Planning Policy Committee 24.06.10 Appendix 10





Cranford Parish Plan Report and Draft Proposals











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Preface

On behalf of the members of the Village Plan Committee thanks are due to the advice and help of Carolyn Turner and Mike Oakley of Northampton Association of Local Councils and William Agroh of Kettering Borough Council Planning Department.

However, without the support, encouragement and participation ideas of Cranford villagers, this plan could not have been completed.

We hope it will be accepted by Kettering Borough Council and help form an established plan and policies for Cranford's future.

N.B. When this project was formulated it was called the Village Plan, however the advice of Kettering Borough Council is that a 'Parish Plan' is more appropriate.

As Chairman of the Parish Council and the Plan Committee I want to thank all our committee members for their cooperation and hard work in making this project possible.

Sir Peter Fry

The History of Cranford

The parish of Cranford consists of two groups of houses on either side of a tributary of the River Nene, thirty houses along the Cranford Road, Barton Seagrave, and a number of outlying properties. It is situated mid-way between the market towns of Kettering and Thrapston and has common boundaries with the towns of Kettering and Burton Latimer and the villages of Grafton Underwood, Twywell and Woodford. At the present time there are 363 names on the Electoral Roll.

The name is shown as Craneford in the Domesday Book and is believed to refer to the fact that cranes, a type of heron, were often to be seen at the ford near which the first settlements were built. It is interesting to note that these birds can still be seen along the stream.

The earliest records, 1086, show three holdings at Cranford, one small and two reasonably sized and from these St. John's and St. Andrew's eventually emerged as two separate villages each having areas of land on either side of the stream. Changes were made in 1884 to make it easier for the two sets of Custodians of the Poor to administer the law, and thereafter the stream became the boundary between them.

In 1894 St. Johns formed a Parish Council and following a request from St. Andrews, a Grouping Order was made two years later and the two villages officially became one. However they still maintain their separate identities to a degree and both names are still shown on Ordnance Survey maps. Both parts of the village have their own ancient Manor House and Church, though in the case of St. Andrews the latter was made redundant in 1996 and is now in the care of the Churches' Conservation Trust.

One of the notable features of the village is the area of parkland between the two built up areas through which there is a footpath link, and another is the picturesque row of small thatched cottages on Rectory Hill.

There are 59 listed buildings including the Grafton Road Bridge and the stables and screen wall at Cranford Hall - itself listed and the home of Sir John, 11 . Bart. and his wife Gayle, Lady Robinson. Two sets of Council Houses were built within the village. The first three pairs on the High Street were put up in 1921 followed by a pair at either end in 1946 and shortly after the World War II those in St. Andrew's were erected at intervals along a new street called Top Dysons from the ancient name of the field on which they stand. The 30 houses belonging to the parish along the Cranford Road were put up during the 1930's and there have been just eight new homes built within the Parish since 1982.

The Parish nowadays has only one Public House, the Red Lion on the High Street, where there were once three, and its busy little Post Office and General Store was closed in 1997 following the death of the proprietor.

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

There are ten wind turbines in operation to the south of the village and permission has been granted for the erection of eight more on the far side of the A14, most of them within Cranford's boundary. When these are finally in position we have been promised a yearly sum of money will be made available to the Parish to be spent on improvements within it for an estimated 25 years - deciding how this should be spent was one reason for the Parish Plan.

The future of Cranford is at present uncertain due to current plans for a substantial development of land east of Kettering to include 5,000+ houses and the shops, schools, surgeries and playing fields etc. to support them. This will surround the houses of the Parish situated in Cranford Road, and reach almost to the western conservation boundary of the village. In addition plans are in hand to make a possible new A14 access area just east of these houses to accommodate the extra traffic and to make the present day Cranford Road itself a cul-de-sac. The combination of these two proposals would appear to affect the village's future existence.

Cranford Today

Cranford Is a Parish of just over 200 dwellings and approximately 450 residents (this information has been provided by Kettering Borough Council and it accords with our own estimates).

