13 Rural Area

13.1 Rural Strategy

Role of villages

- 13.1.1 Approximately 87% of the land area in Kettering Borough is rural. Villages play an important part in the character of the area and although development in villages is limited it is important to ensure that development which does take place is sensitive to and reflects the character of the individual village. A rural masterplanning project has been completed which provides a holistic assessment of villages in the Borough and identifies opportunities for future development and enhancement of these villages.
- 13.1.2 The CSS says that development in villages should take place on sites within village boundaries, subject to criteria to be set out in development plan documents. Development adjoining village boundaries will only be justified where it involves the re-use of buildings or, in exceptional circumstances, if it can be clearly demonstrated that it is required in order to meet local needs for employment, housing or services. Development will be focused on those villages that perform a sustainable local service centre role.
- 13.1.3 Some small scale growth to meet local needs in villages can have positive benefits. These can include allowing people who have lived in or grown up in a village to remain in that area through the provision of appropriate housing to meet identified local needs, such as smaller homes to allow people to downsize or starter homes for first time buyers. Small scale growth can also support local services such as schools, pubs and shops. In some villages consultation has identified need for specific types of facility such as open space or a play area. Provision of some small scale growth could contribute toward the delivery of these types of facility or to provide general improvements to the village such as environmental improvements or traffic calming.
- **13.1.4** The *Rural Masterplanning Report* has looked at the needs, aspirations, opportunities for improvements, and their capacity for future development in each village and these have been used to identify opportunities for future development. For each village two options have been identified, these options are set out below.

Option 72

To allow no growth beyond the village boundary.

Option 73

To allow small scale growth to meet local needs and to provide enhancements to the existing village.

13.1.5 The only alternative to the two options outlined above is to allow a higher level of growth in villages. This would not be in conformity with the Core Spatial Strategy which focuses development in Kettering and as a secondary focus to Burton Latimer, Desborough and Rothwell.

Summary of Sustainability Appraisal

- 13.1.6 The Sustainability Appraisal of the option of no growth beyond the village boundary has positive impacts on biodiversity, landscape, cultural heritage, climate change, air and soil and land. The benefits of this option are that they allow the qualities of villages and the rural area to be protected from future development. More uncertain impacts are recorded against accessibility, housing, and community. This option would allow very little change in villages which means it would be difficult to meet the changing need of communities living in villages, for example those wishing to downsize or first time buyers. The only negative impact recorded against this option is in terms of employment, as restricting growth would limit opportunities for employment in the rural area.
- 13.1.7 The option to allow some small scale development and to provide enhancements to the existing village scores positively against Sustainability Appraisal criteria housing, community and employment. This option would also allow some small scale growth to meet local needs. Negative impacts are recorded against climate change, air and soil and land, this is due to the increased need to travel for people located in villages and the loss of greenfield land. Uncertain impacts are recorded against accessibility, biodiversity, landscape and cultural heritage. Although some small scale growth could have a negative impact on these criteria, good quality design and appropriate enhancement schemes could help to mitigate the impacts. Some small scale growth could also support local services and facilities.
- 13.1.8 The positive and negative impacts of each of these options will need to be considered on a village by village basis as in some cases the positives will outweigh any negative impacts. Whereas in other cases negative impacts will be such that they cannot be outweighed by positives.
- **13.1.9** Proposals for small scale growth are considered on a village by village basis in sections 13.2 to 13.7 of this document. Questions relating to which option is appropriate in each village are included in the sections on each village.

Development Principles

13.1.10 In addition to identifying opportunities for future development in villages, the Rural Masterplanning Project has enabled the development of a set of design principles for each village which reflect the key characteristics of the individual village. These principles seek to ensure that any new development is appropriate in terms of scale, form, materials and impact on the setting of the village. There are also generic principles which can be applied to all villages in the Borough. The following two options have been identified:

Option 74

To include policies setting out development principles for each village to be applied to development proposals in villages and generic principles to be applied to all villages in the Borough.

Draft principles for individual villages are included in the following sections relating to each village.

Generic Design principles could include:

- New development shall reflect the height, scale and mass of neighbouring properties,
- In the Historic Core, or in other locations where appropriate, all street furniture road alterations, repairs, kerbs, surface finishes, signage, fences, litter bins etc. should be of traditional design and in character with the settlement,
- Any potential moderate village expansion would need to link to the centre of the village in several places and not result in a series of cul-de-sacs,
- New development on the edge of settlements should allow greater permeability with the open countryside through the inclusion of spaces in between properties to allow views and accessibility,
- Development on the edge of settlements should be outward facing and allow connections to be made for further development in the future,
- New development on the edge of the settlement should be well spaced to retain the villages open and rural character, and views to the open countryside should be maintained through the use of low or soft boundary treatment. The use of high close-boarded fencing and brick walls should be avoided.

Redevelopment of historic farm buildings:

- Historic fabric of the buildings themselves should be retained, where this is not possible
 or where there are no historic buildings left the plan form and arrangement of buildings
 should remain to retain the historic reference to farmsteads in the village,
- Where possible redevelopment should include an element of employment to retain this important function within the village,
- Residential use is usually the most damaging to historic buildings and alternative uses should be considered first.

Materials:

 Any new development in villages should reflect the limited pallet of materials used in the historic core of the village. The only exception to this should be where the exceptional quality and innovative nature of design merit an exception to this approach. These exceptions should demonstrate contemporary design and should show how the development will impact positively on the character of the village.

Parking:

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

- Provision of parking to the rear or side of buildings. Walls or planting can be used to screen parking
- Access to parking through parking arches
- Use of parking courts

Highway Standards:

 Should be applied sensitively to ensure roads reflect the existing network of streets in the village

Option 75

To not include policies setting out development principles to be applied to development proposals in villages and rely on national design guidance and the Spatial Strategy.

Summary of Sustainability Appraisal

13.1.11 The option to include a policy setting out development principles has strong positive impacts on Sustainabilty Appraisal criteria landscape, liveability, community and cultural heritage. The key aim of the option is to ensure any new development in villages reflects the characteristics of that village that make it special. The option to not include a policy setting out development principles has less certain impacts as although general design guidance is available the effectiveness of this is dependent upon how it is applied. It does not provide guidance specific to the individual villages in Kettering Borough.

Question 54

Do you think a policy setting out development principles should be included?

Rural Exception Housing

- 13.1.12 PPS3 requires local planning authorities to take a positive and pro-active approach to delivery of affordable housing in rural areas and allows local authorities to consider allocation or releasing sites solely for affordable housing, including using a Rural Exceptions Policy. A Rural Exceptions Policy can allow the release of sites in rural areas that would not be permitted for market housing to meet local needs for affordable housing.
- 13.1.13 PPS3 states that rural exception sites should only be used for affordable housing in perpetuity. A rural exception site policy should seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection, whilst also ensuring that rural areas continue to develop as sustainable, mixed, inclusive communities.
- **13.1.14** Saved Local Plan policy RA7 currently allows for the limited provision of affordable housing in the rural area, outside village boundaries and this policy will need to be replaced in this document.

Option 76

To include a policy allowing the release of sites solely for affordable housing to meet local needs. This policy could state that:

In exceptional circumstances, affordable housing would be considered acceptable adjacent to the built up framework of a village provided that:

- 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 an existing family connection or those with an employment connection in
 the village
- There is access to at least a basic range of services
- Appropriate safeguards are put in place to ensure that the housing remains affordable in perpetuity
- The development is compatible with other policies in the plan in terms of design, material and form

Option 77

To not include a policy allowing the release of sites solely for affordable housing to meet local needs for affordable housing.

Summary of Sustainability Appraisal

- 13.1.15 The options to include a policy allowing sites to be released solely for affordable housing would have significant positive impacts on Sustainabilty Appraisal criteria housing and liveability, as this policy would allow local housing needs in the rural area to be met. There are uncertain impacts this option could have on Sustainability Appraisal topics biodiversity, landscape and cultural heritage as some development could impact on these, however any negative impacts could be mitigated. Minor negative impacts are recorded against Sustainability Appraisal criteria soil and land.
- **13.1.16** The option to not include a policy has positive impacts on Sustainability Appraisal criteria biodiversity, landscape, cultural heritage and soil and land. However this option has a negative impact on Sustainability Appraisal criteria; housing as this would limit opportunities to meet housing need in the rural area.
- **13.1.17** Overall the positive impacts of the option to include a policy outweigh the minor negative or uncertain impacts and other policies in the plan will mitigate these impacts. The negative impacts of the option not to include a policy are much harder to mitigate as without this approach it would be difficult to meet local housing needs in the rural area.

Question 55

Do you think a policy allowing the release of sites solely for affordable housing to meet local needs should be included?

13.1.18 In addition to setting out a Rural Exceptions Policy RSS8 also encourages local authorities to use all available methods to secure affordable housing including allocating sites solely for affordable housing.

Option 78

To include a policy allocating sites solely for affordable housing in the rural area.

Option 79

To not include a policy allocating sites solely for affordable housing in the rural area.

Summary of Sustainability Appraisal

13.1.19 The main impact of allocating sites solely for affordable housing is the certainty this provides that a suitable site has been identified and the positive impact this has on Sustainability Appraisal criteria housing. Not including a policy allocating sites solely for affordable housing has a more uncertain effect but sites solely for affordable housing could still come forward under the rural exception policy.

13.1.20 Sites to be allocated solely for affordable housing are considered in the settlement specific sections of this document.

Question 56

Do you think sites should be allocated solely for affordable housing in the rural area?

13.2 Ashley

13.2.1 The village is a typical Northamptonshire rural village, with stone built dwellings, slate or stone roofs and an open layout. Ashley is described as being a "double loop" village, with two clusters of development. The Church is an important village feature, located in the more historically important western loop, but prominent in the whole village. Trees, open space and views along lanes are an important feature contributing to this village's particular attractiveness.



13.2.2 The majority of buildings located within

Ashley are historic in character and have been designed to include significant detailing and attractive fenestration. The later infilling of Northamptonshire red brick properties are equally attractive and include stone detailing around the windows and doors. Most properties within the village are set behind attractive stone boundary walls. Some of the later additions to the village do undermine its historic character, but in most instances set behind stone boundary walls which adds to the sense of enclosure apparent in the more populated areas of the village.

- 13.2.3 Ashley is located to the north of Desborough and the north-east of Market Harborough.
- 13.2.4 Ashley has a Village Design Statement (VDS) which has been adopted by the Council as informal policy. The VDS has been used to inform the preparation of this document.
- 13.2.5 There are two options for the development of Ashley in the plan period. The first is that of no growth beyond the village boundary and to draw the village boundary tightly around the built up framework of the village and to restrict growth to ensure that the character and environmental quality of the village is protected. A proposed village boundary for Ashley is shown on the Ashley Some Small Scale Growth map. With this option there is likely to be very little change in the village during the plan period as there are limited opportunities for infill development within this boundary. The Rural Exceptions Policy would however 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.
- 13.2.6 The alternative option for Ashley is to allow some small scale development to allow the village to grow. Potential housing sites in the village have been assessed, these assessments are contained in the 'Background paper Housing Allocations' and are summarised in the 'Rural Masterplanning Report' which has considered these sites in the context of the village. The 'Rural Masterplanning Report' identifies site RA/162, Land on the corner of Main Street and Stoke Albany Road as a good opportunity for development in the village, as it is a small site of the western edge of the village that could be developed to improve the gateway entrance to the village from this direction. A small development of either employment or 1/2 dwellings which address both the Stoke Albany Road and Main Street could actually improve the entrance to the village from this direction.
- **13.2.7** Site RA/137, The Maltings was also considered for development. However, development of this site would have a negative impact on the character of the village and is not considered a good opportunity for development.

Development Opportunities for Growth

Proposed opportunities for small scale growth:

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

Alternatives considered:

RA/137 - The Maltings

Draft development principles for these sites are:

Site at the western gateway to the village:

- Development should address both the Stoke Albany Road and Main Street,
- Development should be of a high quality design, which provides an important gateway enhancement.
- Safe access to the site will be required and should not unduly encroach on the open countryside,

- Development should either reflect that of the historic core or be of a exceptional and/or innovative design to warrant this approach,
- As the development is not within or adjacent to the historic areas of the village, a wider palette of materials than traditional stone may be appropriate, including good quality contemporary materials.

Question 57

Do you think development in Ashley should be limited to no growth beyond the existing village boundary or do you think there should be some small scale growth as set out above?

If you think there should be some small scale growth do you agree the site identified is the most appropriate?

13.2.8 As well as the above mentioned development opportunities for Ashley there are a number of other design principles which the *'Rural Masterplanning Report'* considers important for the village. These are further outlined below:

Development Principles

New development within Ashley should be limited. Draft development principles to be applied to any new development proposals will:

- Follow the existing linear form of the village. Development should either abut the highway or include stone walls abutting the highway to maintain a sense of enclosure,
- Where historic stone walls are present new development should be avoided where this would involve removal of any part of these walls,
- Maintain the 'soft' edges around the village boundary and avoid new development with high close-boarded fencing or brick walls which marks boundaries with the open countryside or at gateways to the village,
- Improve the gateway to the village from the west to better reflect the overall historic and rural character of the rest of the village,
- The density of development should reflect that of adjacent development,
- Be well spaced so views out to the open countryside are preserved,
- Materials should be traditional red brick or natural stone with detailing to windows and doors to reflect the character of the existing settlement. Roof materials shall be Welsh Slate and/or Collywestern Slate to the 'western loop',
- Retain views of the church,
- Contribute towards the provision of:
 - The green space that runs between Green Lane and Main Street should be protected and enhanced through the inclusion of a public access following the river through the village,
 - Additional outdoor sports open space and allotments is required.

Question 58

Do you agree with the design principles set out above?

Question 59

Should a small development take place at the western gateway, in character with the rest of the village, to improve the entrance to village from this direction?

Question 60

A need for further sports provision / playing field has been identified. Is there a need for further provision of this kind?

The following locations have been suggested as potential locations for this:

- Land to the north of the existing children's play area
- Land to the south of site RA/162

Do you have a preference for either of these locations or another, please specify?

Historically and Visually Important Open Space

13.2.9 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following areas have been considered for identification as Historically and Visually Important Open Space within Ashley:

Sites for designation of Historically and Visually Important Open Space:

- HVI/001 Land to the south of Main Street/ to the north of Green Lane
- HVI/002 Land to the east of Stoke Road

Discounted sites:

- HVI/003 Land on the corner of Main Street and Green Lane
- HVI/004 Land outside Saddlestones, Green Lane
- HVI/005 The Green outside Westhorpe

Allotments

13.2.10 There is an identified need for allotment provision in Ashley. No sites have yet been

identified to accommodate this need. New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means, sites that are physically detached from village boundaries or only accessible by car should be avoided.

Question 61

Is there a requirement for allotments provision in Ashley? If so, are there any sites within Ashley that you think would be suitable for allocation as allotments?

13.2.11 Further information the identified need for allotments is contained within the 'Background Paper: Open Space and Allotments'.

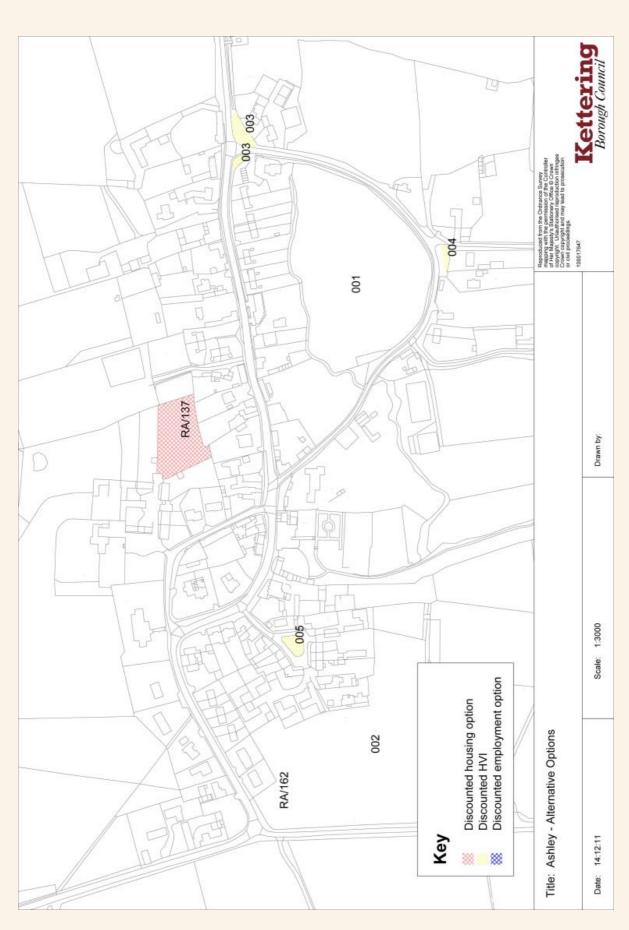
Ashley Village boundary

13.2.12 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Ashley is shown on the Ashley - some small growth map. Please note this settlement boundary does not include new allocations. New allocations will be added to the proposed settlement boundary following this consultation. The methodology for defining settlement boundaries in set out in the 'Background Paper: Settlement Boundaries'.

Question 62

Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?

Ashley - Some small scale growth



Ashley - Alternative Options

13.3 Brampton Ash

13.3.1 Brampton Ash 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, and given the small number of dwellings it is considered that this remains the most appropriate designation for Brampton Ash.

Question 63

Do you think Brampton Ash should continue to be considered as scattered development in the open countryside?

If not, should a village boundary be drawn?

13.4 Braybrooke

- 13.4.1 Braybrooke lies about 1½ miles west of Desborough, in a gently undulating valley through which flows the river Jordan. Minor roads from Market Harborough, Desborough and Arthingworth meet in the village forming a broadly rectangular street pattern, from which the village takes its form.
- 13.4.2 Braybrooke has formed both sides of the River Jordan which runs north-east to south-west through the village. The river is in a cutting, which slopes up away from the river in both directions. Both sides of the river is a



large expanse of green open space which gives village its unique character. The historic core of the village is found to the north of the river and contains many of the villages Listed Buildings, including the Grade II Listed Church. Views to the church are prominent throughout the village and should be maintained. Development in this part of the village tends to be more dispersed whereas to the south of the village development is much more dense and compact.

- 13.4.3 There are two options for the development of Braybrooke in the plan period. The first is that of no growth beyond the village boundary. A proposed village boundary for Braybrooke is shown on the map below. With this option there is likely to be very little change in the village within the plan period as there are limited opportunities for infill development within this boundary. The Rural Exceptions Policy would however allow for development of affordable housing outside the boundary on an exception site basis provided the criteria set out in the rural exceptions policy were met.
- 13.4.4 The alternative option for Braybrooke is to allow some small scale development to allow the village to grow. Potential housing sites in the village have been assessed, these

assessments are contained in the 'Background paper - Housing Allocations' and are summarised in the 'Rural Masterplanning Report' which has considered these sites in the context of the village. The 'Rural Masterplanning Report' identifies a potential development opportunity along Church Lane. Development of this garage site could provide an opportunity to replace an otherwise unattractive area of the village and allow greater permeability with the open countryside beyond. This is a good opportunity for some small-scale growth. The development principles for this site are set out below.

- 13.4.5 Site RA.128 could provide an additional opportunity for some small scale development within the village. Development of the entire site would have a detrimental impact on the character and appearance of the Conservation Area and the special interest of the neighbouring Grade II Listed Building (The Old Rectory). However, providing the potential impacts on the adjacent Listed Building could be mitigated, a small part of the southern element of the site may be acceptable for some small-scale development.
- **13.4.6** Site RA.143 was also considered for development. However, development of this site would be difficult to access and service. For this reason, is not considered a good opportunity for development.

Development Opportunities for Growth

Housing growth to be focused on sites:

Southern part of site RA.128 - Land at the Old Rectory

Alternatives considered:

- RA.143 Land off Green Lane
- The whole of site RA.128 Land at the Old Rectory
- RA21 (Employment site)

Draft development principles for these sites are:

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.

Question 64

Do you think development in Braybrooke should be limited to no growth beyond the existing village boundary or do you think there should be some small scale growth as set out above?

If you think there should be some small scale growth do you agree the sites identified are the most appropriate?

13.4.7 In addition to the above mentioned development opportunities for Braybrooke, there are a number of other design principles which the 'Rural Masterplanning Report' considers

important for the future development of the village. These are further detailed below:

Development Principles

Development in Braybrooke will be limited. However, any new development will demonstrate that it complies with the following principles:

- The green space that runs through the village should be enhanced through the inclusion of a public access following the river east/west through the village,
- New development to the north of the river should be less compact and be interdispersed
 with green open spaces. Boundary treatment should be low and of an 'open' nature
 to avoid negatively impacting the character of this part of the village,
- Walkability throughout the village should be improved through the inclusion of a consistent footpath connection along Griffin Road, running north/south,
- An over-ridding building material or boundary treatment is not present within this village but any new development should respect the character of existing properties and should avoid repetition of poorly designed properties and take inspiration from the Historic Core, as outlined in the Rural Masterplanning report, which make a positive contribution to the character of this village,
- Lanes and Mews are a characteristic of the village, these should be protected and enhanced and provide the inspiration for new development.

Question 65

Do you agree with the design principles set out above?

Historically and Visually Important Open Space

13.4.8 Option 51 proposes to define historically and visually important open space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following areas have been considered for identification as historically and visually important open space within Braybrooke:

Sites for designation as Historically and Visually Important Open Space:

- HVI/006 Land around rectory farm/to the east of Griffin Road and north of School Lane
- HVI/007 Land to the east of the village and to the north and east of Desborough Road

Discounted sites:

- HVI/008 Informal walkway from Griffin Road to Green Lane
- HVI/009 and HVI/010 Green Corners at entrance to School Lane off Desborough Road and into Latymer Close off Griffin Road

Allotments

13.4.9 There has been no expressed need for allotment provision in Braybrooke.

Question 66

Is there a need for allotments in Braybrooke? If so, are there any sites that you think would be suitable for allocation as allotments?

- **13.4.10** New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means, sites that are physically detached from village boundaries or only accessible by car should be avoided.
- **13.4.11** Further information regarding the designation of historically and visually important open space and the discounted options as well as the identified need for allotments is contained within the *Background Paper: Open Space and Allotments*.

