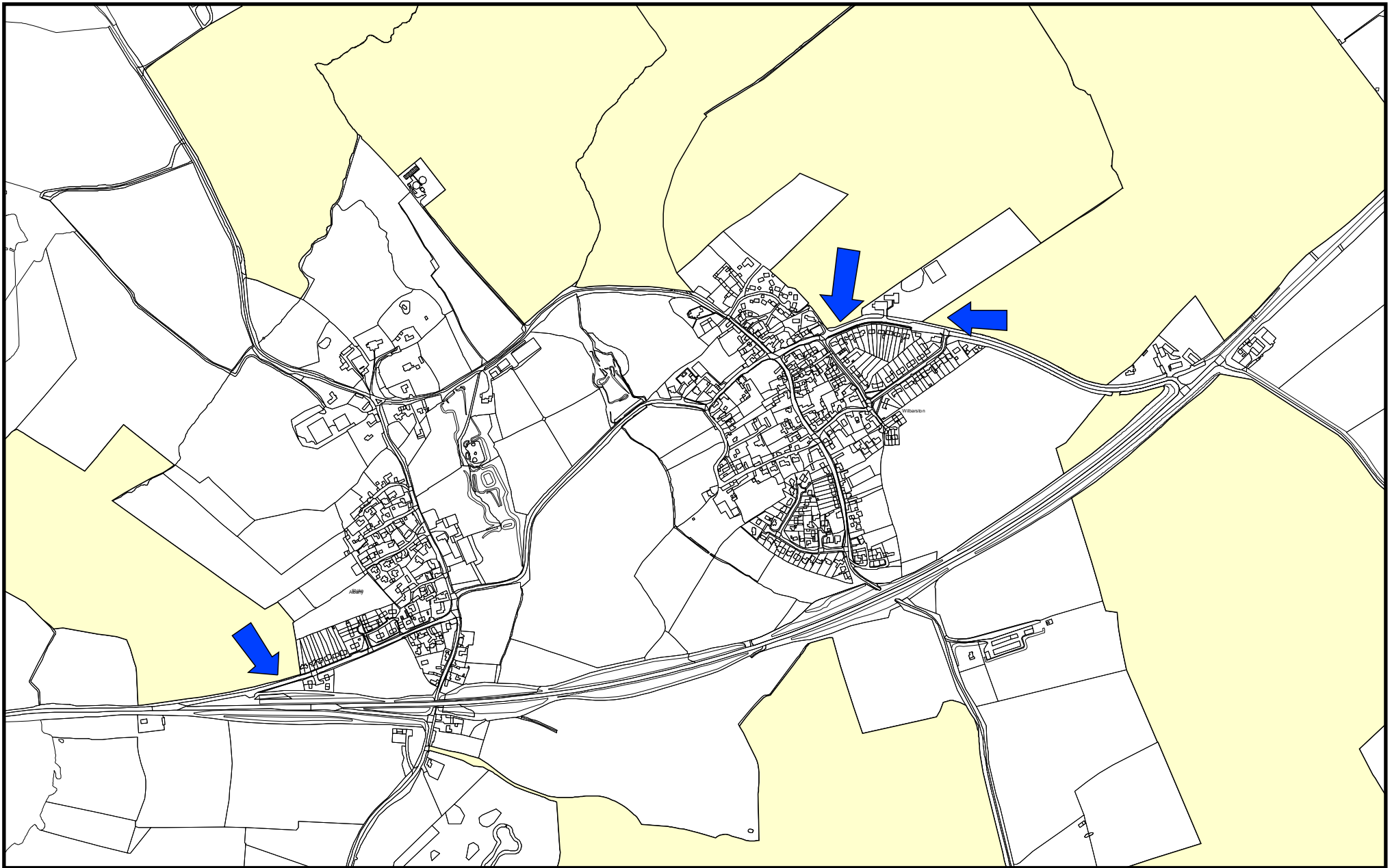
				<p>the question then follows as to what any future development would consist of. It is one thing to ask residents to approve of a boundary change, but does this then mean that KBC will be free to develop with no further controls. Will further boundary changes follow? The VDS recommends no development outside of the village boundary, other than conversion or re-use of existing buildings, and that the village should retain its rural nature. It adds that future development should favour smaller, more affordable, dwellings. Without a better understanding of the scope of the future developments, I don't see how residents can be asked to vote for any boundary changes. Is the Parish Council able to request that KBC provide further information as to what development may take place should the boundary be moved? In a village of some 69 houses with circa 130 residents, the addition of four or five dwellings would not materially change the nature of the village, as can be seen from the development of Dovecote Close. A similar development to that would probably be welcomed, whereas a large scale development may cause some concern. My view would therefore be that further information should be made available before residents are</p>	
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					asked to make decisions, - assuming that the views of residents are to be effective in the matter of boundary changes.	
Question 143	C Parker		1996	Agree	1. We act on behalf of C Parker Esq. who owns land at Weston by Welland. 2. We comment specifically regarding the Village Boundary at Weston by Welland. 3. In response to Question 143 we comment as follows: We support the principle that the Village Boundary can be altered to reflect changing circumstances, We particularly support proposed housing site RA/136 and comment that it will require the site to be added to the Village Boundary This is a good example of flexibility to allow for changing circumstances (please see our separate representation regarding Site RA/136). We may wish to comment on other amendments to the Village Boundary at further stages of the plan making process.	Noted.
Question 143	Mrs P. V. Shaw	Clerk Weston-by-Welland Parish Council	2013	Agree	In the main Councillors, and the majority of residents, agreed with the proposed settlement boundary. The 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	Noted. This area will be reviewed and if appropriate included in the settlement boundary.