Cranford is within the Borough of Kettering in the county of Northamptonshire. It is 4-4.5 miles from the town of Kettering. All the main public services are at least 4 miles away, i.e. Hospitals, Surgeries, Fire Station, Railway Station, shopping, with the exception of a small convenience store within the local petrol station 2 miles away.

Cranford is mainly surrounded by farmland, both arable and pasture. The southern end of the village adjoins the very busy A14 trunk road, to the south is a large wind farm and a large landfill site.

There is one Church of England primary school in the village with 60-70 pupils, with the nearest secondary school a 2.5 mile journey.

The bus service is limited for most of the day with a service of one bus every two hours.

The present parish is an amalgamation of the parishes of St. Andrew and St. John. There are two Churches, but only that of St. John is used at present.

The Village Hall is the main hub of the Village and is patronised by the Woman's Institute, over 60's Club, The Parish Council and for many other events originating both from Cranford and the surrounding areas.

There is one public house and one café in the village.

In brief Cranford is regarded as a unique and quite delightful example of a typical English village, too many of which are disappearing from the English landscape.

Houses in the Cranford area are much sought after and rarely become available for sale. However many of the dwellings in the village are owned by the estate of Sir John Robinson.

Apart from the outlying homes and Cranford Road, the whole of the village is a conservation area with many listed properties. A number of buildings are several hundred years old.

The peace and tranquillity of the village has been affected by the 24 hour traffic noise on the busy A14 and the proposals for the new Kettering East developments of housing, schools etc will incur the need of a probable new junction on the A14 to accommodate the extra traffic from those new developments. This new junction 10a could facilitate the closure of junction 10, thus causing a very high flow of traffic within 500 yards of parts of the conservation area of Cranford; concerns for the future of the village have been raised by many of the parishioners.

The Parish Plan

The Origin

In September 2008, the Parish Council discussed the future of the village in the light of some developing factors.

- 1. There was a strong possibility of a large development of Kettering East, which could feature thousands of units of housing within one kilometre of the heart of Cranford Village.
- 2. How should the residents of the village respond to such a development?
- 3. The possible income to the Parish Council from the developers of the nearby Wind Farm extension and how it would benefit the community of Cranford.
- 4. It is an ageing village. More needs to be done to attract and enable younger families to live here.

A decision was taken by the Parish Council that the best way forward was to prepare a Village Plan to help protect the future of the village; previously a similar scheme had been started but never completed.

As a result, a village meeting was called on September 22nd 2008 and the idea was put to the 30 residents who attended. There was a unanimous support for the idea and the village plan committee was elected:

Sir Peter Fry Chairman Mo Cerrone Secretary Bob Thompson Treasurer

Sue Attfield, Richard Barlow, Alan Bates, Joy Beeby, Brian Duffy, Lady Helen Fry, John Parry (Vice Chairman), George Potter, Jenny Potter and Stephen Waine.

The committee has met on seven occasions. The committee agreed, printed and distributed first, a leaflet to all adults in the village. The responses to the leaflet enabled the committee to prepare a substantial questionnaire in order to discover what the residents would like to see preserved or improved and their needs for the future of Cranford.

The questionnaire was delivered to every household and the completed questionnaires were analysed. The results were tabled at an open village exhibition, mounted at the village hall where comments from the residents were invited.

A combination of the answers to the questionnaire and the comments from the exhibition make up the results for the plan of action for Cranford's future.

The focus of the plan was the changing face of village life. The population has aged. The number of young families has reduced, partly because of the escalating cost of houses in the village. Gradually the services have declined. There is no village shop or post office and bus services are very limited. There is no play area for either young children or teenagers.

It is essential to address the aforementioned issues, whilst endeavouring to keep the essential characteristics of Cranford as a conservation area preserved.

General Information

190 Questionnaires were delivered.

133 were returned. This was a response of 70% for which the committee are most grateful.

The response has enabled us to produce a draft report and provisional recommendation for action after taking all the replies into consideration.