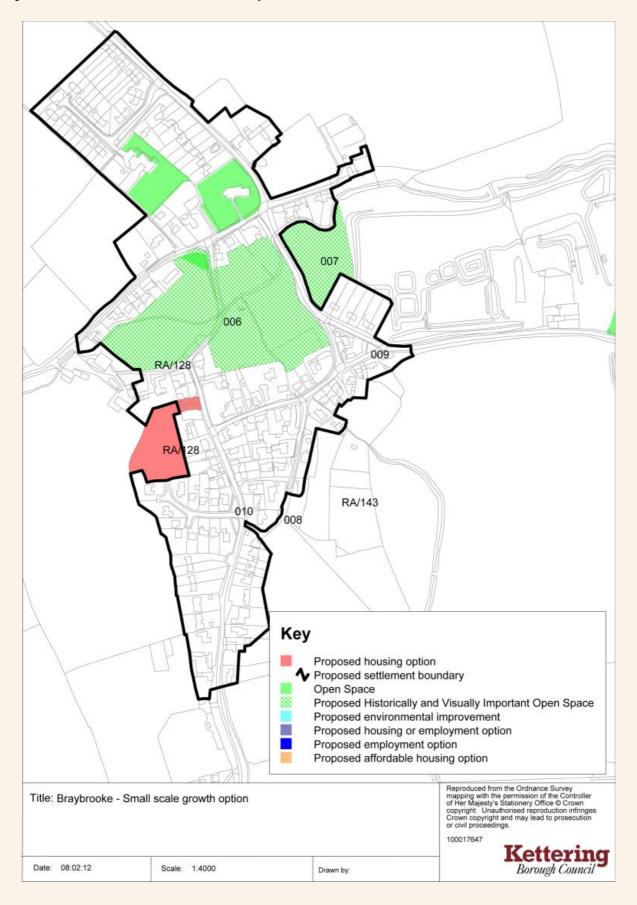
Braybrooke Village boundary

13.4.12 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Braybrooke is shown on the Braybrooke - some small growth map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the *'Background Paper: Settlement Boundaries'*.

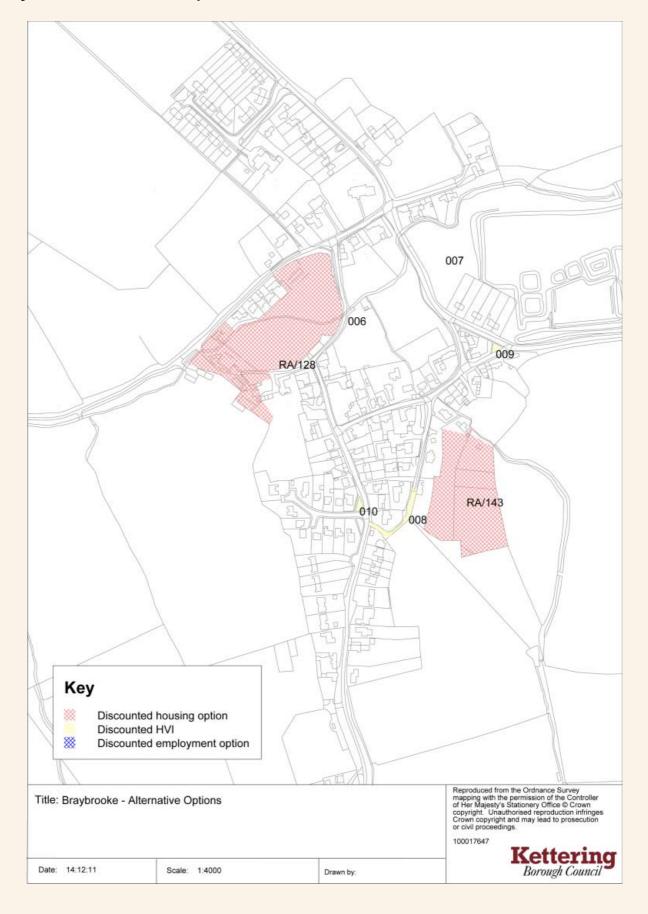
Question 67

Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?

Braybrooke - Small Scale Growth Option



Braybrooke - Alternative Options



13.5 Broughton

13.5.1 Broughton is a large village with a good range of services and facilities. The A43 runs parallel to the village and provides a good connection to Kettering and Northampton. Broughton is historically a dispersed village. Although, a significant amount of infilling, through the development of farmland, has taken place and the village now has a more dense built form. The centre of the village is still strongly linked to its rural, agricultural past, with open land cutting into the village from the east at Gate Lane and the south east in and around the Church of St. Andrew. The village has an attractive historic core with a number



of Listed Buildings. Older buildings are predominantly ironstone and limestone, although the majority in Broughton are ironstone, which is a distinct characteristic of this village.

- 13.5.2 Broughton is currently one of the few villages in the Borough without an adopted Conservation Area. However, an appraisal is currently being prepared.
- 13.5.3 Broughton has a Parish Plan which has been adopted by the Council as informal policy. The Parish Plan has been used to inform the preparation of this document.
- 13.5.4 There are two options for the development of Broughton in the plan period. The first is that of no growth beyond the village boundary. A proposed village boundary for Broughton is shown on the map below. This shows that although there are some opportunities for development within the boundary, this would result in an intensive use of land, detrimental to the built form of the village, undermining its historic character. The rural exceptions policy would allow for development of affordable housing outside the boundary on exception sites, provided the criteria set out in the rural exceptions policy were met.
- 13.5.5 The alternative option is to allow some small scale growth in Broughton to allow the village to grow. Potential housing and employment sites in the village have been assessed, these assessments are contained in the 'Background papers Housing Allocations and Employment Allocations' and are summarised in the 'Rural Masterplanning Report' which has considered these sites in the context of the village.
- 13.5.6 There are a number of advantages to allowing some small scale growth beyond the village boundary, which could reduce pressure on sites within the village boundary and prevent further erosion of the historically dispersed character of the village. Some small scale growth would also support the local school which currently has a small number of surplus spaces and would help support the retention of existing services and facilities. Provision of small scale industrial units would also help deliver the aspiration for these types of uses set out in the Parish Plan.
- 13.5.7 Through the assessment of housing and employment sites and the 'Rural Masterplanning Report' two alternatives have been identified for delivering small scale growth in Broughton. These alternatives are to focus development in one location, this would allow for potentially higher contributions to be attained due to the impact of the development on the local area. The other alternative option would be to allow development to be dispersed among a

number of sites resulting in pockets of incremental, small scale growth throughout the plan period.

Proposed opportunities for focused small scale growth:

Housing growth to be focused on sites:

- RA/098 Land to the east of Cransley Hill (part of site)
- RA/127 The Paddock, Meadow Close

Employment growth to be focused on sites:

RA15 development of part of the site for small scale industrial units

Draft principles for sites RA/098 and RA/127

- These sites should be developed in a comprehensive manner,
- Development should address Cox's Lane and Cransley Hill,
- The density of the proposed development should not exceed 15 dwellings per hectare,
- Vehicle access shall be from either Cox's Lane or Cransley Hill only.

Proposed opportunities for dispersed small scale growth:

- RA/094 Land south east of Northampton Road (Frontage only 8-12 dwellings)
- RA/101 Land to the rear of 22 High Street
- RA/096 Land between A43 and High Street
- RA15 development of part of the site for small scale industrial units

Draft principles for site RA/094:

- Development should front onto Northampton Road,
- Development should create an attractive gateway to the town.

Draft principles for site RA/101:

- Development should not exceed 15 dwellings per hectare and reflect the traditional core of the village,
- Development should improve access to the school in association with site RA/096,
- Development should be well linked to the High Street and create footpath links to the open countryside.

Draft principles for site RA/096:

- Development should improve pedestrian and vehicle access to, and enclosure and natural surveillance of the school,
- Development should be well linked and relate to the High Street,
- Development should not exceed 15 dwellings per hectare and reflect the traditional core of the village.

Alternatives considered:

- RA/095 Gate Lane (Housing)
- RA/097 Land to the east and west of Church Street (Housing)
- RA/099 Broughton Allotments (Housing)
- RA/144 Land to the south east of Broughton (Housing)
- RA/167 Land to the west of Wellingborough Road (Housing)
- RA/098 Land to the east and west of Cransley Hill (whole of site)
- RA/094 Land to the south east of Northampton Road (whole of site)
- RA/13 (Employment)
- RA/16 (Employment)

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?

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?

If you think RA/15 should be developed for employment how much of the land should be developed and which uses should this include?

13.5.8 As well as the above mentioned development opportunities for Broughton there are a number of other design principles which the *'Rural Masterplanning Report'* considers important for the village. These are further outlined below:

Development Principles

Draft development principles to be applied to development proposals in Broughton:

- Protect or enhance the traditional, historic character of the central core of Broughton,
- Not cause coalescence between Broughton and Kettering,
- Be well connected and well related to the centre of the village,
- Reflect the characteristics of the central village and the historic farmsteads depending upon the location of the development and its relationship to these character areas,
- Be at a low density reflecting the Central Village and Historic Farmstead character areas with a more organic or dispersed pattern of development than recent modern developments,
- New street patterns should reflect those of historic streets in the village and should be designed to encourage slow traffic movement, to create a pedestrian friendly environment and to create an enclosed and intimate environment,
- Include frequent areas of attractive open spaces between development, reflecting this important traditional characteristic,
- Hedgerows and trees should be used to provide boundaries to gardens to create a soft edge to the village and where appropriate buildings should be spaced to allow

views out to the open countryside to be retained. The use of high close-boarded fencing or brick walls which mark the boundary with the open countryside should be avoided or at gateways to the village,

- Enhance the open space within the village including the area in front of the church,
- Use a limited palette of traditional local materials based around ironstone, red brick, black weatherboards, slate and pantiles,
- Front on to and abut, or be slightly set back in line with surrounding building lines, creating a good sense of enclosure,
- Enjoy a positive relationship with surrounding development and not present inactive or blank facades to streets,
- Prioritise conversion of redundant buildings, affordable housing and starter homes,
- Encourage business or commercial development, including cottage industries,
- Facilitate the following improvements to the village:
 - Enhance the High Street environment to encourage a more viable and vibrant heart to the village as a focus for economic activities and facilities, for example a butchers, bakers or tea shop,
 - Public realm improvements to create a public realm more in keeping with the rural, traditional character of the village, for example soft landscaping and tree planting, and sensitive traffic calming measures, for example gravel dressing, carriageway narrowing and planting,
 - Enhancement of the area of open space in front of the church to improve its setting,
 - Improve footpath and cycle links out of the village, including a new footpath to Kettering.

Question 69

Do you agree with the development principles set out above?

Historically and Visually Important Open Space

13.5.9 Option 51 proposes to define historically and visually important open space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following options have been considered for identification as historically and visually important open space within Broughton:

Sites for designation as Historically and Visually Important Open Space:

- HVI/011 Rectory Farm and to the east of Gate Lane
- HVI/012 Land to the south east of Church Street
- HVI/052 Land to the west of St Andrews Church

Allotments

13.5.10 There is no identified need for allotment provision in Broughton.

Question 70

Is there a need for further allotments in Broughton? If so, are there any sites that you think would be suitable for allocation as allotments?

- 13.5.11 New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means. Sites that are physically detached from village boundaries or only accessible by car should be avoided.
- **13.5.12** Further information regarding the designation of historically and visually important open space and the discounted options as well as the identified need for allotments is contained within the *'Background Paper: Open Space and Allotments'*.

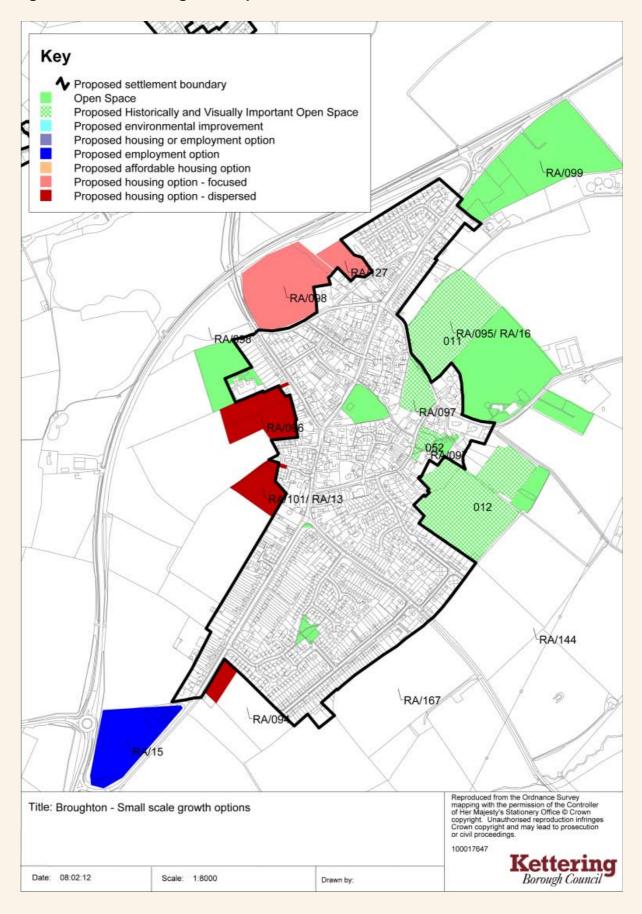
Broughton Village boundary

13.5.13 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Broughton is shown on the Broughton - some small growth map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the 'Background Paper: Settlement Boundaries'.

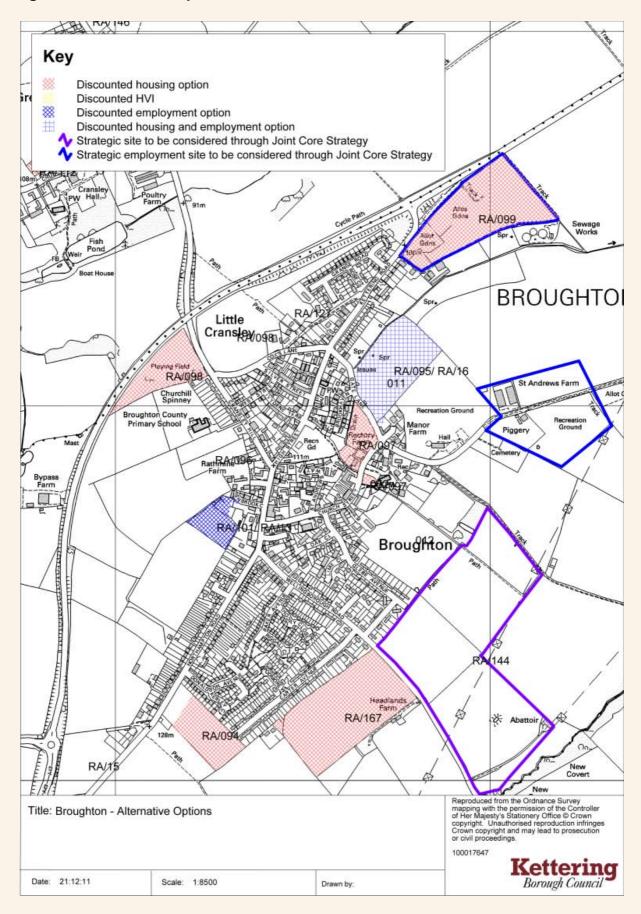
Question 71

Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?

Broughton - Small scale growth option



Broughton - Alternative Options



13.6 Cranford

13.6.1 Cranford is a distinctive and attractive village, to the east of Kettering, with a unique historic character. The two elements of the settlement are separated by the Alledge Brook and the historic central parkland area associated with the imposing Cranford Hall. The main character area remains the Historic Traditional, where local limestone, some ashlar and ironstone detailing, thatch and slate are the traditional building materials. Buildings address and define the streets and are arranged in line with them. Cottages either front directly onto the street or have consistent depth front gardens with defined



stone boundary treatments, both of which contribute greatly to the village's streetscene and character.

- 13.6.2 The built form is generally low density and scattered, and frequently broken up by areas of open space which gives the village a very green and rural feel, reinforced by frequent views out into the countryside.
- 13.6.3 The character of more recent developments becomes sporadic with some scattered infill / suburban / post war developments which reflect little of the traditional character traits and bear little affinity with the rest of the village scene, being of 'standard' designs seen throughout the country. This erosion of character is reinforced by the public realm of the High Street, the engineering and width of which is now incongruous to its role and encourages speeding traffic.
- 13.6.4 Cranford has a Parish Plan which has been adopted by the Council as informal policy. The Parish Plan has been used to inform the preparation of this document.

Affordable Housing

- 13.6.5 A Housing Needs Survey undertaken for Cranford identified a need for affordable housing in Cranford. The Parish Council have endeavoured to find a site for a development of affordable homes but, under the old Local Plan, no sites have been able to be progressed. This document and the Rural Masterplanning Report has presented an opportunity to revisit this issue and attempt to find a site, or sites, for affordable homes in or adjacent to the village. Three potential sites were identified and assessed in accordance with criteria outlined in the *Background Paper Housing Allocations*. These assessments are summarised below and shown on the map below.
- 13.6.6 Sites in Cranford considered include, site RA/170 land south of New Stone House, Duck End. This site scored well in the assessment which noted it has no major constraints to development; is reasonably close to the village's facilities; has low landscape sensitivity; adequate access can be gained from Duck End; and its topography, setting and location lend itself well to a good, high quality small scale scheme and site RA/173 land east of the corner of Duck End and Thrapston Road, this site is considered a reasonable site which would have minimal negative impacts and is reasonably close to the village's facilities. However it is not very well related to the village and detached from the main nucleus of the settlement. Safe access would also need to be provided onto Thrapston Road and potential negative impacts from the HGV operation is mitigated. These sites have been taken forward as potential sites.

13.6.7 Site RA/171 - land to the south of the Rectory is not considered suitable due to the detrimental impact on the setting of Listed Buildings and the character and form of the settlement and landscape.

Affordable Housing Sites

To allocate a site, or sites, to meet an identified local need for affordable homes in Cranford. Two sites are put forward as potential sites suitable to meet this need:

- Site RA/170 South of New Stone House, Duck End (preferred site);
- Site RA/173 Land east of the corner of Duck End and Thrapston Road

Alternatives considered:

Site RA/171 - Land to the south of the Rectory

Any development on site RA/170 - South of New Stone House, Duck End will:

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

Any development on site RA/173 - Land east of the corner of Duck End and Thrapston Road will:

- Demonstrate that satisfactory access arrangements can be provided,
- Be outward facing and address Thrapston Road and the corner of Duck End
- Create a positive gateway to the village
- Provide a safe footpath into Duck End and the centre of the village,
- As the development is not within or adjacent to the historic areas of the village, a wider palette of materials than traditional stone may be appropriate, including good quality contemporary materials.

Question 72

Do you agree that a site, or sites, should be allocated for affordable homes in Cranford? If so:

- Do you agree with the suggested sites above and which one would be most suitable?;
 or
- Are there alternative sites that should be considered?

- 13.6.8 In addition to the option regarding affordable housing, outlined above, two further options for the future of Cranford in the plan period are presented, resulting from the 'Rural Masterplanning Report' and the 'Background Paper: Settlement Boundaries'. The first option is that of no growth beyond the village boundary. This option would draw the village boundary tightly around the built up framework of the village and restrict further growth beyond this. The rural exceptions policy would, however, allow for development of affordable housing outside the boundary on an exception site basis provided the criteria set out in the policy were met. A proposed village boundary for Cranford is shown on the map below. The extent is almost identical to the the existing boundary, with some minor changes to include the full extent of some gardens, as explained in the 'Background Paper Settlement Boundaries'.
- 13.6.9 This option is likely to mean very little change in the village in the plan period as there are limited opportunities for development within the proposed boundary. The aim of such an approach would be to ensure that Cranford's character and environmental quality is protected. However, in some cases this can place more pressure on land within the village envelope and result in inappropriate infill development and the loss of gaps in the built form which contribute to a village's character.
- 13.6.10 The alternative option for Cranford is to allow some small scale development outside of the existing extent of the village, to allow the village to grow, by extending the village boundary. There are some advantages to allowing some small scale growth outside the current village boundary including 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.
- 13.6.11 Owing to the size of Cranford and its special character, any extensions to the boundary would need to be very small scale and carefully considered.
- **13.6.12** Other than the affordable homes sites listed above, no potential market housing sites in the village were submitted for assessment and none were identified in the 'Rural Masterplanning Report'.
- **13.6.13** New development in Cranford is likely to be limited. However, should any future development proposals come forward, the *'Rural Masterplanning Report'* identified several design principles which should be adhered to in order to maintain the unique character of the village. These draft principles are outlined below.

Development Principles

New development in Cranford will be limited. However, any proposals that may come forward will:

- Seek to deliver affordable housing to meet any remaining identified local need,
- Facilitate the following identified improvements to the village:
 - Creation of a children's play area,
 - Improvements to the High Street with measures to soften or narrow the highway,
 calm traffic and improve the public realm,

- Introduce appropriate tree planting to the south side of the High Street,
- Enhancement of gateways into the village from the west and particularly the east, potentially maximising the bridge and gulley at Duck End (south) over the former railway line as a landmark feature.
- Take their design, character and materials cues from the character of Historic Traditional and Scattered Isolated Rural character areas, as identified in the Rural Masterplanning report,
- Use a limited palate of materials of local limestone, and thatch or slate,
- Reflect the scale, mass, form, height and density of the historic pattern of development,
- Protect important views, particularly those of St Andrew's Church and Cranford Hall,
- Not result in the loss of historic front gardens for structures or car parking,
- Introduce street treatments and street furniture appropriate to the historic and rural context, for example setts for kerbs and bonded pea shingle for path and road surfaces, and retain and, where necessary, enhance original features such as the water hydrants.

Question 73

Do you agree with the draft design principles for Cranford set out above?

Do you agree with the identified improvements to the village sought about? If not do you have any alternative improvements you would like to see made?

Historically and Visually Important Open Space

13.6.14 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following areas have been considered for identification as Historically and Visually Important Open Space within Cranford:

Sites for designation of Historically and Visually Important Open Space:

- HVI/013 Land in between Cranford St John and Cranford St Andrew
- HVI/014 Land to the north of Top Dysons
- HVI/015 The Green

Allotments

13.6.15 There is no identified need for allotment provision in Cranford.

Question 74

Is there a need for allotments in Cranford? If so, are there any sites that you think would

be suitable for allocation as allotments?

13.6.16 New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means. Sites that are physically detached from village boundaries or only accessible by car should be avoided.

Further information regarding the designation of historically and visually important open space and the discounted options as well as the identified need for allotments is contained within the

'Background Paper: Open Space and Allotments'.

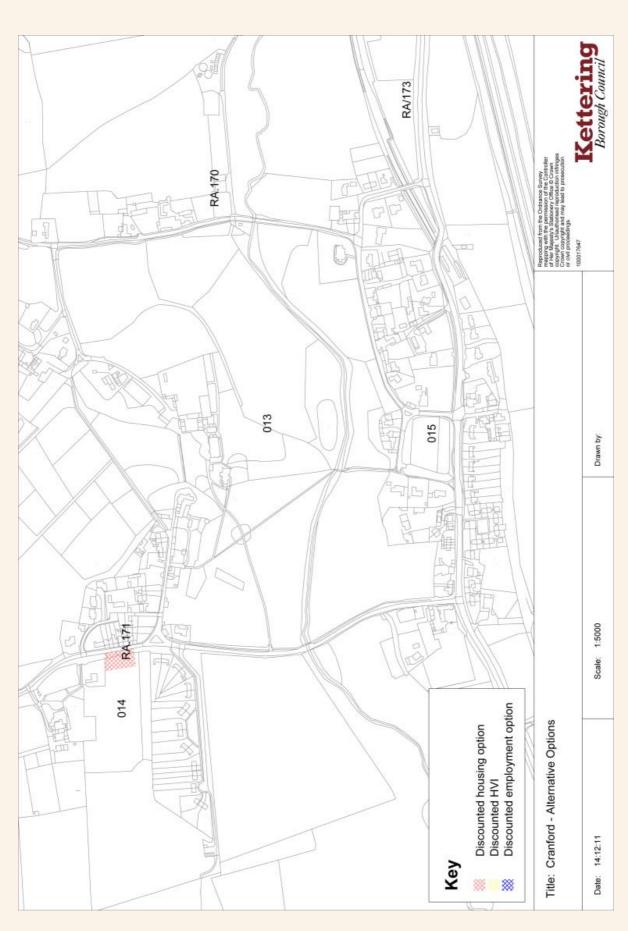
Cranford Village boundary

13.6.17 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Cranford is shown on the Cranford - proposals map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the 'Background Paper: Settlement Boundaries'.