					more appropriate to include this land.	
Question 143	Mr John Ireland		2026	Strongly Agree		Noted.

Section 13 – Wilbarston

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 144	Mrs Leigh Parkin	Clerk Wilbarston Parish Council	1636	Agree	The Parish Council agrees 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 of this nature and will make a contribution to increased housing stock in the Borough within the plan period which is commensurate with the size of the Parish.	Noted. Comments will be used to inform the next iteration of the plan.
Question 144	Rockingham Castle Estate	Rockingham Castle Estate	1831	Agree	In terms of affordable housing, the Kettering Borough Rural Materplanning Report February 2012 identified the need for 6 affordable homes in the village. Our clients site interests as identified around Wilbarston and Stoke Albany could accommodate these affordable dwellings, alongside market housing development. 4.4 In	Noted. Sites will be assessed as alternative options for development.



Scale: Not to scale

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Rockingham Castle Estate

Site Specific Consultation Plan

DF 12.04.12



					terms of Question 144 of the consultation document, our client requests that consideration is given to the identified alternative sites in and around Wilbarston. These sites are identified on the submitted site location plan. 4.5 It is considered that our client's sites, particularly the site to the west of the village hall, would allow for a natural expansion of the village between existing housing and community uses, which would have a minimal impact upon the setting and character of the village. The identified site at Kendals Close (RA/172) does not relate well to the form and landscape character to the southern side of the settlement.	
Question 144	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2122	Agree	We have assessed the proposed sites using a Red-Amber-Green process, please see attached. 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.	Noted. Comments will be used to inform the next iteration of the plan.
Question 145	Principal Transport Planner Esme	Principal Transport Planner Northamptonshire	787	No opinion	NCC welcomes the Wilbarston Parish Plan commitment to reduce wherever possible dependence on	Noted.

	Hearne	County Council			the car for journeys to work and supports the identification of sites for small-scale employment opportunities. Please refer to comments previously submitted by the Development Control team in relation to these sites.	
Question 145	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1168	No opinion	RA/172 & RA/20 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. (NPPF) 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.	Noted. A planning application would need to be accompanied by a Flood Risk Assessment in accordance with the NPPF.
Question 145	Mr Alan Smith	Planning & Biodiversity Officer The Wildlife Trust for Northamptonshire	2078	Disagree	RA20 is in a Sub-Regional GI Corridor. RA19 is in a Sub-Regional GI Corridor.	Noted.
Question 145	Mrs Leigh Parkin	Clerk Wilbarston Parish Council	1639	Agree	In principle the Parish Council agrees that there should be some small scale housing and employment growth within the village and is in favour of encouraging local employment. The Parish Council does not, however, agree with the suggested placing of	Noted. Sites suggested will be assessed prior to the preparation of the next iteration of the plan.

					the proposed employment option RA/2O. 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.	
Question 145	Rockingham Castle Estate	Rockingham Castle Estate	1830	Agree	Wilbarston 4.1 It has been acknowledged that Wilbarston is a larger village with a good range of services and facilities with good connection to Corby and Market Harborough, and to the regional centre at Leicester via the A427. In this regard it is reasonable to conclude that the village could be considered as a sustainable location to accommodate additional new development. In terms of constraints, our clients land interests are not within the Conservation Area, as identified within the Kettering Local Plan. 4.2 If the settlement of Wilbarston is to perform the role as a sustainable	Noted. The proposed site will be assessed as an alternative option for development.