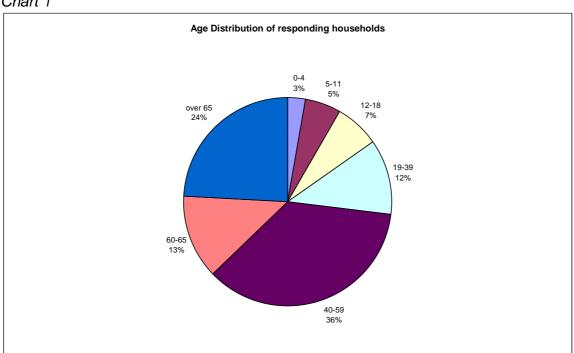
We would point out that:-

- 1. Not all questionnaires were returned complete
- 2. There were some multiple answers
- Where there was no response to a question there can be no allocation of 3. consideration.

A copy of the questionnaire is included as appendix 4.

Chart no.1 shows the age distribution of responding households. It is important to note that only 27% were from under 40's and 37% from over 60's.





Likes and Dislikes

Charts 2 & 3 clearly indicate the main likes and dislikes.

It seems clear that living in Cranford is appreciated by many residents. explains the strong support shown in many answers for the continual preservation of this peaceful, rural, historic village.

Chart 2

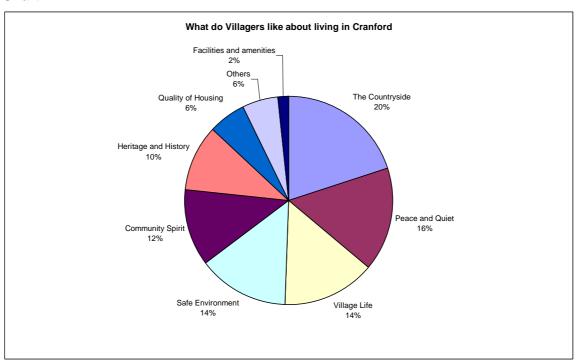
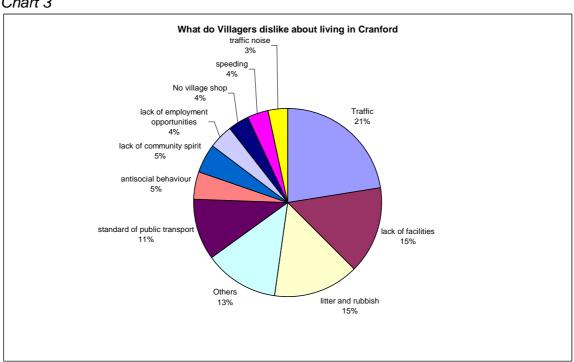


Chart 3



Among other issues there is the need to attract younger families to the village which implies that they should be better catered for. However, only 4% mentioned a lack of employment opportunities.

There is concern about properties which are not well maintained as they spoil the appearance of the village, but clearly most residents like living in Cranford.

The parish plan therefore needs to retain that affection whilst allowing for the future and the challenges this will bring.

Specific concerns relate to traffic, litter, public transport services and lack of facilities. These are all addressed later in various sections of the plan, together with suggestions for promotion of greater community spirit and the village way of life.

The Environment

Chart 4 shows the main concerns and areas suggested for special preservation.

The most widespread concern is over dog fouling and litter.

Many residents feel that regular litter picking should be organised. (45% respondents offer to help as volunteers). The issue of dog fouling bins being supplied provided that regular emptying occurs, is also of high priority to many.

The major feeling is that the environmental advantages there are should be preserved by seeking to ensure a clean and healthy environment.

In this respect some footpaths need attention e.g. Cranford Road and the High Street. Hedgerows and verges need regular maintenance.

Charts 5 & 6 show the areas where improvement could be made and also the areas suggested for special preservation; this includes a feeling that Kettering Borough Council should act promptly to enforce measures to deal with present and possible future eyesores.

The comments from the Public Exhibition included the need for better car parking facilities, as well as preservation of the local quarry sites as valuable and diverse habitats. There were some complaints regarding smells from Cranford tip.