Question 75

Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?

Cranford - Proposals



Cranford - Alternative Options

13.7 Dingley

13.7.1 Dingley 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, and given the small number of dwellings it is considered that this remains the most appropriate designation for Dingley.

Question 76

Do you think Dingley should continue to be considered as scattered development in the open countryside?

If not should a village boundary be drawn?

13.8 Geddington

13.8.1 Geddington is an attractive historic village which has formed both sides of the River Ise and there is an attractive green space running through the centre of the village both sides of the river. Geddington is a popular destination with visitors and the Queen Eleanor Cross is a popular attraction. Geddington is a large village located 2km north east of Kettering. The village has a good range of services and facilities and has some small scale employment provision. The historic parts of the village largely comprises of Limestone cottages with Colleyweston slate roofs.



13.8.2 There are two options for growth in Geddington within the plan period. The first is that of no growth beyond the village boundary. A proposed village boundary for Geddington is shown on the map below. Development opportunities within this boundary are extremely limited. With this option, there is likely to be little change in the village in the plan period and could result in pressure for development on open spaces within the village. The rural exceptions policy would however allow for development of affordable housing outside the boundary on an exception site basis provided the criteria set out in the policy were met. The 'Geddington, Newton and Little Oakley Housing Needs Survey' (March 2011) identified a need for 15 affordable homes in Geddington. To meet this need a site could be identified outside the settlement boundary solely for affordable housing. This would require a willing landowner.

13.8.3 The alternative option is to allow some small scale growth within the village. Allowing some small scale growth outside the current village boundary would reduce pressure on open spaces within the village and would help support existing services and facilities. Provision of a small amount of housing market and affordable housing will help meet local need for affordable housing, as identified in the 'Geddington, Newton and Little Oakley Housing Needs Survey'.

Provision of some small scale employment opportunities would also meet the needs of those with enterprises in the village should these have a desire to expand. Small scale development may also be able to contribute to the provision of a leisure way along the River Ise.

13.8.4 Potential housing sites in the village have been assessed, these assessments are contained in the 'Background Paper - Housing Allocations' and are summarised in the 'Rural Masterplanning report' which has considered these sites in the context of the village. The housing site assessments and 'Rural Masterplanning report' has identified sites RA/107, RA/109 and RA/110 as good opportunities for development that can be well connected to the centre of the village. Site RA/108 considered through the 'Rural Masterplanning report' and 'Background Paper - Employment Allocations', although not well connected to the village centre, it provides a good opportunity to extend existing employment development in the village.

Development Opportunities for Growth

Housing and employment growth will be focused on sites:

- RA/107 Geddington Sawmill (Mixed use development)
- RA/109 Geddington South East (Residential development frontage only)
- RA/110 Old Nursery site at Grafton Road (Small scale residential development)
- RA/108 Geddington South West (Small area on north eastern corner to provide an extension to existing employment units)

Alternatives considered:

- RA/102 Land at Stamford Road
- RA/103 Geddington west
- RA/104 Land to the west of Stamford Road (A43)
- RA/105 Land to the west of New Road and north of the River Ise
- RA/106 Land to the east of New Road
- RA/108 Geddington South West (whole of site)
- RA/011 Land to the rear of 20 Wood Street
- RA/109 Geddington South East (whole of site)

Draft design principles for proposed sites:

Any development of site RA/107 - Geddington Sawmill will:

- Reflect the character of the historic core.
- Provide a mixed use development to retain an employment function in this part of the village,
- Retain the historic form of buildings on the site,
- Retain mature trees as part of the development,
- Development will be of a low density, approximately 15 dwellings to the hectare.

Any development of site RA/109 - Geddington South East will:

 Front on to Kettering Road with relatively large plot sizes to retain views out to the wider countryside,

- Be linear in form to reflect the built form in this part of the village,
- Create an attractive gateway into the village.

Any development of site RA/110 - Old Nursery site at Grafton Road will:

- Reflect the character of the historic core,
- Retain mature trees and hedgerows as part of the development, this will retain this soft gateway into the village,
- Create good footpath links to the centre of the village,
- Development will be of a low density, approximately 15 dwellings per hectare.

Any development of RA/108 - Geddington South West (small area on north eastern corner to provide an extension to existing employment units) will:

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

Question 77

Do you think development in Geddington should be limited to no growth beyond the village boundary or should there be some small scale growth?

If you think there should be some small scale growth do you think the sites identified are the most appropriate?

If you think development should be limited to no growth beyond the village boundary do you think a site should be identified outside the boundary solely for affordable housing to meet identified need?

13.8.5 As well as the above mentioned development opportunities for Geddington there are a number of other design principles which the *'Rural Masterplanning Report'* considers important for the village. These are further outlined below:

Development Principles

Draft development principles to be applied to development proposals in Geddington:

- Seek to deliver affordable housing to meet identified local need,
- New development should reflect the positive character of the historic core,
- Development should enhance the green corridor running through the centre of Geddington,
- Materials should include traditional Limestone and red brick with Collyweston slate roofs,
- Development should abut the highway or where set back stone walls should be used to create a sense of enclosure,
- Buildings should front onto the street,

- New streets should reflect the layout of those found in the historic core and should be designed to encourage slow traffic movement, to create a pedestrian friendly environment and to create an enclosed and intimate environment,
- New development should be well connected and well related to the centre of the village,
- New development should contribute to:
 - The provision of a footpath along the River Ise.
 - Traffic calming/ public realm improvements along the A43 (Stamford Road/ New Road/ Kettering Road) following the development of the Corby link road.

Historically and Visually Important Open Space

13.8.6 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following areas have been considered for identification as Historically and Visually Important Open Space within Geddington:

Sites for designation as Historically and Visually Important Open Space:

HVI/016 - Land either side of the River Ise running through the centre of the village

Allotments

13.8.7 There is an identified need for allotment provision in Geddington. No sites have yet been identified to accommodate this need. New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means, sites that are physically detached from village boundaries or only accessible by car should be avoided.

Question 78

Are there any sites within Geddington that you think would be suitable for allocation as allotments?

13.8.8 Further information regarding the designation of historically and visually important open space and the discounted options as well as the identified need for allotments is contained within the 'Background Paper: Open Space and Allotments'.

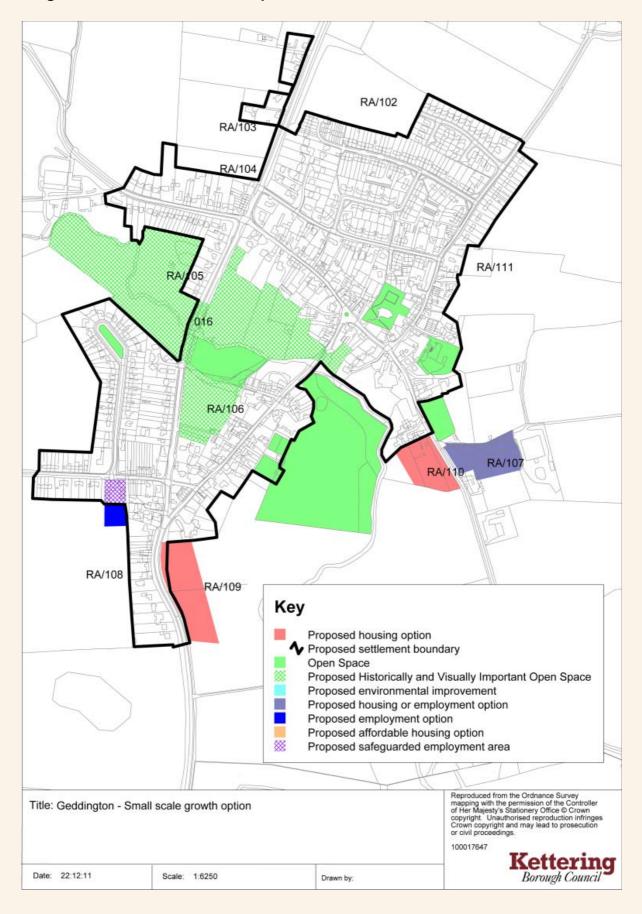
Geddington Village boundary

13.8.9 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Geddington is shown on the Geddington - small scale growth option map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the *'Background Paper:*

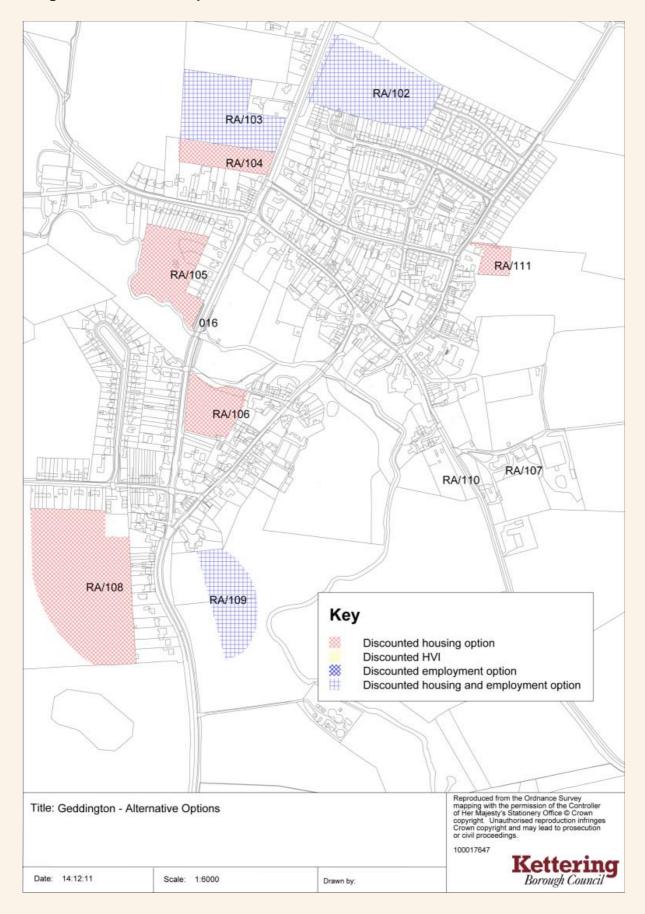
Settlement Boundaries'.

Question 79

Geddington - Small Scale Growth Option

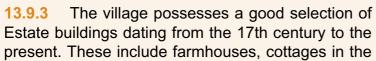


Geddington - Alternative Options



13.9 Grafton Underwood

- 13.9.1 Grafton Underwood is one of a small group of former estate villages associated with the Duke of Buccleugh's Estate at Boughton. Because the village has remained in estate ownership until relatively recent times, it retains a coherent character that is strongly identified with agriculture and the management of the Estate.
- 13.9.2 The morphology of Grafton is defined by the course of the Alledge Brook. The village is organised on a typical linear mediaeval plan, with long narrow plots associated with individual holdings stretching between the main street and (former) back lanes running parallel to the street. At the northern end of the village, the buildings are set back from the brook effectively creating an elongated green that is visually enclosed by trees and architectural features.





post medieval tradition, model 19th century cottages, barns and other farm buildings. Materials throughout the village generally consist of Limestone with straw thatch, Collyweston slate, Welsh slate or clay tiles (pantiles and plain tiles) for roofs. Most buildings are constructed up to the street pavement line, particularly at the northern end of the main street. Higher status buildings are generally set back from the street behind front gardens. A relatively large number of the buildings are orientated so that the principal elevations face south and are therefore at right angles to the street.

- 13.9.4 The extensive stone walls between and in front of the buildings along the main street and elsewhere help to define much of the spatial character of the village, some dating back to the 18th century.
- 13.9.5 There are two options for the development of Grafton Underwood in the plan period. The first is that of no growth beyond the village boundary and to draw the village boundary tightly around the built up framework of the village. This would restrict growth to ensure that the character and environmental quality of the village is protected. A proposed village boundary for Grafton Underwood is shown on the map below. With this option there is likely to be very little change in the village in the plan period as there are limited opportunities for infill development within the boundary. The rural exceptions policy would however allow for development of affordable housing outside the boundary on an exception site basis provided the criteria set out in the policy were met.
- 13.9.6 The alternative option for Grafton Underwood is to allow some small scale development to allow the village to grow. Potential housing sites in the village have been assessed, these assessments are contained in the 'Background paper Housing Allocations' and are summarised in the 'Rural Masterplanning Report' which has considered these sites in the context of the village. The 'Rural Masterplanning Report' identifies part of site RA/113, land at Duke's Mill Farm and RA/114, land at Slipton Lane Barns are good opportunities for development. This is

provided that development takes the form of conversions of existing buildings and development does not unnecessary encroach on the open countryside to protect the character and form of the village and Conservation Area.

Development Opportunities for Growth

Proposed opportunities for small scale growth:

- RA/113 Land at Duke's Mill Farm (part of site)
- RA/114 Land at Slipton Lane Barns

Alternatives considered:

RA/113 - Land at Duke's Mill Farm (all of site)

Draft development principles for these sites are:

- Development should be of a high quality to reflect the distinct character of the village and the Conservation Area,
- Access to the site should be retained as it is so as not to impact the character and appearance of the Conservation Area,
- Development should take the form of conversion only and existing openings should be used where possible with a limited number of new openings to be created,
- Sites will be carefully designed to ensure new development benefits from amenity space and car parking without undermining the character of these areas,

Question 80

Do you think development in Grafton Underwood should be limited to no growth beyond the village boundary, as set out above? Or do you think there should be some small scale growth beyond the village boundary?

If you think that there should be some small-scale growth, where should this be?

13.9.7 As well as the above mentioned development opportunities for Grafton Underwood there are a number of other design principles which the *'Rural Masterplanning Report'* considers important for the village. These are further outlined below:

Development Principles

New development Grafton Underwood should be extremely limited and will:

- Protect the unique historic character of the village,
- Not result in the subdivision of gardens or development of open land within the village boundary,

- Retain views of the church,
- Reflect the informal layout of existing development,
- Abut the main street or where set back stone walls should abut the highway to maintain
 a sense of enclosure as well as continue the built form.
- Not result in the loss of or removal of existing stone walls,
- New development shall be constructed of Limestone with Collyweston slate, Welsh slate or clay tiles (pantiles and plain tiles) roofs,
- Suitably designed traffic calming along the main street to reduce the speed of vehicles through the village.

Question 81

Do you agree with the development principles set out above?

Historically and Visually Important Open Space

13.9.8 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following options have been considered for identification as Historically and Visually Important Open Space within Grafton Underwood.

Sites for designation as Historically and Visually Important Open Space:

- HVI/017 Land surrounding the Old Rectory, St James Church
- HVI/018 The village green/ linear green space either side of the Alledge Brook

Allotments

13.9.9 There is no identified need for allotment provision in Grafton Underwood.

Question 82

Is there a need for further allotments in Grafton Underwood? If so, are there any sites that you think would be suitable for allocation as allotments?

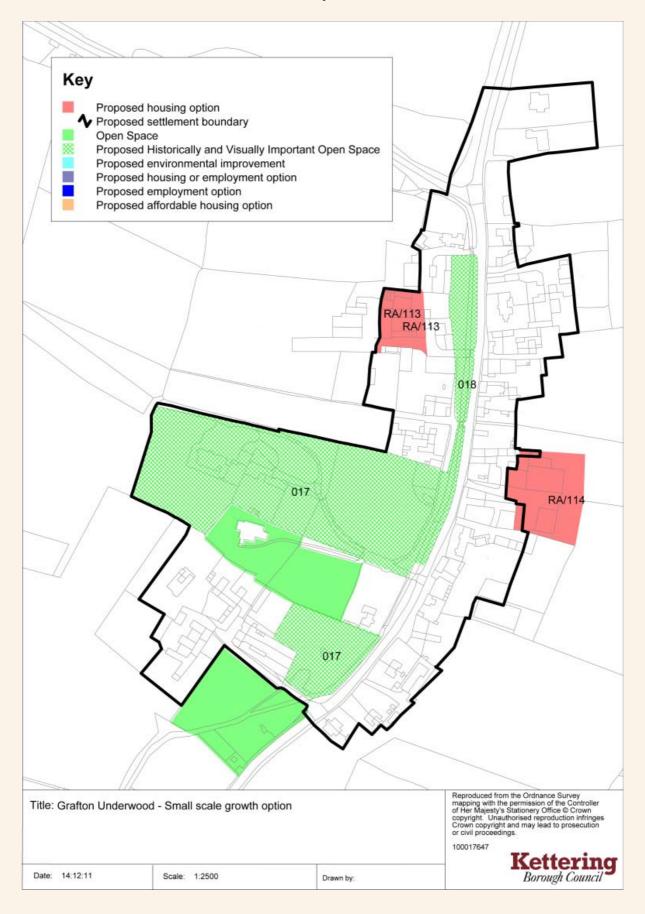
- **13.9.10** New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means. Sites that are physically detached from village boundaries or only accessible by car should be avoided.
- **13.9.11** Further information regarding the designation of historically and visually important open space and the discounted options as well as the identified need for allotments is contained within the *'Background Paper: Open Space and Allotments'*.

Grafton Underwood Village Boundary

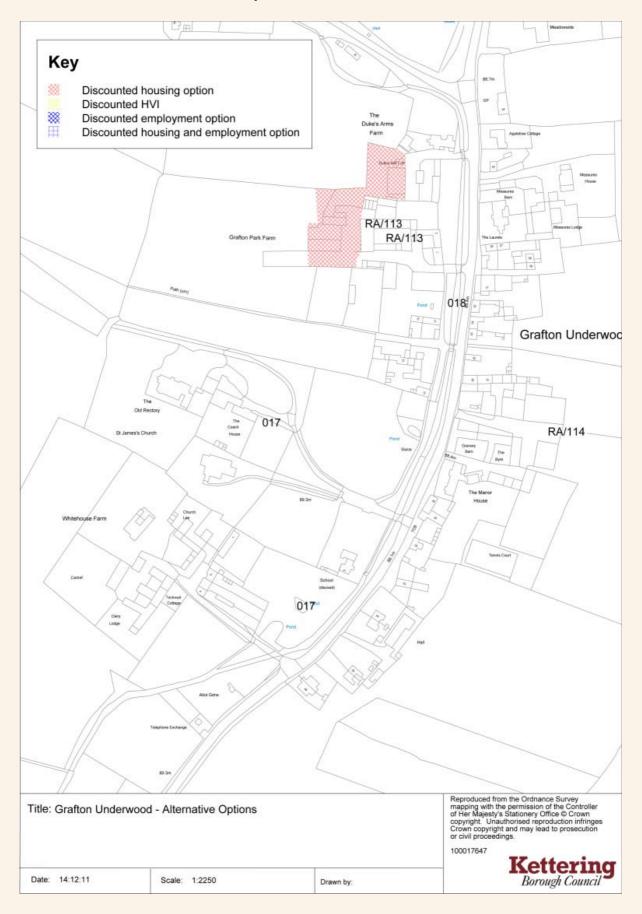
13.9.12 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Grafton Underwood is shown on the Grafton Underwood - small scale growth option map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the 'Background Paper: Settlement Boundaries'.

Question 83

Grafton Underwood - Small Scale Growth Option



Grafton Underwood - Alternative Options



13.10 Great Cransley

13.10.1 Great Cransley is a small village located 1.5 miles south west of Kettering. Great Cransley has limited facilities but is within walking distance of Broughton which has a good range of services and facilities. Great Cransley has an attractive historic core which is focused along Church Lane, there are a number of Listed Buildings along this road including Cransley Hall. More recent development has taken place in a linear form along Loddington Road.



13.10.2 Much of the village is located astride the Broughton to Loddington Road,

with the cross-roads junction of Broughton Hill, Loddington Road, Bridle Way and Church Lane, providing the principal focal point of the village. The majority of the older buildings of this part of the village are located in two distinct areas, at the cross-roads junction previously referred to, and at the lower end of Church Lane. Many of these buildings are constructed of stone, with a variety of roofing materials; including thatch and Welsh slate, and are domestic in style.

13.10.3 There are two options for the development of Great Cransley in the plan period. The first is that of no growth beyond the village boundary. A proposed village boundary for Great Cransley is shown on the map below. With this option there is likely to be very little change in the village in the plan period as there are limited opportunities for infill development within the village boundary. The rural exceptions policy would however allow for development of affordable housing outside the boundary on an exception site basis provided the criteria set out in the policy were met.

13.10.4 Consultation has highlighted a need for affordable housing within the village, despite this a Housing Needs Assessment will need to be prepared prior to production of the Proposed Submission Site Specific Proposals LDD. Provided a need for affordable housing is identified through the Housing Needs Assessment a site could be identified outside the existing village boundary solely for affordable housing, this would however require a willing landowner.

13.10.5 The alternative option for Great Cransley is to allow some small scale development to help provide affordable housing to allow local people to continue to live in the village. Great Cransley is not a location where growth would normally be appropriate as it has limited services and facilities. All the housing sites identified in Great Cransley are currently located outside the village boundary. However, including one of these sites within the boundary, to include a mixture of market housing and affordable housing, would help meet local needs for affordable housing. Small scale growth may also help fund some small scale environmental improvements in the village.

13.10.6 Potential housing sites in the village have been assessed, these assessments are contained in the 'Background paper - Housing Allocations' and are summarised in the 'Rural Masterplanning report' which has considered these sites in the context of the village. The 'Rural Masterplanning report' identifies site RA/146 as a good opportunity for development in the village should this meet local need for housing and sets out the development principles below for the site. Site RA/145 also provides a good opportunity for longer term growth however within the

plan period there is no identified need for this scale of development in Great Cransley. Site RA/112 was also considered for development, however development of this site would have a negative impact on the character of this part of the village and is not considered a good opportunity for development.

Development Opportunities for Growth

Proposed opportunities for small scale growth:

• RA/146 - Land to the North of Loddington Road (b), (6-8 dwellings to include affordable housing to meet local needs)

Alternatives considered:

- RA/145 Land to the North of Loddington Road (a), (long term opportunity)(10-12 dwellings)
- RA/112 The camp site land adjacent to Church Lane

Draft principles for site RA/146 - Land to the North of Loddington Road (b):

- Development should front onto Loddington Road but be set back in a similar style to adjacent properties,
- Properties should be spaced to allow for views out to the open countryside to be retained.
- Boundary treatments to the rear of the properties should allow good visual links to the open countryside and planting should be used to create a soft edge to the village. Use of high close-boarded fences or walls to provide a boundary to the open countryside should be avoided,
- Density of development should reflect that of adjacent development,
- Should include affordable housing to meet local needs.