					<p>rural service centre, it is suggested that some small scale growth should be permitted outside the existing extent of the village. Our client has land interests to the north of Wilbarston village; this land is situated to the west of the Village Hall car park, off Carlton Road (B669). The modest expansion of the village for housing development to the north would be consistent with the alternative option as set out in paragraph 13.28.8 of the consultation document. Our client agrees with the premise of Question 145 of the document, but as previously stated, does not agree that Site RA/172 is the most appropriate; our client requests that other alternatives should be considered.</p>	
Question 145	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2123	Agree	<p>We have assessed the proposed sites using a Red-Amber-Green process, please see attached. 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.</p>	Noted. Comments will be used to inform the next iteration of the plan.
Question	Principal	Principal Transport	788	Agree	NCC Highways supports in	Noted. Comments will be used to

146	Transport Planner Esme Hearne	Planner Northamptonshire County Council			<p>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. As outlined in previous comments, where development is likely to be limited as in Wilbarston, securing enough funding from developers to implement the</p> <p>inform the next iteration of the plan. NCC would be consulted on the detail of any public realm/ gateway or traffic calming scheme and the potential creation of a footpath connection with Stoke Albany.</p>
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					schemes proposed will probably require match funding from other sources if the schemes are to be delivered.	
Question 146	Mrs Leigh Parkin	Clerk Wilbarston Parish Council	1649	Agree	The Parish Council agrees 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 over the last couple of years to continually evolve and develop this area of land. The creation of a safe, paved footpath connection with Stoke Albany is supported by the Parish Plan. Highway and public realm improvements to the crossroads of Main Street and Carlton Road are supported to reduce the dominance of the road and to act as a traffic calming measure if the width of the road is reduced at this junction. 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. This is in line with previously published Rockingham Forest Countryside Design Summary Building on Tradition July 2000.	Noted. Comments will be used to inform the development principles included in the next iteration of the plan.

Question 146	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1774	Disagree	Question 146: Design/ development principles for Wilbarston We recommend the addition of a further development principle: Protect and enhance the conservation area and its setting.	
Question 146	Rockingham Castle Estate	Rockingham Castle Estate	1832	Agree	In terms of Question 146, our client agrees with the general thrust of the Development Principles identified, but would urge that this approach should not stifle innovation or contemporary design approaches.	Noted. Option 74 would allow for exceptions which are of an exceptional quality and innovative nature.
Question 147	Mrs Leigh Parkin	Clerk Wilbarston Parish Council	1652	Agree	Following requests from members of the village the Parish Council is already in discussions with Rockingham Estate to identify land that can be used for the provision of allotments. These discussions are on-going and will take into consideration Site Specific Proposals guidelines on location.	Noted.
Question 148	Mrs Leigh Parkin	Clerk Wilbarston Parish Council	1656	Agree	The Parish Council agrees with the proposed settlement boundary subject to the inclusion of the new affordable housing allocation RA/172 but not the employment option RA/20.	Noted.
Question 148	Rockingham Castle Estate	Rockingham Castle Estate	1833	Disagree	In terms of Question 148, our client does not agree with the proposed settlement boundary. The settlements of Wilbarston with Stoke Albany are acknowledged as a sustainable location for new housing development. The	Noted. These sites will be assessed as alternative options for development.

					<p>settlement of Wilbarston is considered to offer a role as a rural service centre where there should be a focus of new development; Stoke Albany is one cluster village that finds its services from Wilbarston. The opportunity exists to confirm a revised settlement boundary for Wilbarston which should incorporate new allocations for a modest scale of housing, including the site area to the west/ east of the village hall off Carlton Road. Therefore our client would respectfully request that the Borough Council allocate site for housing development as identified within these Representations, and that the settlement boundary for Wilbarston and Stoke Albany is defined accordingly to include these site areas.</p>	
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