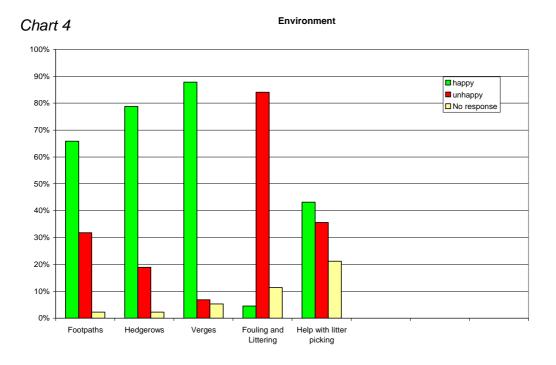
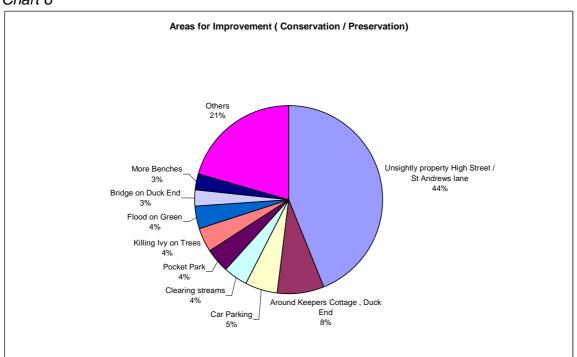


Chart 5

Areas suggested for special preservation:

All village	16
Park	11
Village Green	9
Both churches	8
Cottages in Rectory Hill	5
Forge	5
Dovecote	5
all old buildings	
Old Walls	3 3 2
View from St Andrews across Park	2
Village Hall	2
Bridges	2
Church Lane	2
Pub Barns	2
Spinney	2
Duck End / Stanbridge Hill	1
View from East Cranford to Twywell	1
View from Cranford Rd to North	1
open land along gated road	1
Chapel	1
Hills and Dales	1

Chart 6



Services and Amenities

The responses clearly showed the desirability of a village shop (98%), a play area (81%), more suitable lamp posts (64%).

The comments received:-

- 1. A village shop would be very popular but volunteers would be needed to manage it.
- 2. Would a shop be used enough?
- 3. Use the school community to be more active in the village and to promote services and amenities.
- 4. Street lighting is set at a low level but changes should not urbanise the village.
- 5. The internet should be used for information on not-for-profit shops open elsewhere.
- 6. Could the wind farm sponsor a shop?
- 7. Play area really needed even a modest one would be good.

These are shown in chart 7.

Specific requests are detailed below:-

Considerable support is shown for a children's play area and facilities for football, cricket and other sports (73% of respondents) (Q23).

Several suggestions were put forward for the location of a play area:

Near to the village hall (52) In the middle of the village (21) On the school field (14)

Several suggestions were made for mobile services to visit the village:

Fish and Chip Van Mobile Shop Library Milk Van Eismann Frozen Foods Greengrocer Butchers Wet Fish DVD Van Window Cleaner

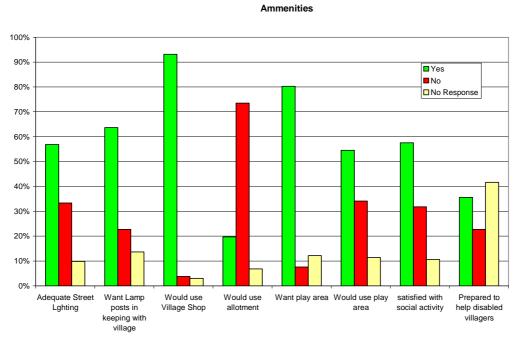
The conclusion would appear to be that greater access to basic necessities is needed.

Several suggestions were made for social events or activities:

Any	20
Cricket team	13
Bonfire	9
Film screenings	7
Village fete	6
Quiz nights	5
More plays/musical events	4
More village social get-togethers	1
Egg hunt	1
Village Christmas Tree	1
BBQ & rounders at village hall	1

Effort should be made to advance the greatest needs. Individuals and village organisations should be asked to co-operate to see what further social activities might be organised to enhance village life.