Question 84

Do you think development in Great Cransley should be limited to no growth beyond the village boundary or do you think there should be some small scale growth as set out above?

If you think there should be some small scale growth do you agree the site identified is the most appropriate?

If you think development should be limited to no growth do you thing a site should be identified for solely affordable housing if a Housing Needs Assessment identifies a need? If so which site should be identified?

13.10.7 Development in Great Cransley is likely to be limited. However should development proposals come forward the following development principles have been identified through the *'Rural Masterplanning report'* to ensure the unique qualities of the village are maintained.

Development Principles

Development in Great Cransley should be limited and new development should follow the following principles:

- Great Cransley has very distinct character areas and new development should be designed in the context of the character area to which it relates and should seek to enhance or improve the character of the area,
- Where possible proposed development should reflect the positive character of the historic core; and contribute towards the following identified improvements to the village:
 - Traffic calming along Loddington Road to create a more pedestrian friendly environment.

Development proposals within or closely related to the historic core should:

- Front directly onto the street, or where buildings are set back stone walls should be used to continue the built form creating a good sense of enclosure,
- Not result in the loss of mature trees or hedgerows which are an important part of the character of this area,
- Maintain the informal nature of streets.

Development proposals along Loddington Road should:

- Front on to Loddington Road but be set back in a similar style to adjacent properties,
- Allow for the retention of views out to the open countryside to be retained.

Question 85

Do you agree the development principles set out above?

Do you agree with the proposed improvements to the village?

Allotments

13.10.8 There has been no identified need for allotment provision in Great Cransley.

Question 86

Is there a need for allotments in Great Cransley? If so, are there any sites that you think would be suitable for allocation as allotments?

13.10.9 New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means. Sites that are physically detached from village boundaries or only accessible by car should be avoided.

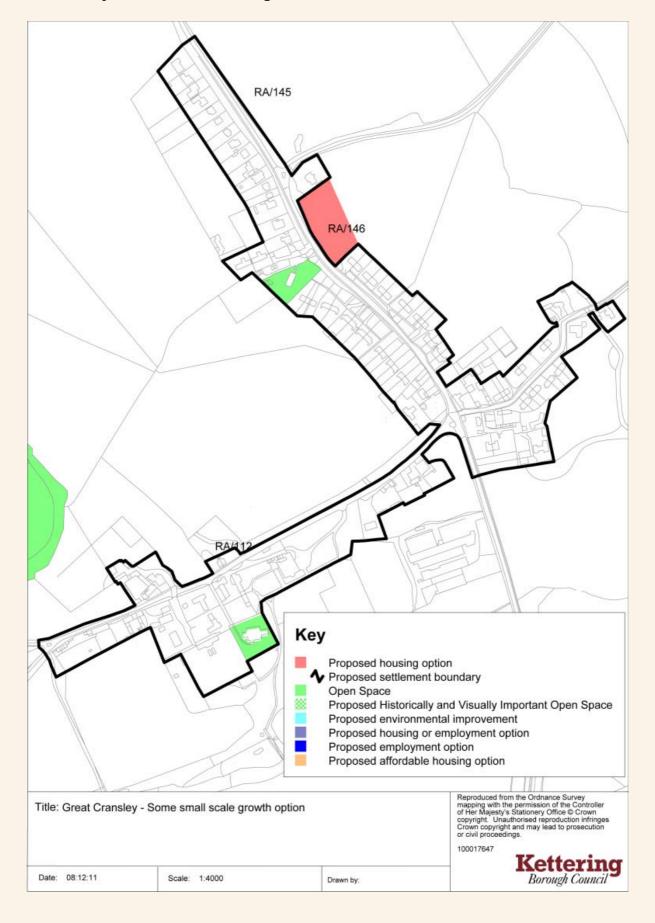
13.10.10 Further information regarding the identified need for allotments is contained within the 'Background Paper: Open Space and Allotments'.

Great Cransley Village Boundary

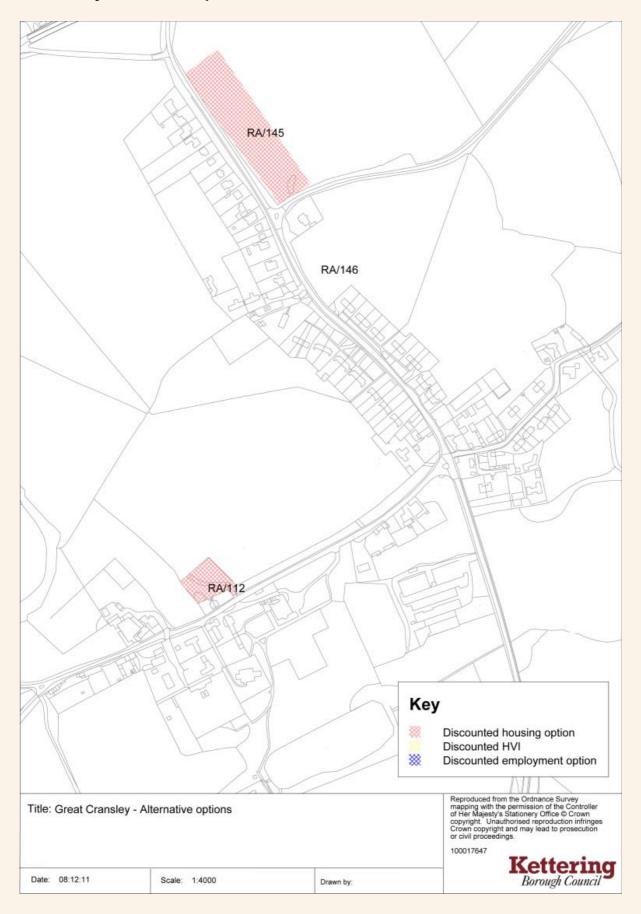
13.10.11 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Great Cransley is shown on the Great Cransley - small scale growth option map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the *'Background Paper: Settlement Boundaries'*.

Question 87

Great Cransley - Some small scale growth



Great Cransley Alternative options



13.11 Harrington

13.11.1 The village of Harrington is located some three miles west of Rothwell, off the B576, Rothwell to Kelmarsh road. The road network of the village is roughly T-shaped, with High Street forming the main spine and Church Lane and Rothwell Road forming offshoots to the north and south.

13.11.2 Harrington is an attractive, linear settlement comprising mostly of Limestone buildings set behind historic stone boundary walls or stone and brick buildings which abut the public highway. The only exceptions to this are the historic



farmsteads which have a more clustered form. The architecture of the older buildings is domestic in style. Such buildings fall into two groups, one centred around the junction of High Street, Church Lane and Rothwell Road including the public house, The Old Rectory and outbuildings and Church Farm, and the other forming the remainder of the village, including The Row and other individual cottages and houses.

13.11.3 The village is linked by several large and small green 'gaps' in between properties which allow views over stone walls out to the attractive open countryside beyond the village boundaries. These green open spaces combined with a number of attractive trees form part of the character of the village and contribute to its rural setting.

13.11.4 Harrington has a Village Design Statement (VDS) which has been adopted by the Council as informal policy. The VDS has been used to inform the preparation of this document.

13.11.5 There are two options for the development of Harrington in the plan period. The first is that of no growth beyond the village boundary and to draw the village boundary tightly around the built up framework of the village and to restrict growth to ensure that the character and environmental quality of the village is protected. A proposed village boundary for Harrington is shown on the map below. With this option there is likely to be very little change in the village during the plan period as there are limited opportunities for infill development within this boundary. The rural exceptions policy would however allow for development of some affordable housing outside the boundary on an exception site, provided the criteria set out in the policy were met.

13.11.6 The alternative option for Harrington is to allow some small scale development to allow the village to grow. Potential housing sites in the village have been assessed, these assessments are contained in the 'Background paper - Housing Allocations' and are summarised in the 'Rural Masterplanning report' which has considered these sites in the context of the village.

13.11.7 Potential development sites in Harrington include site RA/134, land off Harrington Road and adjacent to the Scheduled Ancient Monument (SAM). The impact of this proposal on the adjacent SAM is likely to be be unacceptable and the site is considered to be one of the important 'gap' sites within the village envelope, which contributes to the character of the village. Site RA/133 to the southern edge of the village, marks an important gateway into Harrington.

Development here would have a significant impact on the character of the settlement due to the sites raised ground level. New development would be a prominent feature in the village and would have a negative impact on the historic environment and conservation area. Development of this site would have a significant negative impact on archaeology.

13.11.8 For the reasons set out above, development of the proposed sites would have a detrimental impact on the character of Harrington and the Conservation Area therefore the preferred approach is no growth in Harrington.

Development Opportunities for Growth

The preferred approach in Harrington is to limit growth and protect the character of this historic settlement and its important green spaces.

Alternatives considered:

- RA/133 Land to the south of 18 High Street
- RA/134 Land to the north of 39 High Street

Question 88

Do you think development in Harrington should be limited to no growth beyond the village boundary, as set out above? Or do you think there should be some small scale growth beyond the village boundary?

If you think that there should be some small-scale growth, where should this be?

13.11.9 Despite the preferred approach of limited growth for Harrington in the event an acceptable development opportunity did present itself, the *'Rural Masterplanning report'* highlighted a number of other design principles which new development should accord. These are further outlined below:

Development Principles

Any new development in Harrington should be limited and will:

- Reflect the linear character of the settlement,
- Be positioned behind stone boundary walls or abut the public highway,
- Materials should be limestone with welsh slate, clay pantiles or thatched roofs,
- The historic boundary walls should be retained and new development avoided where this may involve making new openings in the wall,

- Views and open spaces between dwellings should be retained and development should not result in the subdivision of gardens, as these contribute to the rural character of the village,
- The 'soft' edges to the village boundary should be maintained and new development should avoid high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village.

Question 89

Do you agree with the development principles set out above?

Historically and Visually Important Open Space

13.11.10 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following areas have been considered for identification as Historically and Visually Important Open Space within Harrington:

Sites for designation as Historically and Visually Important Open Space:

- HVI/020 The Rectory, south of High Street
- HVI/021 The Falls, north of High Street
- HVI/051 Land to the east of High Street

Allotments

13.11.11 There is no identified need for allotment provision in Harrington.

Question 90

Is there a need for allotments in Harrington? If so, are there any sites that you think would be suitable for allocation as allotments?

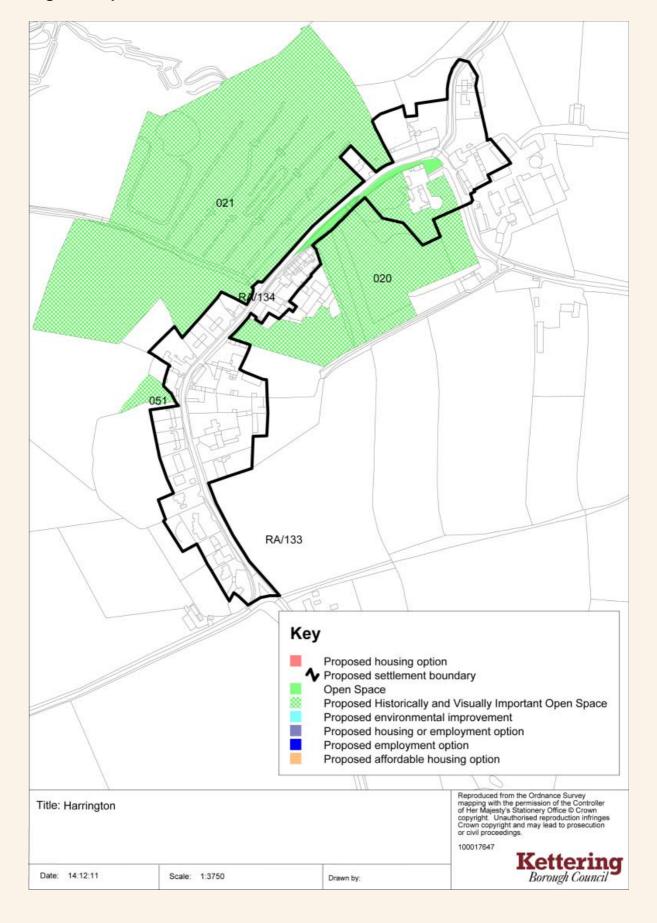
- **13.11.12** New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means. Sites that are physically detached from village boundaries or only accessible by car should be avoided.
- **13.11.13** Further information regarding the designation of historically and visually important open space and the discounted options as well as the identified need for allotments is contained within the 'Background Paper: Open Space and Allotments'.

Harrington Village boundary

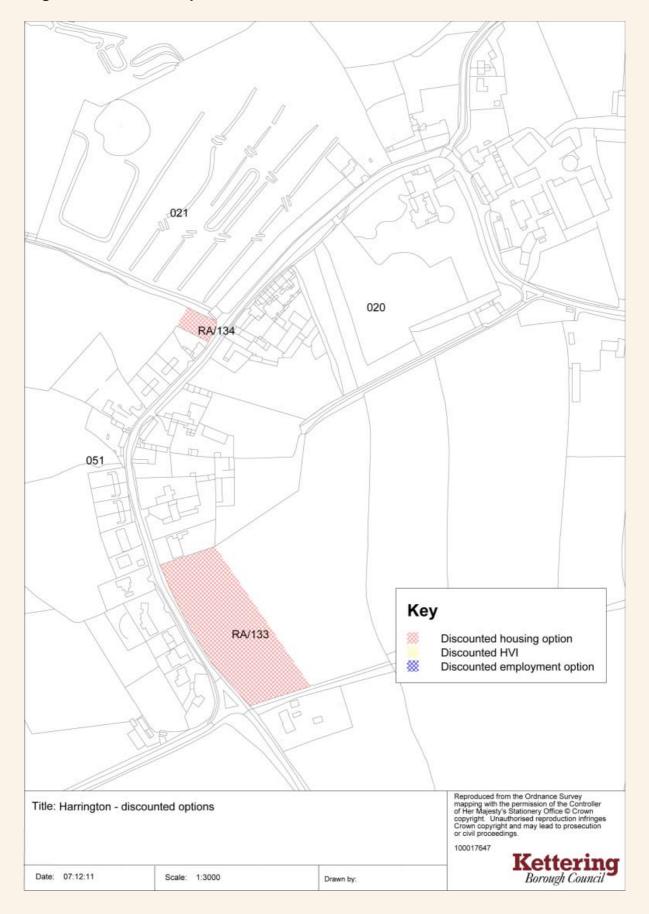
13.11.14 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Harrington is shown on the Harrington - proposals map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the *'Background Paper: Settlement Boundaries'*.

Question 91

Harrington Proposals



Harrington - Alternative Options



13.12 Little Oakley

The village of Little Oakley is located some five miles north-west of Kettering, off the A45 Kettering to Stamford road. The village is a small historic village made up of a simple street pattern following a linear form. located either side of the main street. Although the settlement is linear there is a mixture of properties some of which front directly onto the street and others which are set in large plots, set back from the public highway. The principle pattern is properties on the southern side of the street abut the pavement and properties on the northern side of the street are set back at a raised ground level.



13.12.2 The village is characterised by groups of stone cottages and farms interspersed by fields, fronted by attractive stone walls. The majority of the buildings within the village are constructed of limestone, with roof coverings of thatch, blue slate and orange pantiles, particularly on outbuildings. Most of the architecture is domestic in scale, although Manor Farm and its outbuildings (Grade II listed buildings) and the former St. Peter's Church (Grade II* listed building) provide an imposing entrance to the village when it is approached from the west. There has been limited modern infilling mainly garages, extensions and a limited number of residential properties, which has largely blended in with the character of the area. Properties within the village are fairly well spaced out, giving the village a very rural feel and providing views to the open countryside.

13.12.3 There are two options for the development of Little Oakley in the plan period. The first is that of no growth beyond the village boundary and to draw the village boundary tightly around the built up framework of the village restricting growth to ensure that the character and environmental quality of the village is protected. A proposed village boundary for Little Oakley is shown on the map below. With this option there is likely to be very little change in the village in the plan period as there are limited opportunities for infill development within this boundary. The rural exceptions policy would however allow for development of affordable housing outside the boundary on an exception site basis provided that the criteria set out in the policy were met.

13.12.4 The alternative option is to permit some small scale development to allow the village to grow. There have been no sites submitted for development in this location. However, development could extend the village to the east without negatively impacting important green spaces within the village. Development to the west or on green spaces within the village boundary would have a detrimental impact on the overall character of the village and the setting of Listed Buildings and the Conservation Area.

Development Opportunities for Growth

The preferred approach in Little Oakley is to extremely limit growth and protect the character of this historic settlement and its important green spaces.

Question 92

Do you think development in Little Oakley should be limited to no growth beyond the village boundary, as set out above? Or do you think there should be some small scale growth beyond the village boundary?

If you think that there should be some small-scale growth, where should this be?

13.12.5 Despite the preferred approach of limited growth for Little Oakley in the event an acceptable development opportunity did present itself, the *'Rural Masterplanning report'* highlighted a number of other design principles which new development should accord. These are further outlined below:

Development Principles

New development in Little Oakley should be extremely limited and will:

- Maintain the linear nature of the settlement,
- Any new development on the southern side of the street should abut the pavement,
- Any new development on the northern side of the street should be set back at a distance which reflects that of neighbouring properties,
- Materials should be limestone with roof coverings of thatch, blue slate and orange pantiles, particularly on outbuildings,
- The historic boundary walls should be retained and new development avoided where this may involve making new openings in the walls,
- New development in Little Oakley should contribute to:
 - Traffic calming measures along the main street to improve public realm,

Question 93

Do you agree with the development principles set out above?

Historically and Visually Important Open Space

13.12.6 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following areas have been considered for identification as Historically and Visually Important Open Space within Little Oakley:

Sites for designation as Historically and Visually Important Open Space:

- HVI/022 Land to the south of St Peters Church
- HVI/023 and HVI/026 Land to the north east of 16 Oakley Barn
- HVI/024 Land to the east of 7 Little Oakley
- HVI/025 Land to the east of 4 Mayfield

Discounted sites:

HVI/050 - The Bowls Club

Allotments

13.12.7 There is no identified need for allotment provision in Little Oakley.

Question 94

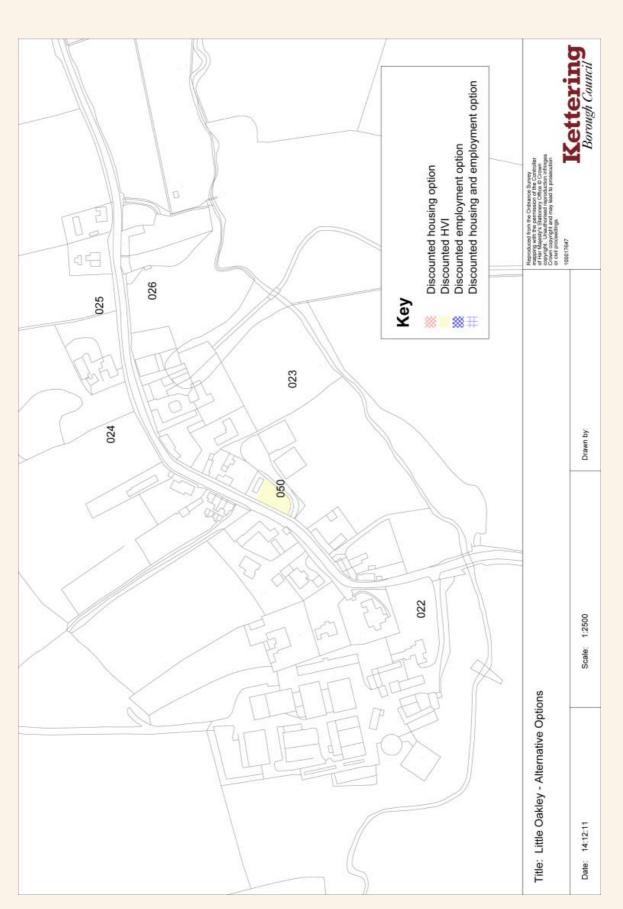
Is there a need for allotments in Little Oakley? If so, are there any sites that you think would be suitable for allocation as allotments?

- **13.12.8** New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means. Sites that are physically detached from village boundaries or only accessible by car should be avoided.
- **13.12.9** Further information regarding the designation of historically and visually important open space and the discounted options as well as the identified need for allotments is contained within the *'Background Paper: Open Space and Allotments'*.

Little Oakley Village Boundary

13.12.10 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Little Oakley is shown on the Little Oakley - proposals map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the *'Background Paper: Settlement Boundaries'*.

Question 95



Little Oakley - Alternative Options

13.13 Loddington

13.13.1 Loddington is an attractive settlement arranged around two main streets with important central open spaces and trees breaking up the built form, providing a focal point around the church. Several phases of development and building styles are evident in the village creating a rich, interesting and varied built fabric. The overriding character area remains the Historic Core where the late 18th and early 19th century buildings of sandstone, ironstone and slate, remain an integral part of the village's historic and rural character. Loddington has good facilities for its size including a school,



shop, pub, village hall, cricket club and a small office development.

- 13.13.2 The 'Rural Masterplanning report' and village boundary review work has seen two options drafted for the future of Loddington in the plan period. The first option is that of no growth beyond the village boundary. This option would draw the village boundary tightly around the built up framework of the village and restrict further growth beyond this. The rural exceptions policy would, however, allow for development of affordable housing outside the boundary on an exception site basis, provided the criteria set out in the policy were met. This option results in a village boundary very similar to the existing boundary as shown on the map below. Only minor changes are proposed, to include new development completed since the last boundary was drawn and the cricket pavilion.
- 13.13.3 This no growth option is likely to mean very little change in the village in the plan period as there are very limited opportunities for development within the village boundary. The aim of such an approach would be to ensure the character and environmental quality of Loddington is protected. However, in some cases this can place more pressure on land within the village envelope and result in inappropriate infill development and the loss of gaps and open spaces within the built form which contribute to the village's overall character.
- 13.13.4 The alternative option for Loddington is to allow the village to grow with some small scale development outside of the existing village boundary. There are some advantages to this approach including reducing pressure on land within the village envelope, supporting existing services and facilities, including the school and pub, helping to meet local needs for housing, including affordable housing, and may help to achieve contributions to any improvements within the village which might be necessary.
- 13.13.5 Two potential housing sites just outside of the existing village boundary were identified in the 'Rural Masterplanning report' and assessed for their suitability for residential development. These assessments are contained in the 'Background Paper Housing Allocations'. Site RA/165 Land to the south of Harrington Road, scored positively in terms of accessibility and relationship to the centre of Loddington, and could be considered a logical continuation of the built form along Harrington Road. However, the topography is such that the site is quite sensitive and development would probably result in the loss of a important hedgerow which contributes to the street scene. Also, site RA/166 Land to the north of Harrington Road, scored well and

could form a continuation of the built form with minimal negative impacts. Development could present an opportunity to create a gateway into Loddington from the east.

Development Opportunities for Growth

Proposed opportunities for small scale growth:

- Site RA/165 Land to the south of Harrington Road (small scale residential development)
- Site RA/166 Land to the north of Harrington Road (small scale residential development)

Draft development principles for these sites are:

Any redevelopment of site RA/165 will:

- Front the highway with consistent set-backs of no more than neighbouring properties,
- Be at a low density of approximately 15 dwellings to the hectare,
- Incorporate a high quality design and make a positive contribution to the streetscene,
- Seek to retain the hedgerow which currently abuts the highway,
- 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.

Any redevelopment of site RA/166 will:

- Create an attractive gateway entrance into the village,
- Front onto the public highway and follow the linear form of the village,
- Present a soft edge to, and enjoy a positive relationship with, the countryside,
- 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.

Question 96

Do you think there should be some small scale growth on the two identified potential development sites above? Do you agree the sites identified are the most appropriate?

13.13.6 Notwithstanding any potential extensions to the boundary, new development in Loddington is likely to be limited. However, the *'Rural Masterplanning report'* identified several design principles considered important for any new development which may occur in the future within Loddington. These are outlined below:

Development Principles

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

- Maintain the characteristic of linear development along main streets and good pedestrian connectivity,
- Be well spaced so as views and glimpses to the open countryside, the church and village open spaces are preserved.
- Development north of the open space on Harrington road or west of Main Street, new development will:
 - Use a limited palette of building materials comprising sandstone, ironstone, limestone detailing and slate,
 - Be traditional in design and and take architectural cues from the Historic Core character area, as identified in the Rural Masterplanning study,
 - Use stone walls as boundary treatments onto streets; and
 - Either:
 - Be linear to the street with frontages which face and abut the highway; or
 - Be arranged less formally, in development which extends back at right angles to the street or in attractive lanes or mews.
- Development south or immediately north of Harrington Road, or east of Richardsons Lane, new development will:
 - Face and positively address streets with set backs consistent with neighbouring properties and boundary treatments limited to a maximum of 1.5m in height - gated developments detached from the streetscene will not be acceptable,
 - Select from a more expansive palette of building materials high quality contemporary materials may be as appropriate as the traditional palate of ironstone, red brick and slate.
- New development should contribute to:
 - Gateway enhancements should be made to create a distinct point of arrival at either end of Harrington Road.
 - Footpath improvements could include a link to the east towards Thorpe Malsor and a direct off-road link to Kettering.

Question 97

Do you agree with the draft design principles for Loddington set out above?

Historically and Visually Important Open Space

13.13.7 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following

areas have been considered for identification as Historically and Visually Important Open Space within Loddington:

Sites for designation as Historically and Visually Important Open Space:

- HVI/027 Land to the south of St Leonards Church
- HVI/028 Land to the south west of Richardsons Lane
- HVI/054 Land to the south of Loddington Hall

Allotments

13.13.8 There is no identified need for allotment provision in Loddington.

Question 98

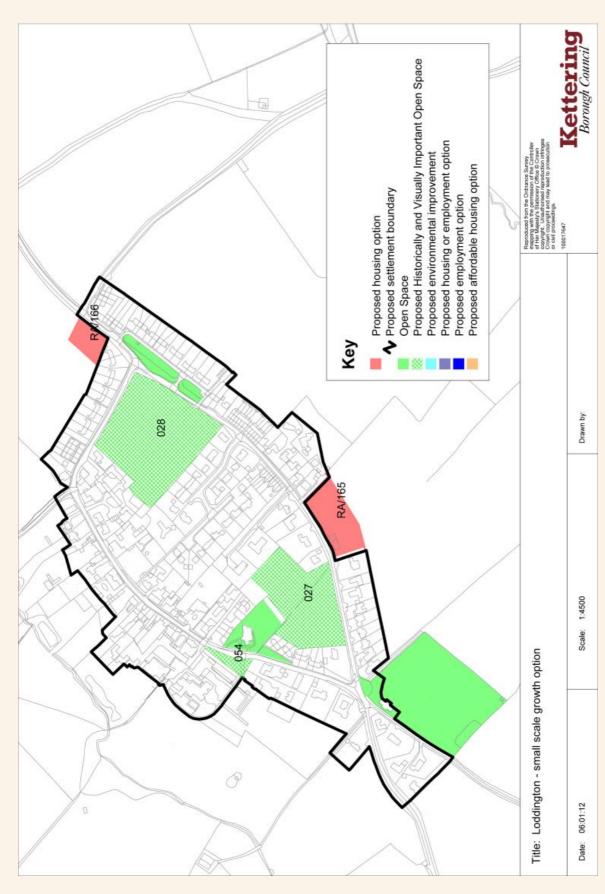
Is there a need for allotments in Loddington? If so, are there any sites that you think would be suitable for allocation as allotments?

- **13.13.9** New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means. Sites that are physically detached from village boundaries or only accessible by car should be avoided.
- **13.13.10** Further information regarding the designation of historically and visually important open space and the discounted options as well as the identified need for allotments is contained within the 'Background Paper: Open Space and Allotments'.

Loddington Village Boundary

13.13.11 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Loddington is shown on the Loddington - some small scale growth map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the *'Background Paper: Settlement Boundaries'*.

Question 99



Loddington - Some Small Scale Growth Option

13.14 Mawsley

13.14.1 Mawsley is a planned village which was allocated for development in the 1995 Local Plan for Kettering Borough. The village is now nearly complete and has approximately 980 dwellings. The village has it's own unique character derived from the use of traditional design and materials combined with modern dwellings and house types. The village has a good range of facilities including a local shopping centre, medical centre, school and community centre.



13.14.2 There are two options for the development of Mawsley in the plan period.

The first is that of no growth beyond the village boundary. A proposed village boundary for Mawsley is shown on the map below. This option would mean there would be little change in the village within the plan period, given the planned nature of the village, there are no areas within the boundary which do not have a specific function. There is a significant proportion of affordable housing in the village. However, should a need for additional affordable housing be identified the rural exceptions policy would allow for development of affordable housing outside the boundary on an exception site basis, provided the criteria set out in the policy were met.

13.14.3 The alternative option is to permit some small scale growth in Mawsley to allow the village to grow. Mawsley is a large village with a number of key services and facilities including a village centre, school, medical centre and employment opportunities. Given the level of facilities available Mawsley may be a suitable location for some small scale growth to help support the retention of these facilities.

13.14.4 Potential housing sites in the village have been assessed, these assessments are contained in the 'Background paper - Housing Allocations' and are summarised in the 'Rural Masterplanning report' which has considered these sites in the context of the village. Two sites were promoted for development in Mawsley. Both sites were beyond the scale of development that would be suitable for this location. However, these assessments identified that a small proportion of site RA/115 may be suitable for small scale development provided that the site is well connected to the village.

Development Opportunities for Growth

Proposed opportunities for small scale growth:

 RA/115 - Part of Land adjacent to Mawsley (small area located adjacent to the existing village and close to the village centre)

Alternatives considered:

- RA/116 Mawsley Wood Farm
- RA/115 Land adjacent to Mawsley (development of whole site)

Draft principles for site RA/115

- Development should be well connected to the existing village this should include pedestrian and vehicle connectivity,
- Development should provide links from the village to the open countryside,
- Development should be of a low density, no more than 15 dwellings to the hectare,
- Development should contribute to the provision of allotments, within or close to the village boundary.

Question 100

Do you think development in Mawsley should be limited to no growth beyond this proposed village boundary or do you think there should be some small scale growth beyond the village boundary?

If you think there should be some small scale growth so you think the site identified is appropriate?

13.14.5 Notwithstanding any potential extensions to the boundary, new development in Mawsley is likely to be limited. However, the *'Rural Masterplanning report'* identified several design principles considered important for any new development which may occur in the future within Mawsley. These are outlined below:

Development Principles

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

- Mawsley had a very distinct character and new development should be designed to reflect the character of the village,
- Development should seek to improve connections to the open countryside,
- Development should front onto the street or onto open space providing natural surveillance,
- Development should contribute towards the following identified improvements to the village:
 - The provision of allotments within or close to the village boundary.

Historically and Visually Important Open Space

13.14.6 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. There are no areas in Mawsley considered acceptable for identification as Historically and Visually Important Open Space. Discounted areas are listed below:

Sites discounted for designation as Historically and Visually Important Open Space:

- HVI/029 Land to the west of Warren End and Fox Covert
- HVI/030 Land to the north of IB wood

Allotments

13.14.7 There is an identified need for allotment provision in Mawsley. This need is for allotments within or close to the village. No sites have been identified to accommodate this need. New sites should be on suitable land, close to village boundaries and easily accessible by a variety of means. Sites that are physically detached from village boundaries or only accessible by car should be avoided.

Question 101

Are there any sites within Mawsley that you think would be suitable for allocation as allotments?

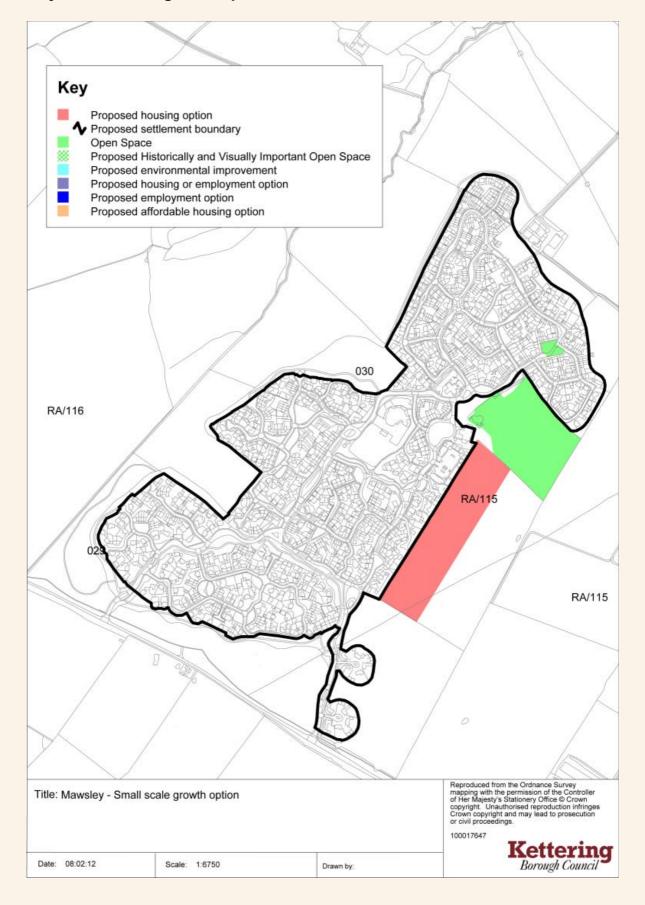
13.14.8 Further information regarding the identified need for allotments is contained within the 'Background Paper: Open Space and Allotments'.

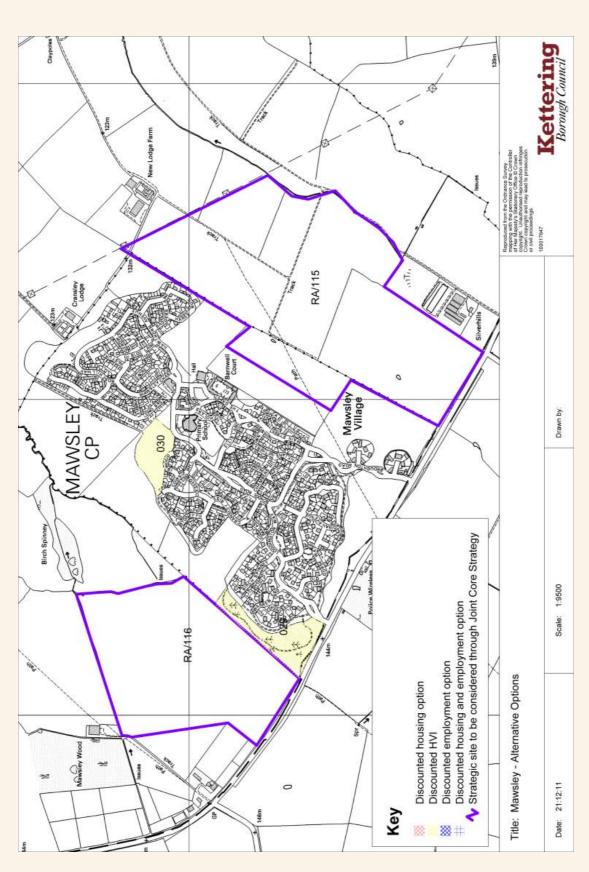
Mawsley Village Boundary

13.14.9 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Mawsley is shown on the Mawsley - small scale growth option map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the *'Background Paper: Settlement Boundaries'*.

Question 102

Mawsley - Small scale growth option





Mawsley - Alternative Options

13.15 Newton

13.15.1 The village of Newton is located approximately three miles to the north of Kettering on a south facing slope overlooking the valley of the River Ise. Although small in size, Newton is a compact village which is characterised by a number of attractive stone-built houses and cottages linked by stone walls. The village is approached along a cul-de-sac from the Rushton to Geddington Road, emphasising the tranquil setting of the landscape of the Valley of the River Ise.



13.15.2 There are a number of stone built buildings of considerable merit, in particular

the Manor House and the adjacent Stone Barn, both of which are listed buildings. Dovecote Farm house and a number of individual cottages make an important contribution to the special character of the village, but of equal importance are the stone-built agricultural buildings, several of which have been granted permission for conversion to dwellings.

- **13.15.3** The village has seen only limited modern infill over the years. As there is no through-route through the village and limited village facilities which are not located in the main part of the village, it does feel slightly isolated but this contributes significantly to the village's its quiet rural ambiance.
- 13.15.4 There are two options for development in Newton during the plan period. The first is that of no growth beyond the village boundary. A proposed village boundary for Newton is shown on the map below. Newton has a dispersed built form interspersed with green spaces, this option of no growth beyond the village boundary may result in pressure to develop these spaces within the village. Under this option the rural exceptions policy would allow for development of affordable housing outside the boundary on an exception site basis provided the criteria set out in the policy were met.
- 13.15.5 The alternative option is to allow some small scale growth in Newton outside the existing village boundary. Some small scale growth could help to provide housing to meet local needs. A limited amount of growth may help improve connectivity in the village and provide access to some of the services local facilities such as the local farm shop.
- **13.15.6** Potential housing sites in the village have been assessed, these assessments are contained in the 'Background paper Housing Allocations' and are summarised in the 'Rural Masterplanning report' which has considered these sites in the context of the village. Site RA.130, to the east of the village, development of part of this site would serve to improve an otherwise unsightly area within the village whilst providing access to the farm shop and open countryside. Here conversion of existing barns, where possible and worthy of conversion would improve the character of this part of the village and provide some housing for the future benefit of the village.

Development Opportunities for Growth

 RA/130 - Land south of Dovecote Farm (part of the site, not including site to the south of the village)

Alternatives considered:

RA/130 - Land south of Dovecote Farm (whole of site including site to south of village)

Draft development principles for part of site RA/130 are:

- Development shall be of a very low density with no more than 3 dwellings to be built on the site,
- Development shall take the form of conversion of farm buildings where possible and worthy of retention,
- Development shall retain the stone and brick boundary wall at the entrance to the site to maintain a sense of enclosure, which is in character with this part of the village,
- Development of this site will provide a pedestrian link to local facilities such as Newton Farm shop.

Question 103

Do you think development in Newton should be limited to no growth beyond the existing village boundary or do you think there should be some small scale growth as set out above?

If you think there should be some small scale growth do you agree that the site identified is the most appropriate?

13.15.7 In addition to the above mentioned development opportunities for Newton, additional design principles that the *'Rural Masterplanning report'* considers important for the village are detailed below:

Development Principles

Development in Newton will be extremely limited. However, will:

- Improve walkability through the village through the inclusion of paving where possible. Paving should be designed to reflect the historic character of the village.
- New development in the south eastern section of the village will front onto and abut the street,
- New development to the west and north will be set back from the road by large front plots.

Question 104

Do you agree with the design principles for Newton, as set out above?

Historically and Visually Important Open Space

13.15.8 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following area has been considered for identification as Historically and Visually Important Open Space within Newton:

Sites for designation as Historically and Visually Important Open Space:

HVI/032 - Land to the south of and south west Newton Lodge

Allotments

13.15.9 There is no identified need for allotment provision in Newton.

Question 105

Is there a need for allotments in Newton? If so, are there any sites that you think would be suitable for allocation as allotments?

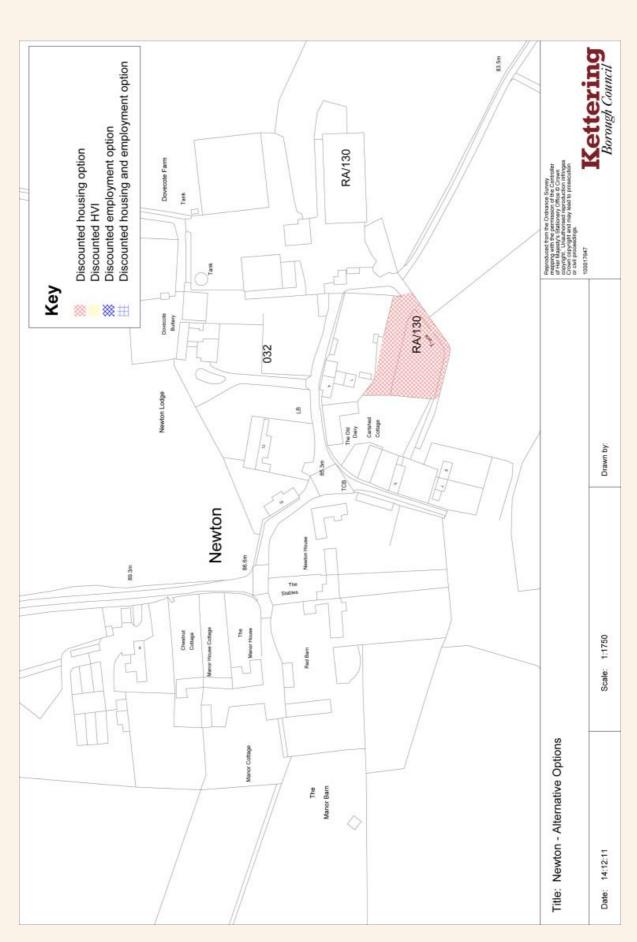
- **13.15.10** New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means. Sites that are physically detached from village boundaries or only accessible by car should be avoided.
- **13.15.11** Further information regarding the designation of Historically and Visually Important Open Space and the discounted options as well as the identified need for allotments is contained within the 'Background Paper: Open Space and Allotments'.

Newton Village Boundary

13.15.12 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Newton is shown on the Newton - small scale growth option map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the *'Background Paper: Settlement Boundaries'*.

Question 106

Newton - Small Scale Growth Option



Newton - Alternative Options

13.16 Orton

13.16.1 Orton 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, and given the small number of dwellings it is considered that this remains the most appropriate designation for Orton.

Question 107

Do you think Orton should continue to be considered as scattered development in the open countryside?

If not, should a village boundary be drawn?

13.17 Pipewell

13.17.1 Pipewell is a settlement that consists of a small number of dwellings, at low density in the open countryside. These dwellings are currently considered, in planning terms, as scattered development in the open countryside, rather than a place defined by a village boundary, and given the small number of dwellings it is considered this remains the most appropriate designation for Pipewell.

Question 108

Do you think Pipewell should continue to be considered as scattered development in the open countryside?

If not should a village boundary be drawn?

13.18 Pytchley

Pytchley is a moderate size village located close to Kettering. This village has an attractive historic core which is characterised by attractive stone buildings abutting narrow informal streets. Victorian Georgian and development along the High Street adds to the character of the village with attractive red brick and stone buildings with detailing around the windows and doors. More modern development to the south of the village does not reflect the character of the village and is more urban in its design. Historically, Pytchley has had a dispersed character, although a



significant amount of infilling has taken place and the built form is now more dense.

13.18.2 There are two options for the development of Pytchley in the plan period. The first is that of no growth beyond the village boundary. A proposed village boundary for Pytchley is shown on the Pytchley - Small scale growth option map. Pytchley has a dispersed built form in some areas and the option of no growth beyond the village boundary may result in pressure to develop remaining open space within the village. Under this option the rural exceptions policy would allow for development of affordable housing outside the boundary on an exception site basis provided the criteria set out in this option were met.

13.18.3 The alternative option is to allow some small scale growth, outside the existing village boundary in Pytchley. Some small scale growth would help retain services and facilities and could help provide smaller more affordable housing to meet local needs. A limited amount of growth could help fund improvements to the recreation ground, contribute towards the creation of a safe pedestrian/ cycle route to Kettering or contribute to traffic calming through the village.

13.18.4 Potential housing sites in the village have been assessed, these assessments are contained in the 'Background paper - Housing Allocations' and are summarised in the 'Rural Masterplanning report' which has considered these sites in the context of the village.

Development Opportunities for Growth

Proposed opportunities for small scale growth:

RA/117 - Two fields on the outskirts of Pytchley village (small part - 8-10 dwellings)

Alternatives considered:

- RA/119 Land at Stringers Hill
- RA/117 Two fields on the outskirts of PytchleyVillage (whole of site)

Draft principles for site RA/117:

- Development should front onto Isham Road,
- Development should be of a low density, approximately 15 dwellings to the hectare,
- Development should be set back from the highway consistent with that of neighbouring properties.

Question 109

Do you think that Pytchley should be limited to no growth beyond the village boundary or do you think there should be some small scale growth as set out above?

If you think there should be some small scale growth do you think the site identified is appropriate?

13.18.5 New development in Pytchley is likely to be limited. However, should any development proposals come forward, the 'Rural Masterplanning report' identified several development principles which should be adhered to to ensure the unique character of the village is maintained.

Development Principles

Draft development principles to be applied to development proposals in Pytchley:

- Development should reflect the character of the historic core,
- The gap between Pytchley and Kettering should be maintained,
- Development should front onto and abut the street or where set back stone walls should be used to continue the sense of enclosure.
- Development should reflect the hierarchy of streets in the historic core, with narrow informal streets which create a pedestrian friendly environment,
- Development should contribute towards the following identified improvements to the village:
 - Improvements to the recreation ground,
 - The creation of a safe pedestrian/ cycle route to Kettering,
 - Traffic calming throughout the village.

Question 110

Do you agree with the development principles set out above?

Do you agree with the identified improvements to the village?

Historically and Visually Important Open Space

13.18.6 Option 51 proposes to define Historically and Visually Important Open Space within

or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following areas have been considered for identification as Historically and Visually Important Open Space within Pytchley:

Sites for designation as Historically and Visually Important Open Space:

HVI/033 - Land off Stringers Hill and Butchers Lane

Discounted sites:

HVI/034 - Pytchley Cricket Ground

Allotments

13.18.7 There is no identified need for allotment provision in Pytchley.

Question 111

Is there a need for further allotments in Pytchley? If so, are there any sites that you think would be suitable for allocation as allotments?