Parish Funds

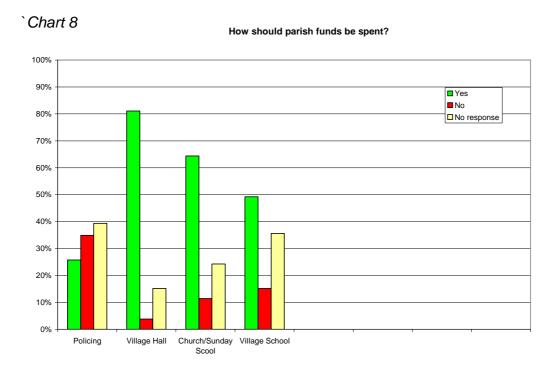
There was a strong feeling that any increase should be spent on benefits for villagers and not on policing (26%). Substantial numbers felt that the village hall, the school and the church should be helped.

It was felt that school funding is inadequate and to make it even more a part of the village it should try to involve residents more so as to take a higher profile in village life.

The church is considered a major part of the history of this ancient village. The rector deserves greater support.

In addition, the needs of the elderly and the disabled should be a village concern and ways to help should be organised.

Chart 8 shows the main issues and some of the other suggestions made.



These views indicate the need to ensure the responsible use of funds for the common good of the people of Cranford.

Health and Social Services

24 households have at least one disabled resident, only 18 say they would appreciate help. On the other hand there was a wider area of support requested:-

Practical help with shopping and gardening
Going for a walk
Popping in for a chat
Ideas to keep residents active and alert
Help with understanding bills and with funding social activities
Assistance with mobility

Action suggested:-

- a) Investigate need for volunteer transport for the elderly and disabled.
- b) Set up a system to supply (a)

Offers of help were indicated by 47 households.

Housing and Development Including Trees

Charts 9 and 10 show a difference between feeling concerning the present position and the question of future housing provision.

An earlier survey suggested little change was desired, but the questionnaire response suggests that a further survey is needed to establish how many families or residents would welcome affordable housing, or, if such provision was made would it persuade local families to stay in the village.

Although only 13% thought that there is a need, 28% felt it would be needed in the future and 8% thought more sheltered accommodation would be required.

It is significant that only 12% wanted any commercial development.

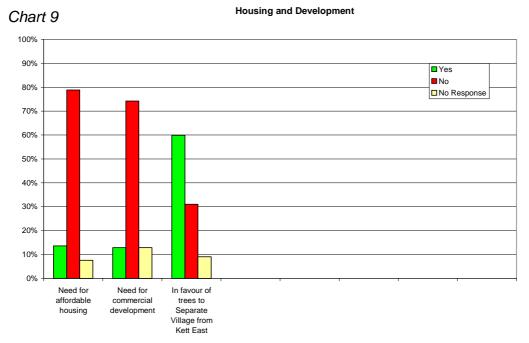
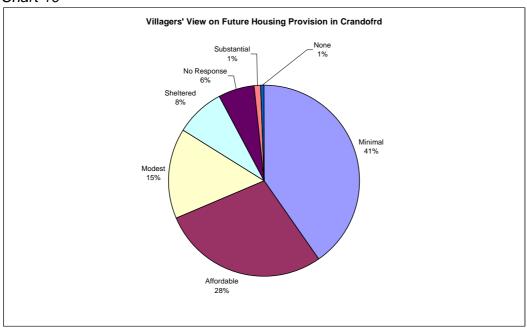


Chart 10



Trees

60% of respondents want more trees to be planted. This should be extensive in order to protect against noise from an ever busier A14, shield the village from the extension to the wind farm and to help separate the village from the immense development planned for adjoining Kettering East.

Despite fears that the drains might become blocked with more leaves unless they were swept up regularly it was felt that many trees were needed – some suggested thousands within the village boundary.

The possibility of a new junction 10a on the A14 with its attendant bright lighting means some further protection is needed.

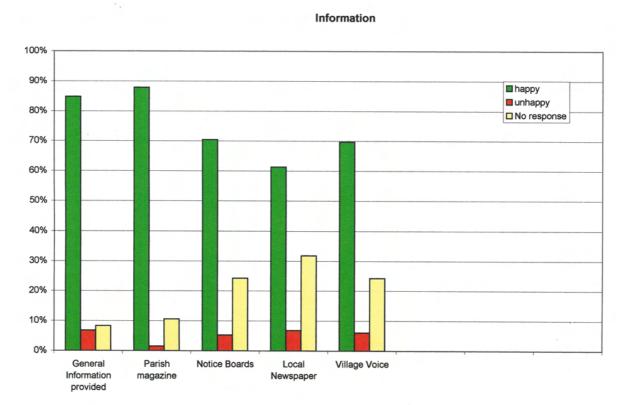
Information

Chart 11 shows the high level of satisfaction regarding the amount of information made available to residents. 112 households stated they are happy about what is going on.

The Parish Magazine satisfied 116, whilst 93 were content with the village notice boards and 92 with the local village voices, but only 81 with the local newspaper.

Amongst suggestions made was a request for a village website (now in place) and more leaflets regarding village activities would be welcomed.

Chart 11

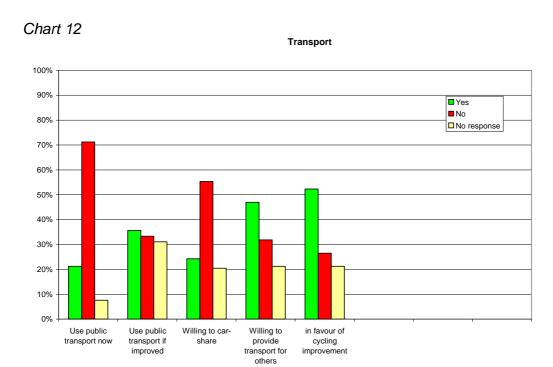


Contact details are given in Appendix 4.

Transport

Chart 12 shows that less than 25% of households use public transport; this would increase considerably if a better service was available – at least a bus every hour.

On a positive note, 32 households would consider joining a car sharing scheme, whilst 62 would consider providing transport for others.



The general dissatisfaction with the existing public transport over both regularity and cost needs to be addressed.

Traffic and Noise

Chart 13 shows the areas where it is felt that traffic calming is needed and also the other main concerns. This confirms the preliminary survey showing traffic calming was the highest priority and this was confirmed in the full questionnaire (80%). It also became clear that not all possible proposals would be acceptable to all e.g. road humps.

Other priorities are dealing with car parking and the protection of local habitats eg. the quarry area.

Apart from suggestions for a 20mph speed limit through the village it was also felt that the A14 would be less noisy with a reduced limit when passing Cranford.

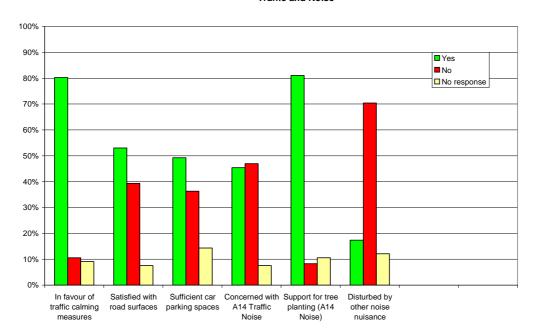
The questionnaire showed remedies favoured other than traffic calming (80%). Illuminated slow down signs, chicanes in the High Street, a 20 mph limit, priority signs at Grafton Road Bridge, improved facilities for cycling and environmental improvements i.e. shrubs.

All this suggests an early involvement by the County Council is needed – particularly because of the possible/probable junction 10a.

Several areas were suggested as being in need of traffic calming measures:

High Street	78
Grafton Road	32
Rectory Hill	24
Village entrances	10
Duck End	8
Church Lane	3
Nowhere	2
Junction to Grafton Underwood	1





Crime and Policing

Chart 14 shows only 33% are happy with the present situation – 44% are not. 46% did not know how to contact the local community Police Officer.

52% did not know a local neighbourhood watch member.

40% thought it should be extended and 38% would join.