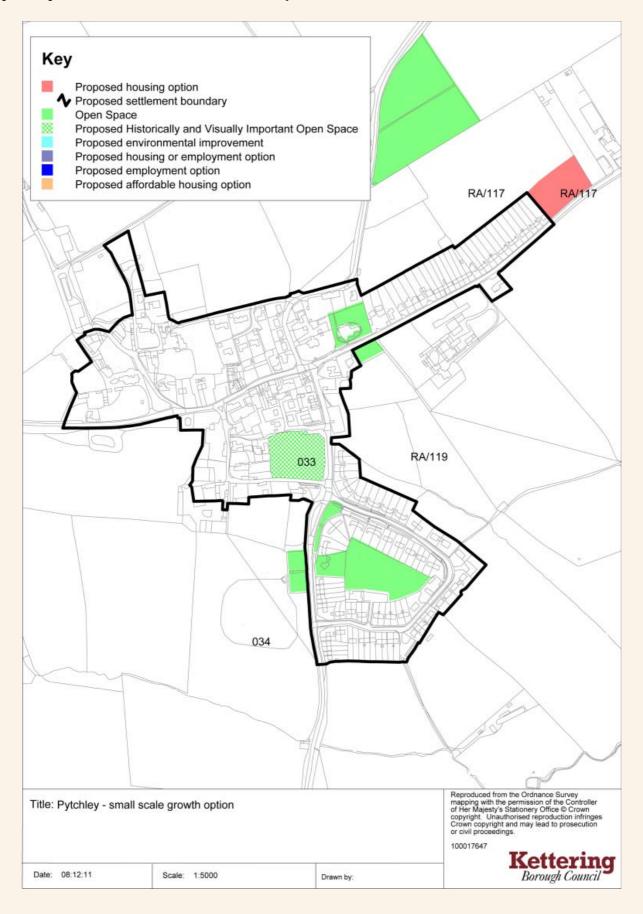
- **13.18.8** New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means. Sites that are physically detached from village boundaries or only accessible by car should be avoided.
- **13.18.9** Further information regarding the designation of historically and visually important open space and the discounted options as well as the identified need for allotments is contained within the *'Background Paper: Open Space and Allotments'*.

Pytchley Village Boundary

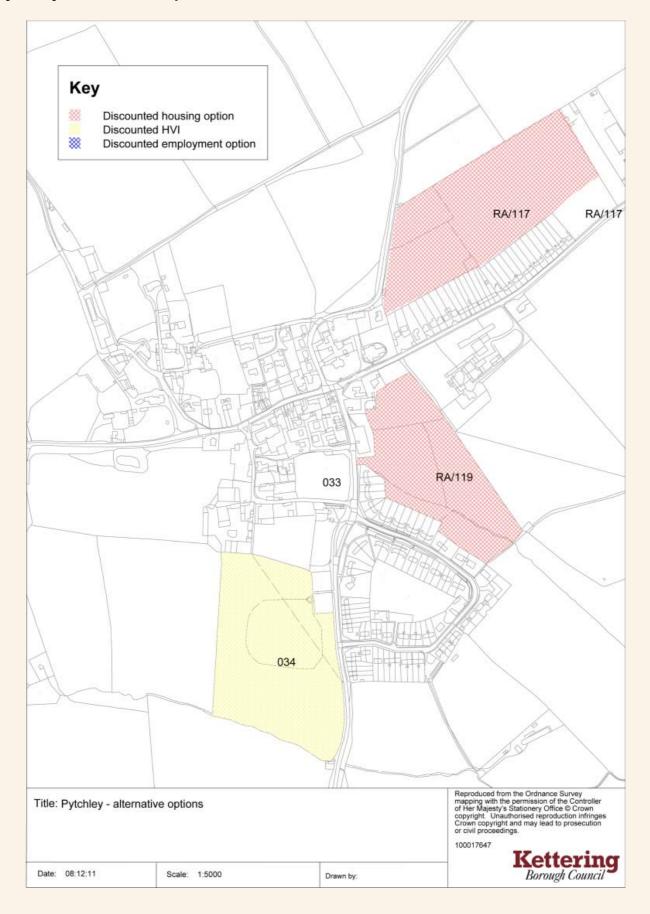
13.18.10 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Pytchley is shown on the Pytchley - some small scale growth option map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the *'Background Paper: Settlement Boundaries'*.

Question 112

Pytchley - Some Small Scale Growth Option



Pytchley - Alternative Options



13.19 Rushton

13.19.1 Rushton is an attractive village located on the side of the valley over looking the River Ise. An important feature of the village is its setting which is provided by the contours of the land and the adjoining areas of open fields. The village historically formed along Station Road and the loop formed by the High Street. Subsequent infill development has taken place creating a more dense built form.



13.19.2 There are two options for growth in Rushton in the plan period. The first is that of no growth beyond the village boundary. A proposed village boundary for Rushton is shown on the Rushton - Small Scale Growth Option map. This option would allow very little change in the village in the plan period as opportunities for development within the boundary are limited and may result in pressure for development on existing open spaces. Under this option the rural exceptions policy would allow for development of affordable housing outside the boundary on an exception basis provided the criteria set out in this option were met. Kettering Borough Council's Housing Strategy team are currently in the process of completing a Housing Needs Assessment for Rushton. Should this study identify a need for affordable homes in Rushton, a site could be identified solely for affordable housing through the next iteration of this document.

- **13.19.3** The alternative option is to allow some small scale growth in Rushton outside the proposed village boundary. Some small scale development could help support existing services and facilities and could help fund improvements within the village such as improved access to the pocket park and play area or a new village hall.
- **13.19.4** A potential housing site has been assessed, this assessment is contained in the 'Background Paper Housing Allocations' and is summarised in the 'Rural Masterplanning Report' which has considered this site in the context of the village.

Development Opportunities for Growth

The preferred approach in Rushton is to limit growth and protect the character of this historic settlement and its important green spaces.

Alternatives considered:

RA/161 - Land to the north east of Desborough Road

Question 113

Do you think development in Rushton should be limited to no growth beyond this proposed village boundary or do you think there should be some small scale growth beyond the village boundary?

If you think there should be some small scale growth where should this growth be?

If a need for affordable housing is identified should a site for solely affordable housing be identified?

13.19.5 As well as the potential development opportunity outlined above, there are a number of other design principles which the *'Rural Masterplanning Report'* considered important for any new development which may occur in the future within Rushton. These are outlined below:

Development Principles

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

- Not take place beyond the railway bridge,
- Take design, character and materials cues from the Historic Core and High Street character areas ironstone, limestone and slate should predominate,
- Follow the built line of surrounding development and either abut the highway or be set back consistent with adjacent neighbouring properties,
- Bring definition and enclosure to the street through the built line or stone wall boundary treatments,
- Protect views of the church and views out to the open countryside from the High Street and Station Road,
- Have a positive impact on views into the village from the wider area reflecting the prominence of the settlement from the landscape,
- Contribute towards provision of a footpath along the Ise Valley to Triangular Lodge and through to Desborough.

Question 114

Do you agree with the draft design principles for Rushton set out above?

Historically and Visually Important Open Space

13.19.6 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following areas have been considered for identification as Historically and Visually Important Open Space within Rushton:

Sites for designation as Historically and Visually Important Open Space:

- HVI/036 Land either side of the entrance to Station Road and Rushton Road
- HVI/037 Land to the south of High Street
- HVI/038 Land to the south of Manor Road

- HVI/039 Land to the east of Rushton Road
- HVI/067 Land surrounding the Church of All Saints

Allotments

13.19.7 There is no identified need for allotment provision in Rushton.

Question 115

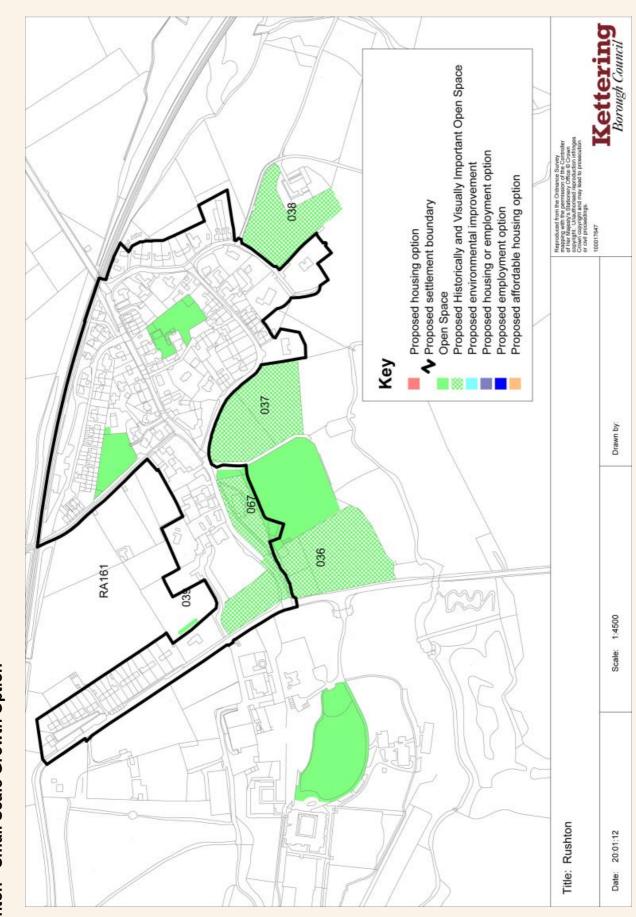
Is there a need for further allotments in Rushton? If so, are there any sites that you think would be suitable for allocation as allotments?

- **13.19.8** New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means. Sites that are physically detached from village boundaries or only accessible by car should be avoided.
- **13.19.9** Further information regarding the designation of historically and visually important open space and the discounted options as well as the identified need for allotments is contained within the *'Background Paper: Open Space and Allotments'*.

Rushton Village Boundary

13.19.10 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Rushton is shown on the Rushton - small scale growth option map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the *'Background Paper: Settlement Boundaries'*.

Question 116



Rushton - Small Scale Growth Option

Rushton - Alternative Options

13.20 Stoke Albany

13.20.1 Stoke Albany is a pleasant, verdant and characterful settlement with a historic and rural character, located in beautiful countryside to the north of Desborough. The overall character of the village is traditional, rural, open and green and Stoke Albany's agricultural setting is a key ingredient in its character. A limited palette of materials exists – ironstone, soft red brick, thatch, slate, clay pantiles, and in limited instances cream render. There is a mix of streets with generally tight enclosure, rural lanes and rear pedestrian alleys/lanes all interspersed with open spaces and views to



the countryside, which contribute to a high quality environment. In the historic central area of the village there is a real feeling of openness and inter-visibility between public and private areas with footpaths weaving between buildings and private gardens.

13.20.2 The historic street pattern is well maintained and follows a simple linear form of development with properties developing down lanes at right angles from the main street. Development is markedly more scattered in the cluster to the north of the village radiating from the central green area. In the south development is more organised and arranged in distinct linear form. Some of the later additions to the village do not reflect its historic character with principles such as soft rural edges, enclosure, relationship with the street, and consistency of boundary treatments eroded. However, the overriding historic character of the village remains.

Affordable Housing

13.20.3 The Stoke Albany Housing Needs Survey (March 2011) identified a local need for affordable housing in the village. Around 8 new dwellings are required to meet this identified local need for affordable homes. This Options paper presents an opportunity for consultees to suggest sites which could be brought forward for some small scale development of affordable homes.

Question 117

Do you agree that a site, or sites, should be identified to meet the identified local need for 8 affordable homes? If so can you suggest any sites within, or very close by, the village which would be suitable for an affordable housing development?

13.20.4 The 'Rural Masterplanning report' and settlement boundaries background papers resulted in the drafting of two options for the future of Stoke Albany in the plan period. The first option is that of no growth beyond the village boundary. This option would draw the village boundary tightly around the built up framework of the village and restrict further growth beyond this. The rural exceptions policy would, however, allow for development of affordable housing outside the boundary on an exception site basis provided the criteria set out in the policy were met. A proposed village boundary for Stoke Albany is shown on the map below. The extent is similar to the the existing boundary, with some minor changes to include some development completed since the boundary was last drawn and the full extent of some gardens, explained in the 'Background Paper - Settlement Boundaries'.

13.20.5 This option is likely to mean very little change in the village in the plan period as there are very limited opportunities for development within the boundary, with the exception of one small potential development opportunity, detailed below. The aim of such an approach would be to ensure that the character and environmental quality of Stoke Albany is protected. However, this can place more pressure on open spaces within the village envelope and result in inappropriate infill development and the loss of gaps in the built form which contribute to its character.

13.20.6 The alternative option for Stoke Albany is to allow some small scale development outside of the existing extent of the village, to allow the village to grow, by extending the village boundary. Potential directions for such an extension could be to continue the linear form of development along Harborough Road or Wilbarston Road. Provision of a small amount of housing would help meet local needs for housing and support existing services and facilities, for example the pub and can also contribute to improvements within the village. However, given the size of the settlement, its facilities, and the sensitivity of the surrounding landscape any extensions to the boundary would need to be very small scale and carefully considered.

13.20.7 Three potential housing sites in the village were put forward and have been assessed, these assessments are contained in the 'Background Paper - Housing Allocations' and are summarised in the 'Rural Masterplanning report' which has considered these sites in the context of the village. Site RA/120 - Stoke Farm, is identified as a good opportunity for small scale development within Stoke Albany. The site scored well in the assessment and it is considered that a high quality well designed scheme could make a positive contribution to the built environment, through replacement of the large mass agricultural buildings with domestic scale dwellings in keeping with the historic character of the village.

13.20.8 Site RA/147 - Land to the North of Harborough Road, was also considered for development, but is not considered suitable due to poor access and the elevated nature of the land. Site RA/160 - Land to rear 6 Bottom Lane, was considered inappropriate for development due to the importance of the gap between the two elements of the village boundary to the village's unique character, the sensitivity of the landscape, its elevated position and poor accessibility.

Development Opportunities for Growth

Proposed opportunity for small scale growth:

RA/120 - Stoke Farm (small scale residential or mixed use development)

Alternatives considered:

- RA/147 Land to the North of Harborough Road
- RA/160 Land to rear 6 Bottom Lane

Any redevelopment of site RA/120 will:

- Seek to provide a mixed use scheme and retain some employment within the village,
- Be constructed primarily of ironstone with slate roof and limited red brick,
- Retain and convert the existing smaller historic stone and brick barns and outbuildings,
- Retain the existing stone wall and tree frontage to Ashley Road,

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

Question 118

Do you think there should be some small scale growth on the identified potential development site above? Do you agree the site identified is the most appropriate?

13.20.9 As well as the potential development opportunity outlined above, there are a number of other design principles which the *'Rural Masterplanning report'* considered important for any new development which may occur in the future within Stoke Albany. These are outlined below:

Development Principles

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

- New development shall contribute to:
 - Highway and public realm improvements to the intersection of Harborough Road, Ashley Road and Wilbarston Road, to soften and landscape, remove the dominance of the highway, improve the pedestrian environment, increase the sense of gateway and reduce traffic speeds,
 - Traffic calming measures,
 - Creation of a safe, paved footpath connection with Wilbarston.
- Use a limited palette of materials reflecting the historic buildings within the village, comprising ironstone, soft red brick, small areas of cream render, thatch, slate, clay pantiles,
- If north of the built line of Bottom Lane, development will:
 - Be reflective of the character of the Historic Radial character area, as identified in the Rural Masterplanning report,
 - Be well set back and slightly elevated from the street,
 - Comprise large footprint buildings in large plots arranged around the focal point crossroads and green,
 - Continue street enclosure with stone boundary treatments, trees or hedges.

- Elsewhere, development will:
 - Be reflective of the character of the Historic Linear character area,
 - Maintain the linear form of development buildings will run parallel to the street and at 90 degrees creating variety, but ensuring corner buildings address the main and side streets appropriately,
 - Create tight enclosure to streets and space, with built form fronting directly onto the streets, lanes, or alleys;
 - Ensure continuity and enclosure is maintained, despite the varied building line, by continuous stone walls and hedges,
 - Reflect the rural lanes and rear alley/lanes characteristics interconnected footpaths and footpaths weaving between buildings and private gardens are encouraged,
 - Ensure that buildings are interspersed with open spaces,
 - Ensure a feeling of openness is maintained with inter-visibility between public and private areas.

Question 119

Do you agree with the draft design principles for Stoke Albany set out above?

Do you agree with the identified improvements to the village suggested above? If not do you have any alternative improvements you would like to see made?

Historically and Visually Important Open Space

13.20.10 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following areas have been considered for identification as Historically and Visually Important Open Space within Stoke Albany.

Sites for designation as Historically and Visually Important Open Space:

HVI/040 - Land to the east of Bottom Lane

Allotments

13.20.11 There is an identified need for allotment provision in Stoke Albany. No sites have yet been identified to accommodate this need. New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means, sites that are physically detached from village boundaries or only accessible by car should be avoided.

Question 120

Are there any sites within Stoke Albany that you think would be suitable for allocation as allotments?

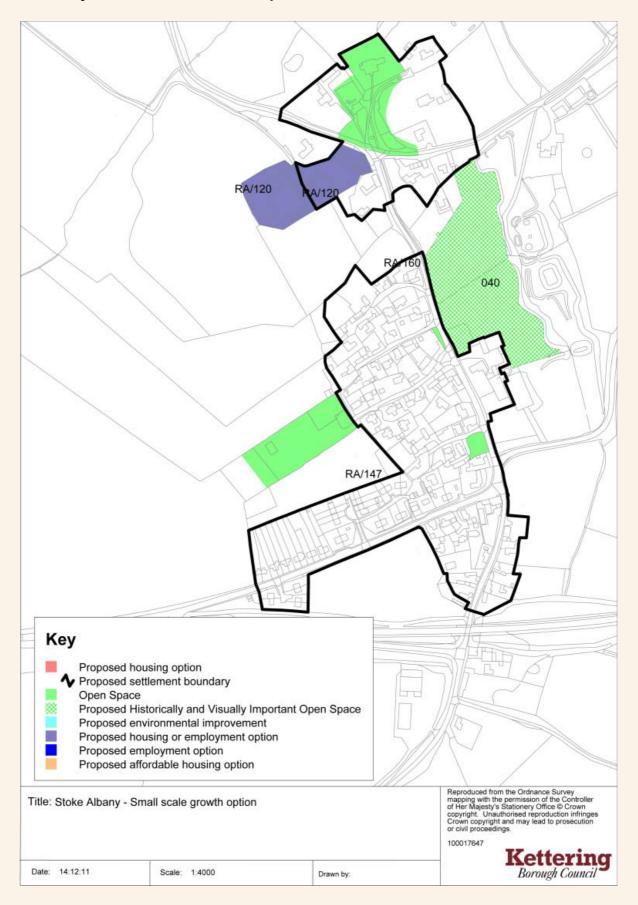
13.20.12 Further information regarding the designation of historically and visually important open space and the discounted options as well as the identified need for allotments is contained within the 'Background Paper: Open Space and Allotments'.

Stoke Albany Village Boundary

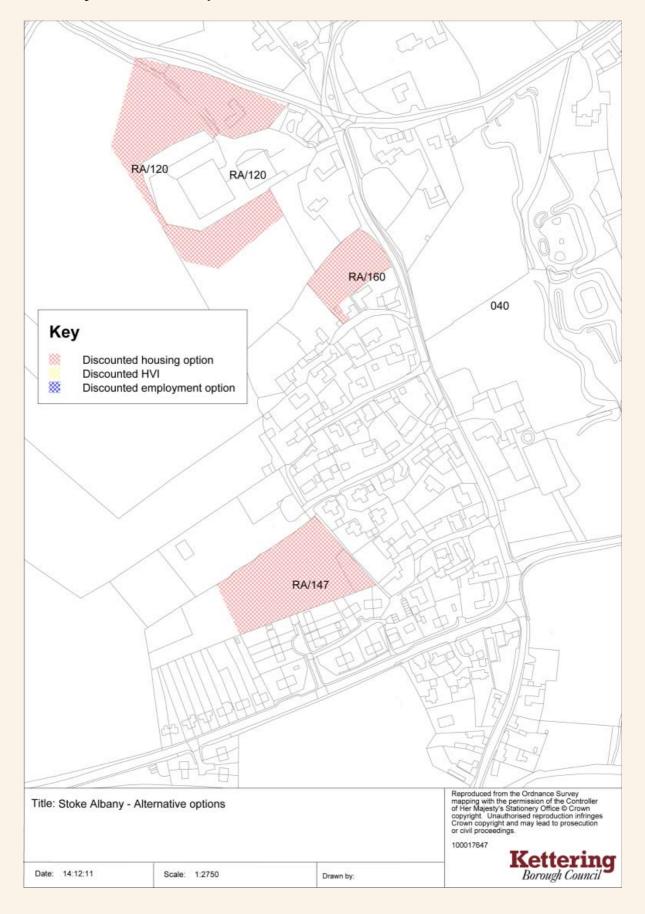
13.20.13 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Stoke Albany is shown on the Stoke Albany - small scale growth option map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the *'Background Paper: Settlement Boundaries'*.

Question 121

Stoke Albany - Small Scale Growth Option



Stoke Albany - Alternative Options



13.21 Sutton Bassett

13.21.1 Sutton Bassett is a relatively small village with linear development running both sides of one street. The village largely comprises of a mix of modern and historic buildings. Historic development is largely ironstone or Northamptonshire red brick with either thatched or slate roofs. A mix of modern development constructed in varying styles using a variety of brick colours, is dispersed throughout the village. Development is generally set behind red brick boundary walls. However, the more modern



properties by All Saints Church and the neighbouring farmstead sit behind stone boundary walls

- **13.21.2** Development within the village is fairly compact with only a few sporadic views in between properties until you reach the entrances to the village. To the north, development is only on one side of the street. To the south, small open spaces interrupt the building line.
- **13.21.3** Sutton Bassett is located approximately 4km to the north east of Market Harborough and to the north of Desborough.
- 13.21.4 There are two options for the development of Sutton Bassett in the plan period. The first is that of no growth beyond the village boundary, to draw the village boundary tightly around the built up framework of the village and to restrict growth to ensure that the character and environmental quality of the village is protected. A proposed village boundary for Sutton Bassett is shown on the map below. With this option there is likely to be very little change in the village in the plan period as there are limited opportunities for infill development within this boundary. The rural exceptions policy would however allow for development of affordable housing outside the boundary on an exception site basis provided the criteria set out in the policy were met.
- 13.21.5 The alternative option is to permit some small scale development to allow the village to grow. There have been no sites submitted for development in this location however, development could extend the village to the north, opposite existing properties without negatively impacting important green spaces within the village. However, this could have a detrimental impact on the setting of the Grade II Listed All Saints Church and number 42 Main Street as well as the setting of the village and its overall character.