The relatively high levels of dissatisfaction and lack of knowledge as to how to contact the Police and Neighbourhood Watch needs to be addressed.

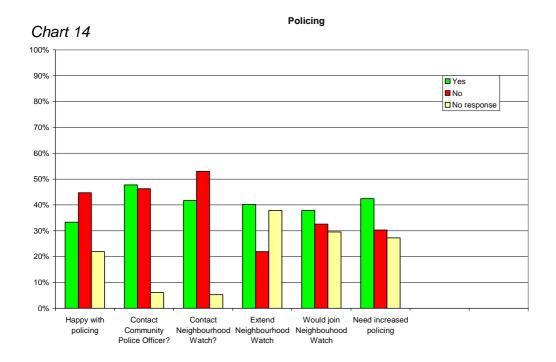
Comments:

We must try to involve the police more. We need more regular patrols.

Attention needed in problem areas. e.g. Pocket Park.

Persuade police to go to the school more to talk to pupils and parents.

Encourage Neighbourhood Watch to help it expand.



Youth Questionnaire

The low response was very disappointing. It did underline however how few young people there are in the village and the dearth of facilities including reliable public transport for them. It is interesting that 49 responses supported cheaper fares for under 18's.

It also underlines the concern over the future of the village that was an important consideration in producing the plan.

Summary of Observations and Suggestions from the Analysis

There appears to be significant support for:

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

Limited development but appreciation of some future need

The Conclusions

Although there are many areas where the villagers seem satisfied, there are a great number of suggestions for change and improvements which should be heeded.

The Village Plan Committee hope that the various public bodies, Cranford Parish Council, Kettering Borough Council and Northamptonshire County Council, will support the proposals made by residents that we are bringing forward. However we feel that villagers should take part in future decision making and that is why we are proposing the formation of several village action groups to take matters further. These should cover the environment, services and amenities, social activities, health and transport. The support and help of local residents will be essential for success.

The Model Action Plan

The Environment

Objective To deal with litter, dog fouling, village appearance and areas

to be preserved.

<u>How</u> 1. Organise regular litter picking volunteer groups – we

understand the CPRE are offering help, more information will

be obtained

2. Arrange for bins to reduce dog fouling - aim to get the

Parish Council and Kettering Borough Council to help

3. To seek to ensure that future developments do not harm important village landmarks and physical features as listed by

villagers.

<u>Priority</u> High

<u>Lead</u> Parish Council and Kettering Borough Council

<u>Resources</u> Could be modest – CPRE and Parish Council

<u>Monitoring</u> Parish Council and Action Group (litter collection)

Services & Amenities

Objective 1 Must be to sustain and improve the services and amenities of

Cranford, which will require greater access to basic

necessities through the provision of a village shop.

How Examine potential for success e.g. are volunteers available.

Investigate potential for more mobile shops and if any buildings may be available e.g. Red Lion Pub. A special

action group should be set up.

<u>Priority</u> High - viability is the key

<u>Timescale</u> Cannot be calculated until basic questions are answered

Responsibility Action committee

Resources No calculation possible yet Monitoring Action Group and Parish Council

Objective 2 The second most heavily requested improvement is to

improve recreational facilities, particularly a play area.

How Action group to be formed include bodies such as the school,

Village Hall Committee, local landowners and Parish Council

to examine feasibility and position and extent of area

Priority High

<u>Timescale</u> Early formation of group – then depends on support

Responsibility Action Group and other village bodies

Resources May depend on income from the wind farm (phase II). Help

from other public and semi-public bodies

Monitoring Action Group and Parish Council

Objective 3 Improving social events and their number must also be

encouraged.

How Action Group of existing appropriate organisations e.g. school,

village hall, W.I., over 60's, the Church and the Parish Council

<u>Priority</u> Medium

<u>Timescale</u> Improvement in 2010

Responsibility The Group plus other bodies with interest

Monitoring Action Group and Parish Council

Objective 4 To see that any further funds available will be for the benefit of

villagers was the highest priority. It was felt that more village/school contact is needed and should be encouraged.