Development Opportunities for Growth

The preferred approach in Sutton Bassett is to limit growth and protect the character of this linear settlement, the setting of its Listed Buildings and its important green spaces.

Question 122

Do you think development in Sutton Bassett should be limited to no growth beyond the village boundary, as set out above? Or do you think there should be some small scale growth beyond the village boundary?

If you think that there should be some small-scale growth, where should this be?

13.21.6 Despite the preferred approach of limited growth for Sutton Bassett in the event an acceptable development opportunity did present itself the *'Rural Masterplanning report'* highlighted a number of other design principles which new development should accord. These are further outlined below:

Development Principles

Development in Sutton Bassett should be extremely limited. However, any new development will:

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

Question 123

Do you agree with the development principles set out above?

Historically and Visually Important Open Space

13.21.7 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following areas have been considered for identification as Historically and Visually Important Open Space within Sutton Bassett:

Sites for designation as Historically and Visually Important Open Space:

- HVI/041 Land to the south of the village and to the east and west of Main Street
- HVI/042 Land surrounding All Saints Church

Allotments

13.21.8 There is no identified need for allotment provision in Sutton Bassett.

Question 124

Is there a need for allotments in Sutton Bassett? If so, are there any sites that you think

would be suitable for allocation as allotments?

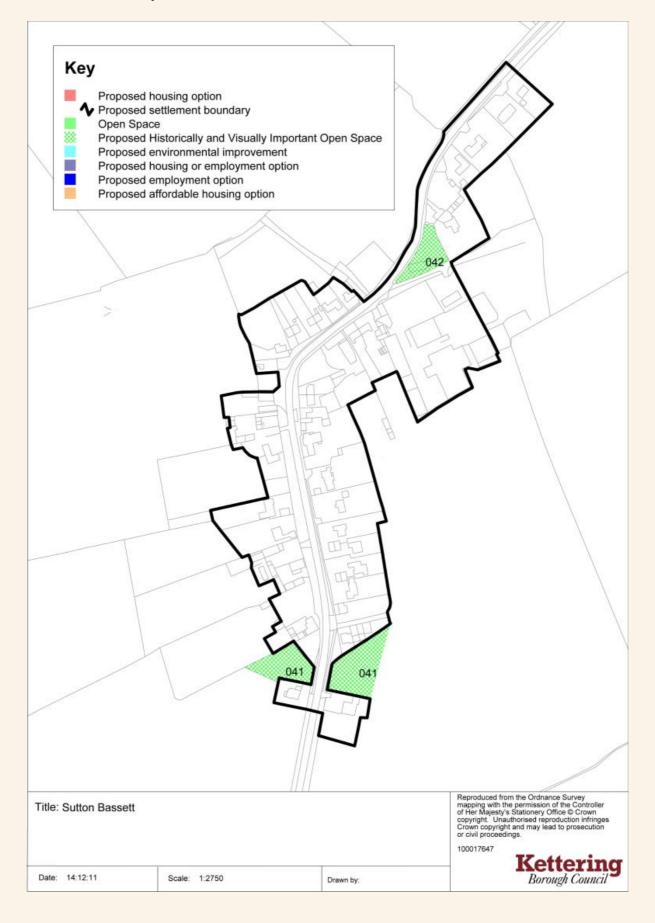
- **13.21.9** New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means. Sites that are physically detached from village boundaries or only accessible by car should be avoided.
- **13.21.10** Further information regarding the designation of historically and visually important open space and the discounted options as well as the identified need for allotments is contained within the *'Background Paper: Open Space and Allotments'*.

Sutton Bassett Village Boundary

13.21.11 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Sutton Bassett is shown on the Sutton Bassett - proposals map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the *'Background Paper: Settlement Boundaries'*.

Question 125

Sutton Bassett - Proposals



13.22 Thorpe Malsor

13.22.1 Thorpe Malsor is an attractive village with a strong historic character. The village is historically linear in form with development either site of Church Way, the main route through the settlement. The majority of development is located north of Church Way with Thorpe Malsor Hall and its related parkland to the south. Newer development has taken place to the rear of existing properties on Church Street at The Square and along Short Lane. This newer development is generally out of keeping with the historic core of the village due to the use of materials, positioning and style of properties.



- **13.22.2** The All Saints Church, which is a Grade II Listed Building, is a key landmark in the village and views of the church are visible through out the village. Little new development has taken place around the church which has protected the setting of this particularly special historic building.
- 13.22.3 The 'Rural Masterplanning report' and settlement boundary background papers has resulted in the drafting of two options for the future of Thorpe Malsor in the plan period. The first option is that of no growth beyond the village boundary. This option would draw the village boundary tightly around the built up framework of the village and restrict further growth beyond this. The rural exceptions policy would, however, allow for development of affordable housing outside the boundary on an exception site basis provided the criteria set out in the policy were met. A proposed village boundary for Thorpe Malsor is shown on the map below. The extent is similar to the existing boundary with the main change being the removal of modern agricultural buildings from the boundary, the proposed changes to the boundary are explained in the 'Background Paper Settlement Boundaries'.
- 13.22.4 This option is likely to mean very little change in the village in the plan period as there are very limited opportunities for development within the boundary. The aim of such an approach would be to ensure that the character and environmental quality of Thorpe Malsor is protected. However, this can place pressure open spaces within the village boundary. There are two farmsteads located in the village which play an important economic role in the village and a number of barns in front of the Old Rectory. Should these become available they should be redeveloped in accordance with the generic development principles and policies relating to re-use and redevelopment of rural buildings, outlined below.
- 13.22.5 The alternative option for Thorpe Malsor is to allow some small scale development outside of the existing village boundary to allow the village to grow. Given the size of the village, its lack of facilities and the strong historic character of the village any extensions to the boundary would need to be very small scale and carefully considered.
- 13.22.6 No potential housing sites in the village were put forward for assessment and none were identified in the Rural Masterplanning report.

Development Opportunities for Growth

The preferred approach in Thorpe Malsor is to limit growth and protect the character of this linear settlement, the setting of its Listed Buildings and its important green spaces.

Question 126

Do you think development in Thorpe Malsor should be limited to no growth beyond the village boundary, as set out above? Or, do you think there should be some small scale growth beyond the village boundary?

If you think there should be some small scale growth, where should this be?

13.22.7 Development in Thorpe Malsor should be extremely limited but any new development should be in the form of carefully planned conversions consisting of limited new openings to maintain the character of these buildings. The 'Rural Masterplanning report' identified the following development principles which should be applied to new development to maintain the character of the village.

Draft development principles to be applied to development proposals in Thorpe Malsor:

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

Question 127

Do you agree with the draft development principles for Thorpe Malsor set out above?

Do you agree with the identified improvements to the village suggested above? If not do you have any alternative improvements you would like to see make?

Allotments

13.22.8 There has been no identified need for allotment provision in Thorpe Malsor.

Question 128

Is there a need for further allotments in Thorpe Malsor? If so, are there any sites that you think would be suitable for allocation as allotments?

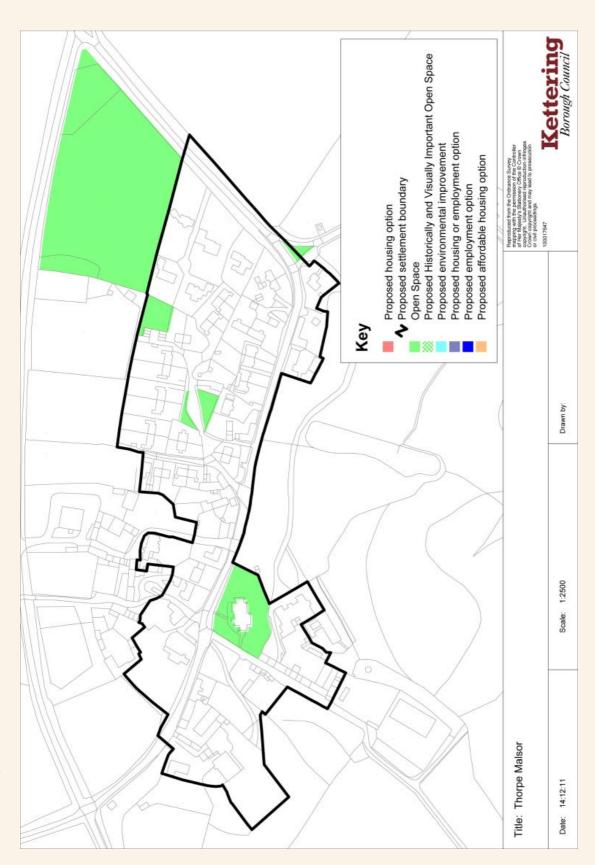
13.22.9 New sites should be on suitable land, close to village boundaries and easily accessible by a variety of means. Sites that are physically detached from village boundaries or only accessible by car should be avoided.

13.22.10 Further information regarding the identified need for allotments is contained within the 'Background Paper: Open Space and Allotments'.

Thorpe Malsor Village Boundary

13.22.11 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Thorpe Malsor is shown on the Thorpe Malsor - proposals map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the *'Background Paper: Settlement Boundaries'*.

Question 129



Thorpe Malsor - Proposals

13.23 Thorpe Underwood

13.23.1 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, and given the small number of dwellings it is considered that this remains the most appropriate designation for Thorpe Underwood.

Question 130

Do you think Thorpe Underwood should continue to be considered as scattered development in the open countryside?

If not, should a village boundary be drawn?

13.24 Warkton

13.24.1 Warkton is a charming village with a distinct rural character and well maintained historic heritage, located on elevated land just to the east of Kettering. The settlement sits well in the landscape and is surrounded by attractive countryside which is visible almost throughout the village. The built form is arranged simply around the streets at low density, generally on large plots with lots of space between buildings. Buildings front directly onto streets or are set back with large gardens to the front, and often



sides, adding to the overall green and rural feel. 1-1.5m stone walls as boundary treatments give a consistent and strong sense of enclosure. The church forms a very strong focus with open paddocks on its north and south sides.

- 13.24.2 Traditional local building materials are more or less consistent throughout with limestone and thatch the mainstay of the attractive cottages, pepper potted occasionally with red brick and roofs of slate or red tiles, particularly on outbuildings. Three working farms extend out of the village to the north and south-west underlining the rural character and bringing an agricultural vibrancy to the village.
- 13.24.3 The 'Rural Masterplanning report' and settlement boundary background papers has resulted in the drafting of two options for the future of Warkton in the plan period. The first option is that of no growth beyond the village boundary. This option would draw the village boundary tightly around the built up framework of the village and restrict further growth beyond this. The rural exceptions policy would, however, allow for development of affordable housing outside the boundary on an exception site basis provided the criteria set out in the policy were met. A proposed village boundary for Warkton is shown on the map below. The extent is similar to the the existing boundary, with some minor changes, explained in the 'Background Paper Settlement Boundaries'.
- 13.24.4 This option is likely to mean very little change in the village in the plan period as there are very limited opportunities for development within the boundary. The aim of such an approach would be to ensure that the character and environmental quality of the village is protected.

However, in some cases this can place more pressure on land within the village envelope and result in inappropriate infill development and the loss of gaps in the built form which contribute to a village's character.

- 13.24.5 The alternative option for Warkton is to allow some small scale development outside of the existing extent of the village, to allow the village to grow, by extending the village boundary. Owing to the size of the settlement, its lack of facilities, and the sensitivity of the surrounding landscape any extensions to the boundary would need to be very small scale and carefully considered.
- **13.24.6** No potential housing sites in the village were put forward for assessment and none were identified in the *'Rural Masterplanning report'*.
- 13.24.7 An area of small business use has started up around Moorfield Farm outside of the western extent of the village, where some former-agricultural buildings have been re-used as light industrial or workshop units and a farm shop. The draft village boundary proposes including this site within the boundary and designating the land for employment / commercial use. This may help the economic activity to continue, or expand modestly, which may enhance the vitality of the village and boost and diversify the rural economy.

Development Opportunities for Growth

The preferred approach in Warkton is to limit growth and protect the character of this estate village, the setting of its many Listed Buildings and its important open spaces.

Question 131

Do you think development in Warkton should be limited to no growth beyond the village boundary, as set out above? Or do you think there should be some small scale growth beyond the village boundary?

If you think that there should be some small-scale growth, where should this be?

13.24.8 New development in Warkton is likely to be extremely limited. However, should any future development proposals come forward, the *'Rural Masterplanning report'* identified several design principles which should be adhered to in order to maintain the unique character of the village. These draft principles are outlined below.

Development Principles

New development in Warkton should be extremely limited. Any development proposals that may come forward will:

 Take their design and materials cues from the Historic Rural character area, as identified in the Rural Masterplanning report,

- Be constructed predominantly of local limestone and thatch. Within this there is scope for very limited red brick, slate or red tiles, for example on outbuildings or barn conversions,
- Ensure a good sense of street enclosure with buildings fronting on to streets with either
 minimal set backs, or with large set backs, with front and side gardens combined with
 a strong boundary treatment adjacent to the street to give a good sense of enclosure,
- Include 1-1.5m high stone walls or hedgerows as boundary treatments,
- Not result in the infill or loss of the frequent open fields, paddocks and gardens which
 make a positive contribution to the village's green and rural character, with either
 development or hardstanding for cars,
- Not block important views and vistas of the countryside,
- New paving and street furniture should enhance the character of the Conservation Area, for example setts for kerbs and bonded pea shingle for path and road surfaces.

Question 132

Do you agree with the draft design principles for Warkton set out above?

Historically and Visually Important Open Space

13.24.9 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following areas have been considered for identification as Historically and Visually Important Open Space within Warkton.

Sites for designation as Historically and Visually Important Open Space:

- HVI/043 Land surrounding St Edmunds Church
- HVI/044 Land to the north and south of Warkton

Allotments

13.24.10 There is no identified need for allotment provision in Warkton.

Question 133

Is there a need for allotments in Warkton? If so, are there any sites that you think would be suitable for allocation as allotments?

13.24.11 New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means. Sites that are physically detached from village boundaries or only accessible by car should be avoided.

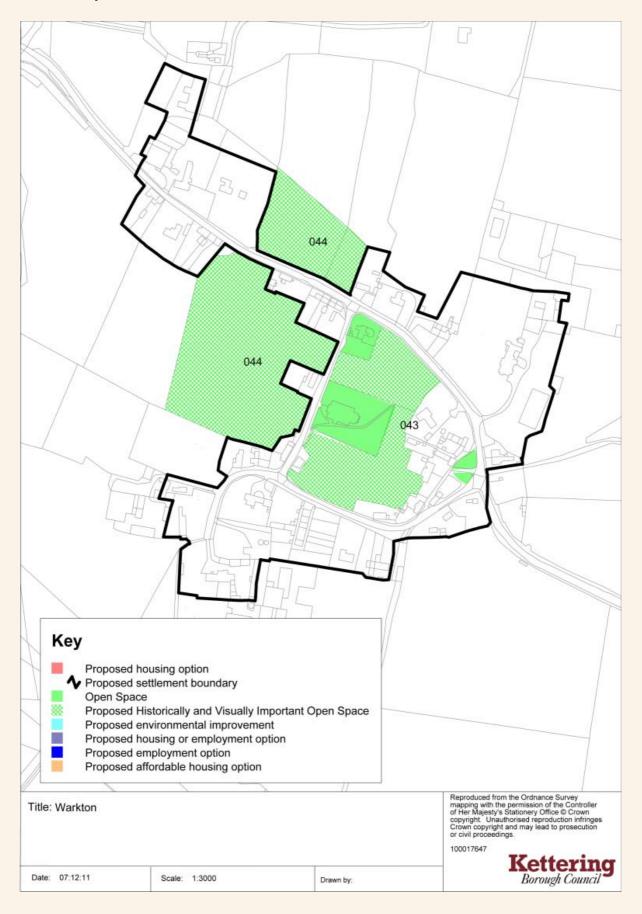
13.24.12 Further information regarding the designation of historically and visually important open space and the discounted options as well as the identified need for allotments is contained within the *'Background Paper: Open Space and Allotments'*.

Warkton Village Boundary

13.24.13 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Warkton is shown on the Warkton - proposals map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the 'Background Paper: Settlement Boundaries'.

Question 134

Warkton - Proposals



13.25 Weekley

13.25.1 Weekley is an attractive village with a historic and rural character, located just to the north of Kettering. Weekley has good facilities for its size, including a Post Office and shop, tea room, cricket pitch and club and working men's club. The settlement sits well within the landscape and is well linked to the surrounding rolling countryside. Limestone thatched cottages predominate with occasional pepper potted examples of red brick and roofs of slate or red tiles, particularly on rambling outbuildings. Cottages are



interspersed with large, grand detached buildings, such as the Old Vicarage (now a retirement home) and (former) Montagu Hospital which add to Weekley's unique character.

- 13.25.2 Buildings face the streets and either front directly onto them or maintain a good sense of enclosure with consistent stone walls or hedge boundary treatments, despite large set-backs with large front and side gardens. Throughout there are frequent open views to the countryside, significant trees and hedgerows, numerous open spaces and large domestic gardens which combine to give the village a very green feel. Some of the later additions to the village do not reflect its historic character with principles such as soft edges, relationship with the street, and consistency of boundary treatments eroded. However, the overriding historic character of the village remains.
- 13.25.3 The 'Rural Masterplanning report' and settlement boundary background papers has resulted in the drafting of two options for the future of Weekley in the plan period. The first option is that of no growth beyond the village boundary. This option would draw the village boundary tightly around the built up framework of the village and restrict further growth beyond this. The rural exceptions policy would, however, allow for development of affordable housing outside the boundary on an exception site basis provided the criteria set out in the policy were met. A proposed village boundary for Weekley is shown on the map below. The extent is similar to the the existing boundary, with some minor changes, explained in the 'Background Paper Settlement Boundaries'.
- 13.25.4 This option is likely to mean very little change in the village in the plan period as there are very limited opportunities for development within the boundary, with the exception of three small potential opportunities, detailed below. The aim of such an approach would be to ensure that the character and environmental quality of the village is protected. However, this can place more pressure on land within the village envelope and result in inappropriate infill development and the loss of gaps in the built form which contribute to its character.
- 13.25.5 The alternative option for Weekley is to allow some small scale development outside of the existing extent of the village boundary, to allow the village to grow. Directions for this extension could be to the south, north or west, as any extension to the east would encroach on the attractive Ise Valley countryside.
- 13.25.6 Potential housing sites in the village have been assessed, these assessments are contained in the 'Background Paper Housing Allocations' and are summarised in the 'Rural Masterplanning report' which has considered these sites in the context of the village. Three sites have been identified as good opportunities for small scale residential development within Weekley. Sites RA/121 and RA/149 (former builders yard and barns) are sites which scored well in the assessments and are well connected to the centre of the village. Existing buildings would need to be sympathetically converted. Finally, a disused barn and outbuildings at the

end of Wash Well Lane could be converted to residential use and make a positive impact on the appearance of the area, and the transition to the countryside.

13.25.7 Provision of a small amount of housing would help meet local needs for housing and support existing services and facilities.

13.25.8 Site RA/129 - Land at Upper Farm, was also considered for development, but is not considered suitable due to issues of access and detrimental impact on the character and form of the settlement.

Development Opportunities for Growth

Proposed opportunities for small scale growth:

- RA/121 Weekley Builders Yard (small scale residential or mixed use development)
- RA/149 Weekley Builders Yard Barns (small scale conversion & redevelopment for residential or mixed use)

Alternatives considered:

RA/129 - Land at Upper Farm

Draft development principles for these sites are:

Any redevelopment of site RA/121 will:

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

Any redevelopment of site RA/149 will:

- Enhance the Conservation Area.
- Use traditional materials of local limestone and thatch or slate,
- Reflect the surrounding scale, density and layout including sizeable gardens, thereby avoiding over-development.

Question 135

Do you think there should be some small scale growth on the three identified potential development and conversion sites as set out above? Do you agree the sites identified are the most appropriate?

13.25.9 As well as the potential development opportunities outlined above, there are a number of other design principles which the *'Rural Masterplanning report'* considers important for any new development which may occur in the future within Weekley. These are outlined below:

Development Principles

Development in Weekley should be limited. However, the following are draft development principles which could be applied to any development proposals that may come forward. Development will:

- Take their design and materials cues from the Historic Core character area, as identified in the Rural Masterplanning report,
- Be constructed predominantly of local limestone and thatch. Within this there is scope for some red brick, slate or red tiles, for example on outbuildings or barn conversions,
- Ensure a good sense of street enclosure with buildings fronting on to streets with either minimal set backs, or in large set backs with front and side gardens combined with a strong boundary treatment to the street to give a good sense of enclosure,
- Use no more than 1.5m high stone walls or hedgerows as boundary treatments,
- Where historic stone walls are present new development should be avoided where this may involve making new openings in the wall,
- Not result in the subdivision or infill of gardens which make a positive contribution to the street-scene with either development or hardstanding for cars,
- Not result in the development of important field / paddock sites to the south or block important views and vistas of the countryside,
- New paving and street furniture should enhance the character of the Conservation
 Area, for example setts for kerbs and bonded pea shingle for path and road surfaces.

Question 136

Do you agree with the draft design principles for Weekley set out above?

Historically and Visually Important Open Space

13.25.10 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following areas have been considered for identification as Historically and Visually Important Open Space within Weekley:

Sites for designation as Historically and Visually Important Open Space:

- HVI/045 Land adjacent to St Mary's Church
- HVI/046 Land to the east of the village
- HVI/047 Land to the centre of the village

Allotments

13.25.11 There is an identified need for allotment provision in Weekley. No sites have yet been identified to accommodate this need. New sites should be on suitable land, within or close

to village boundaries and easily accessible by a variety of means, sites that are physically detached from village boundaries or only accessible by car should be avoided.

Question 137

Are there any sites within Weekley that you think would be suitable for allocation as allotments?

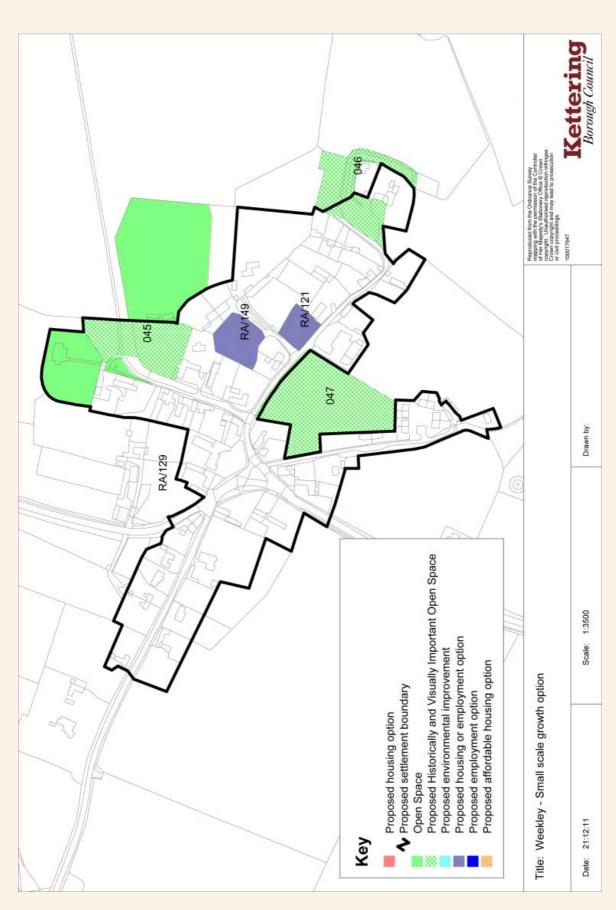
13.25.12 Further information regarding the designation of historically and visually important open space and the discounted options as well as the identified need for allotments is contained within the *'Background Paper: Open Space and Allotments'*.

Weekley Village Boundary

13.25.13 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Weekley is shown on the Weekley - small scale growth option map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the 'Background Paper: Settlement Boundaries'.

Question 138

Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?



Weekley - Small Scale Growth Option

13.26 Weston by Welland

- 13.26.1 The village of Weston-by-Welland is located around four miles north-east of Market Harborough, on the Market Harborough to Uppingham road, with pleasant views over the valley of the River Welland.
- **13.26.2** The oldest part of the village is grouped around the junction of Main Street with Welham Road. The distinctive character of this area is established by a number of features, most notably



- the stone and slate houses, farm buildings and cottages, a number of mature trees on the frontage of Welland House to Main Street and to the rear of Weston House, attractive stone walls to a number of garden areas, the village green and St. Mary's Church.
- 13.26.3 Development in Weston by Welland is based around three main streets with some development leading off these streets. Development to the south of village is denser and more tightly packed than that to the north which has a more rural feel to it and is more spaced out with vistas out to the open countryside.
- 13.26.4 The village has limited facilities, a public house and no school or shop. Due to the presence of a commuter route to Market Harborough, Ashley Road/The Green is quite heavily trafficked at times undermining the rural feel of this part of the village.
- 13.26.5 Modern development is inter dispersed with historic buildings throughout the village. More recent developments do not always match the character of the village's more traditional buildings. The village is generally quite dispersed in nature and has a varied street pattern. The village retains an open rural feel with working farms and frequent open spaces and soft edges to the countryside. The green area around the church forms an attractive and distinctive heart to the village.
- 13.26.6 Weston by Welland has a Village Design Statement (VDS) which has been adopted by the Council as informal policy. The VDS has been used to inform the preparation of this document.
- 13.26.7 There are two options for development in Weston by Welland during the plan period. The first is that of no growth beyond the village boundary. A proposed village boundary for Weston by Welland is shown on the map below. Weston by Welland has a relatively dispersed form so the option for no growth may put pressure on open space within the boundary. Under this option the rural exceptions policy would allow for development of affordable housing, should a need be identified, outside the village boundary on an exceptions basis provided the criteria set out in the policy were met.
- 13.26.8 The alternative is to allow some small scale growth beyond this village boundary. This could help support local facilities, provide housing for people wanting to remain in the village or contribute towards environmental improvements or facilities in the village.
- **13.26.9** Potential housing sites in the village have been assessed, these assessments are contained in the 'Background paper: Housing Allocations' and are summarised in the Rural Masterplanning Report' which has considered these sites in the context of the village.

Development Opportunities for Growth

Proposed opportunities for small scale growth:

RA/136 - Land at Home Farm

Alternatives considered:

RA/168 - Land to the east of Valley Road

Draft development principles for site RA/136 are:

- The site should be split to provide residential to the southern part of the site and a community use/ open space/ play area to be provided on the northern section of the site.
- High quality design is required to enhance the character and appearance of the Conservation Area,
- Development should take the form of conversion where there are historic farm buildings which contribute to the character of this area.

Question 139

Do you think development in Weston by Welland should be limited to no growth beyond the existing village boundary or do you think there should be some small scale growth as set out above?

If you think there should be some small scale growth do you agree that the site identified is the most appropriate?

13.26.10 In addition to the above mentioned development opportunities for Weston by Welland, additional design principles that the *'Rural Masterplanning report'* considers important for the village are detailed below:

Development Principles

Development in Weston by Welland should be limited and will:

- Reflect the character and materials of the Historic Core or Farmstead character areas as outlined in the Rural Masterplanning report,
- Use a materials palette limited to Northamptonshire ironstone and Collyweston or Welsh slate, with very limited red brick,
- Front directly onto streets or be slightly set-back behind green spaces,
- Be consistent with existing building lines and rooflines,
- Preserve the rural aspects, setting and environment of the village, including views out into the countryside,

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

Question 140

Do you agree with the design principles set out above?

Historically and Visually Important Open Space

13.26.11 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following areas have been considered for identification as Historically and Visually Important Open Space within Weston by Welland:

Sites for designation as Historically and Visually Important Open Space:

- HVI/048 Land to the north of the village
- HVI/049 Land adjacent to North Lea

Allotments

13.26.12 There is no identified need for allotment provision in Weston by Welland.

Question 141

Is there a need for allotments in Weston by Welland? If so, are there any sites that you think would be suitable for allocation as allotments?

- **13.26.13** New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means. Sites that are physically detached from village boundaries or only accessible by car should be avoided.
- **13.26.14** Further information regarding the designation of historically and visually important open space and the discounted options as well as the identified need for allotments is contained within the *'Background Paper: Open Space and Allotments'*.

Weston by Welland Village Boundary

13.26.15 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Weston by Welland is shown on the Weston by Welland - small scale growth option map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the 'Background Paper: Settlement Boundaries'.

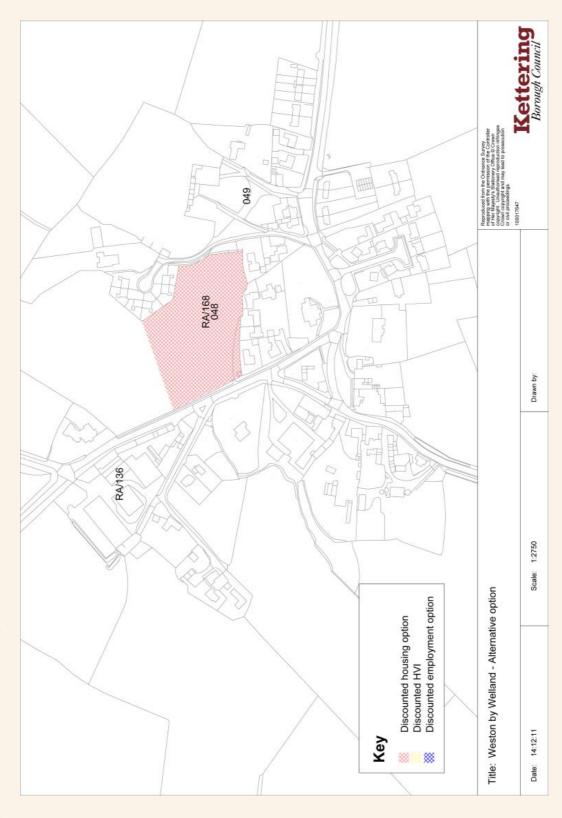
Question 142

Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?

Drawn by: RA/136 Proposed Historically and Visually Important Open Space 1:2750 Title: Weston by Welland - Small scale growth option Proposed environmental improvement Proposed housing or employment option Proposed employment option Proposed affordable housing option Scale: Proposed housing option

Proposed settlement boundary Open Space 14:12:11 Key Date:

Weston by Welland - Small Scale Growth Option



13.27 Wilbarston

Wilbarston is a pleasant village which enjoys panoramic views of the surrounding Welland Valley countryside. It contains a mix of development styles and phases but retains a distinct historical core of traditional buildings which characterise the majority of the village. The village's facilities include a school, shop / Post Office, village hall, open space and pub. Streets are generally closely lined with continuous built form (buildings or boundary walls) giving a strong sense of enclosure. Most buildings are parallel to the street, but



some are gable end on. Frontages are densely packed, with long ranges and gardens behind. Typically the built form tightly encloses the street on one side, and is set back on the other in a staggered arrangement. The agricultural heritage is clear and rural mews and historic farmsteads form distinct character traits, with buildings frequently clustered together or set in linear ranges running parallel or at 90 degrees to the street, forming small linear yards.

- 13.27.1 Common to all historic areas is a limited palette of materials ironstone and limestone, often in coursed bands with limited areas of render. Brick buildings are less common but are in soft reds. Roofs are generally of slate or stone slate, and thatch. Views in Wilbarston combine an interplay between open expansive views of the landscape, particularly to the north and west, and tight controlled views along historic streets, for example Barlows Lane.
- 13.27.2 Historic development is generally better related to the streetscene with buildings fronting onto and defining the streets. More recent developments tend to be set back and arranged in inward looking cul-de-sacs and are less reflective of the local vernacular.
- 13.27.3 Wilbarston has a Parish Plan which has been adopted by the Council as informal policy. The Parish Plan has been used to inform the preparation of this document.

Affordable Housing

- 13.27.4 The 'Wilbarston Housing Needs Survey' (December 2010) and consultation with the Parish Council identified a need for affordable housing in the village. Six new dwellings are required to meet this identified local need for affordable homes. A preferred site was put forward by the Parish Council land east of Kendals Close (RA/172), shown on the Wilbarston Small scale growth option map. This site was assessed in accordance with criteria outlined the 'Background Paper Housing Allocations'. The site scored very well in the assessment which noted it has no major constraints to development; is well placed for accessing the village's facilities; has low landscape sensitivity; and adequate access can be gained from Kendals Close.
- 13.27.5 An option is therefore presented for Wilbarston to allocate a site for affordable housing, and the site at Kendals Close is suggested as the preferred location. The alternative option is not to allocate a site to for affordable housing in the village.

Affordable Housing Development Opportunities for Growth

To allocate a site to meet an identified local need for affordable homes in Wilbarston. A site is put forward as a site suitable to meet this need, of 6 dwellings, site RA/172 - land to the east of Kendals Close.

Question 143

Do you agree that a site should be allocated for affordable homes in Wilbarston? If so:

- Do you agree that 6 dwellings should be built?
- Do you agree with the suggested site at Kendals Close? or;
- Are there alternative sites that should be considered?
- 13.27.6 In addition to the option regarding affordable housing, set out above, two further options for the future of Wilbarston in the plan period are presented, resulting from the 'Rural Masterplanning report' and 'Background paper: Settlement Boundaries'. The first option is that of no growth beyond the village boundary. This option would draw the village boundary tightly around the built up framework of the village and restrict further growth beyond this. The rural exceptions policy would, however, allow for development of affordable housing outside the boundary on an exception site basis, provided the criteria set out in the policy were met. This option results in a village boundary almost identical to the the existing boundary, shown on the map below, with only minor changes proposed to include the village hall and new development completed since the boundary was last drawn.
- 13.27.7 This option is likely to mean very little change in the village in the plan period as there are very limited opportunities for development within the proposed boundary. The aim of such an approach would be to ensure the character and environmental quality of Wilbarston is protected. However, in some cases this can place more pressure on land within the village envelope and result in inappropriate infill development and the loss of gaps in the built form which contribute to a village's character.
- 13.27.8 The alternative option for Wilbarston is to allow the village to grow with some small scale development outside of the existing extent of the village, by extending the village boundary. There are some advantages to this approach including reducing pressure on land within the village envelope, supporting existing services and facilities including the school and pub, helping to meet local needs for housing and employment, and possible contributions to improvements within the village. The Wilbarston Parish Plan has objectives to promote small-scale employment opportunities within the village and to reduce wherever possible dependence on the car for journeys to work. An option is therefore presented for Wilbarston to allocate a small site for employment, and the site, RA19 off Carlton Road, is suggested.
- **13.27.9** Because of the size of Wilbarston and the sensitivity of the surrounding landscape, any extensions to the boundary would need to be carefully considered. Potential directions for extensions could be to the east or west, continuing the linear form of development along Carlton Road or School Lane.

Development Opportunities for Growth

- RA/172 Land east of Kendals Close
- RA20 Land between Carlton Road and Kendalls Close (development of part of the site for small scale <u>employment</u> uses).

Alternatives considered:

RA19 (Employment)

Draft development principles for site RA/172 are:

- Front the highway with consistent or stepped set-backs,
- Use a limited palate of materials of red brick, render or high quality contemporary materials,
- Provide a safe and overlooked link to the public footpath which links Kendal Close with Carlton Road,
- Maintain an access point for any future potential incremental development beyond the scope of this development:
 - Consider orientating the development to be outward looking, rather than inward, and face out to the fields to the south and east; or
 - Be spaced sufficiently to allow views to the countryside from the highway.

Question 144

Do you agree that there should be some small scale housing and employment growth outlined above? Do you agree that the sites identified are the most appropriate?

13.27.10 Notwithstanding any potential extensions to the boundary or affordable housing allocation, new development in Wilbarston is likely to be limited. However, should any future development proposals come forward, the 'Rural Masterplanning report' identified several design principles, considered important for any new development which may occur in the future within Wilbarston. These are outlined below.

Development Principles

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

- Facilitate improvements to the village, potentially those identified in the Rural Masterplanning report, including:
 - Public realm, gateway and traffic calming improvements along Carlton Road -School Lane, for example tree planting along Carlton Road,
 - Highway and public realm improvements to the crossroads of Main Street and Carlton Road, to remove the dominance of the highway, improve the pedestrian environment, expand the current landscaped green into a small public square,
 - Creation of a safe, paved footpath connection with Stoke Albany.
- Represent the local street variety and geometry,

- Follow the characteristics of continuous enclosure of buildings, stone boundary walls, stepped frontage, and local variety of street forms,
- Feature buildings which front directly, or have short set-backs, onto the streets, lanes, or alleys,
- Use a limited palette of materials reflecting the historic buildings within the village ironstone and limestone, often in coursed bands with limited areas of render, less
 common soft red bricks, and roofs of slate or stone slate, and thatch,
- Not erode important views of the countryside.

Question 145

Do you agree with the draft design principles for Wilbarston set out above?

Do you agree with the identified improvements to the village suggested about? If not do you have any alternative improvements you would like to see made?

Allotments

13.27.11 There is an identified need for allotment provision in Wilbarston. No sites have yet been identified to accommodate this need. New sites should be on suitable land, within or close to village boundaries and easily accessible by a variety of means, sites that are physically detached from village boundaries or only accessible by car should be avoided.

Question 146

Are there any sites within Wilbarston that you think would be suitable for allocation as allotments?

13.27.12 Further information regarding the identified need for allotments is contained within the *'Background Paper: Open Space and Allotments'*.

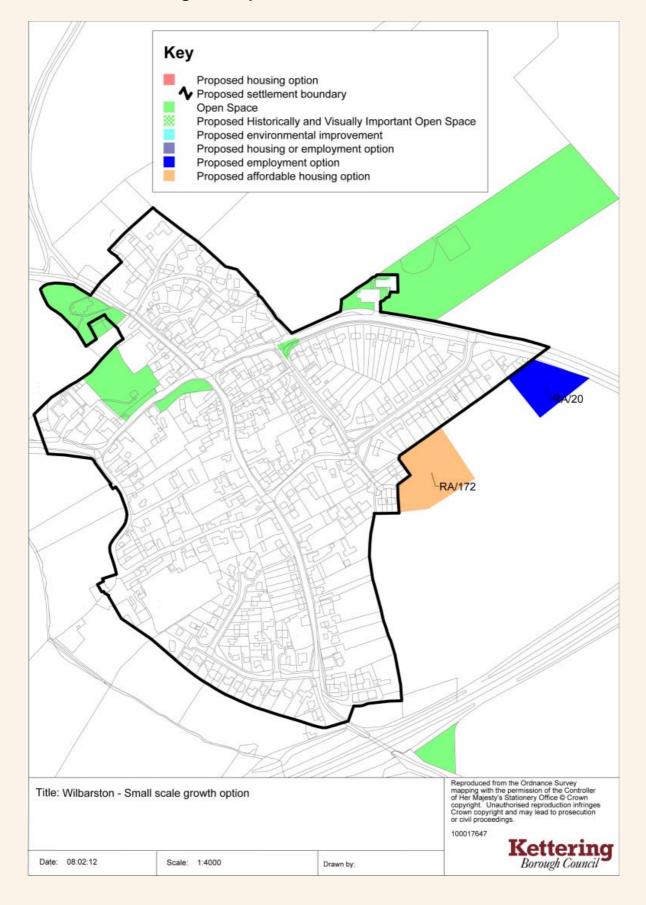
Wilbarston Village Boundary

13.27.13 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Wilbarston is shown on the Wilbarston - small scale growth option map. Please note this settlement boundary does not include new allocations. Where appropriate new allocations will be added to the proposed settlement boundaries following this consultation. The methodology for defining settlement boundaries in set out in the *'Background Paper: Settlement Boundaries'*.

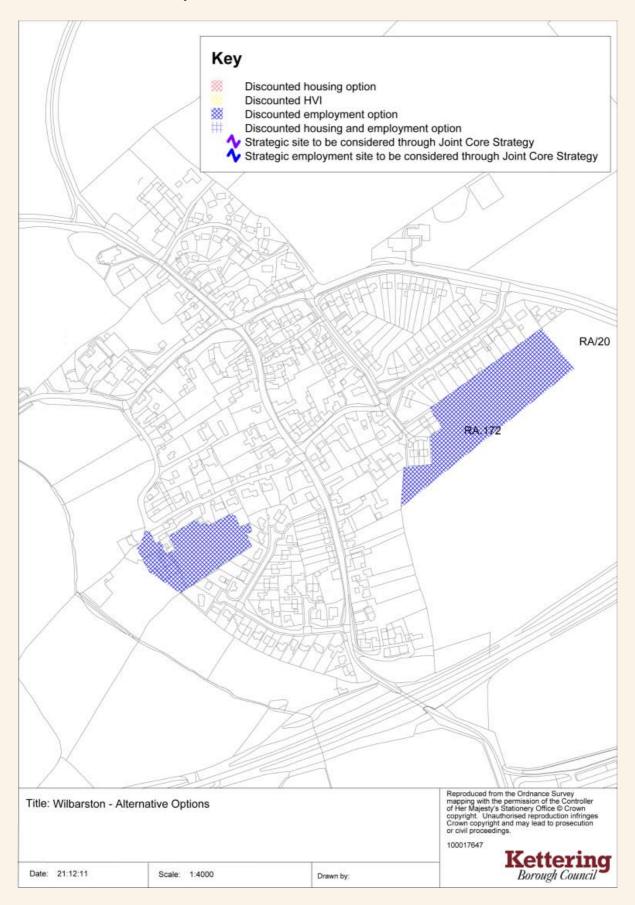
Question 147

Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?

Wilbarston - Small scale growth option



Wilbarston - Alternative Options



14 Glossary

Table 18

Term	Definition
Affordable Housing	'Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:
	 Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
	 Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision'.
Ashlar	Ashlar is prepared stone work (i.e., dressed, cut) of any type of stone. Masonry using such stones laid in parallel courses is known as ashlar masonry, whereas masonry using irregularly shaped stones is known as rubble masonry. Ashlar blocks are rectangular cuboid blocks that are masonry sculpted to have square edges and smooth faces.
Brownfield	Brownfield land or 'Previously Developed Land' is land that is, or was, occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed-surface infrastructure.
	The definition covers the area surrounding the main building and used in connection with it. Planning Policy Guidance Note 3 Annex C (Housing) has a detailed definition.
Development Plan Documents (DPD's)	This is a Local Development Document that has been subject to an independent public examination and is therefore a statutory planning document.
Green Infrastructure	A term used to describe and plan for a network of multi-functional green space, which includes recreational and sports facilities, parks, pathways and routes, natural and historic sites and water spaces, as well as accessible countryside. These green spaces can serve many uses including landscape enhancement, linkages, nature conservation, water management, food production, recreation, leisure and tourism and provision for healthy lifestyles.
Greenfield	Greenfield land (or a defined site) usually farmland, that has not previously been developed.

Glossary

Term	Definition
Joint Planning Unit (JPU)	The Planning Unit established by Corby, Kettering, Wellingborough and East Northamptonshire Councils, together with Northamptonshire County Council. The Joint
	Planning Unit comprises of planning officers drawn from the above authorities and is co-ordinating the preparation of a Local Development Framework for North Northamptonshire.
Lifetime Homes Standard	Design criteria which ensure that homes are designed flexibly enough to meet the needs of most households with the minimum of adaptation - are increasingly being adopted in the building of new homes.
Local Development Document (LDD)	This is the generic name for a document that forms part of the Local Development Framework. It can either be a Development Plan Document or a Supplementary Planning Document.
Local Development Framework (LDF)	This is a series of documents and maps that sets out planning policy for the area it covers. The documents and maps will include a Core Strategy and proposals maps, along with other Development Plan Documents and also Supplementary Planning Documents. The North Northamptonshire Local Development Framework will cover the whole of the local authority areas of Corby, East Northamptonshire, Kettering and Wellingborough.
Local Development Scheme (LDS)	This sets out the programme for the preparation of the Local Development Documents that together will comprise the Local Development Scheme. The Local Development Scheme has to be submitted and approved by the Secretary of State.
North Northamptonshire Core Spatial Strategy (CSS)	The part of the Local Development Framework that sets out the overarching strategy for the area, together with the policies and key proposals to implement the strategy.
North Northamptonshire Joint Core Strategy Review (JCS)	The emerging review of the CSS. The JCS will set out the overarching strategy for the area from date of adoption to 2031.
Planning Policy Statement (PPS)	Issued by central Government to replace the existing Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
Regional Spatial Strategy for the East Midlands (RSS 8)	This document sets out proposals for the sustainable development of the Region's economy, infrastructure, housing and other land uses. The Milton Keynes and South Midlands Sub-Regional Strategy now forms the Northamptonshire element of the Regional Spatial Strategy for the East Midlands.

Term	Definition
Renewable Energy	The term used to cover energy flows that occur naturally and repeatedly in the environment e.g. from the sun, wind, oceans and the fall of water. Plant material is an important source of renewable energy and combustible or digestible industrial, agricultural and domestic waste materials are also normally categorised as renewable sources.
Strategic Housing Market Assessment (SHMA)	SHMAs are way of assessing housing markets and housing need, initiated by the Government in November 2006. There are a number of required core outputs from an SHMA, which include:Estimates of current dwellings in terms of size, type, condition, tenure, Analysis of past and current housing market trends, and key drivers underpinning the housing market, Estimate of current number of households in housing need, Estimate of future households requiring market and affordable housing, Estimate of the sizes of housing required, Estimate of household groups who have particular housing requirements, for example gypsies and travellers.
Supplementary Planning Documents (SPD's)	These are documents that give policy guidance to supplement policies and proposals in Development Plan Documents.
Sustainability Appraisal (SA)	This document is a formal assessment and will ensure that the draft planning policies contribute to the achievement of sustainable development and that the social, economic and environmental impact of these policies has been fully assessed.
Sustainable Development/Sustainability	Sustainable development is: "development that meets the needs of the present without compromising the ability Development/ Sustainability of future generations to meet their own needs" (Brundtland Commission Report, 1987.)