The Church also deserves support.

How The Parish Council will need to examine what can be done /

afforded and investigate the possibility of new resources from

public bodies.

<u>Priority</u> Medium

<u>Timescale</u> Depends on Parish funding

Responsibility Parish Council also provide resources and monitoring

Health and Social Services

Objective To improve services to the disabled and elderly.

Investigate the need for volunteer transport for the disabled and elderly and if proved to set up an appropriate system

using volunteers

How Create a small action group to see how the above is

practicable. If it is to discover what existing local organisations

do or could do and organise Cranford help.

Priority High to Medium

Timescale Group to commence 2010

Responsibility Group plus appropriate public bodies
Resources Depends on actual need and cost

Monitoring The group and Cranford Parish Council (if required)

Housing and Development

Objective There is a need to ensure greater access to housing for

younger villagers. A survey is needed to establish the demand for affordable housing and to investigate possible

source of funding.

How Cranford Parish Council to conduct

<u>Priority</u> Medium Timescale 2010/2011

Responsibility Cranford Parish Council and Kettering Borough Council

Resources Depends on outside bodies i.e. Kettering Borough Council

and Housing Associations

Monitoring Cranford Parish Council and Kettering Borough Council

Trees

A clear policy is needed to improve the visual appearance of Objective

the village.

Can only be by the combined effort of Cranford Parish <u>How</u>

Council, Kettering Borough Council, Northamptonshire County

Council and developer

Survey shows big demand for large increase in number of

trees.

Priority High <u>Timescale</u> Start 2010

Responsibility Cranford Parish Council, Kettering Borough Council and

Northamptonshire County Council.

Depends on what developer and councils make available and Resources

if / when wind farm provides resources to Cranford Parish

Council

Cranford Parish Council Monitoring

Information

It is important that all residents will be well informed about <u>Objective</u>

events.

Cranford Parish Council to consider re-activating a regular How

> village magazine and to encourage village groups and individuals to use it. Appoint an editor. A Parish website

exists. It needs to be developed and used.

Medium Priority 2010 Timescale

Cranford Parish Council Responsibility

Resources As Cranford Parish Council can afford

Monitoring Cranford Parish Council

Transport

There is general dissatisfaction with public transport – both **Objective**

regularity and cost need to be addressed.

How

Northamptonshire County Council and other transport providers to be approached by Cranford Parish Council. An action group should follow up the offers to provide transport for those without cars, particularly the needs of the disabled

and elderly.

High Priority Timescale 2010/2011

Responsibility Action Group, Cranford Parish Council and Northamptonshire

County Council.

Need to be based on what existing providers can do. Resources

Monitoring Cranford Parish Council plus the local group.

Traffic and Noise

Objective To reduce the adverse effects of traffic.

How Clear concern over traffic calming on the High Street and

other roads; there needs to be a priority. Development of Kettering East and possible new junction 10a have to be

confirmed.

The most suitable solutions should be examined and all alternatives considered. The future for car parking, speed limits and access together with measures to reduce noise levels will need discussion between Cranford Parish Council and Northamptonshire County Council, then full consultation

with villagers.

<u>Prioriy</u> High

<u>Timescale</u> 2011/2012

Responsibility Cranford Parish Council and Northamptonshire County

Council (the local highway authority)

Resources Developer contribution – either direct or through Kettering

Borough Council and Northamptonshire County Council.

Monitoring Cranford Parish Council

Crime and Policing

Objective To encourage greater crime protection including better liaison

with the police, due to the relatively high levels of dissatisfaction and lack of knowledge as to how to contact the local Police Community Officer and Neighbourhood Watch.

How Cranford Parish Council to help organise more information for

villagers and to work with Neighbourhood Watch to expand its

membership.

Priority Medium – High

<u>Timescale</u> 2010

Responsibility Cranford Parish Council, Neighbourhood Watch and Police

Resources All the above should see what they can do

Monitoring Cranford Parish Council, Neighbourhood Watch and Police

Appendix 4

Contact Details

Police: Sergeant Wayne Preece Tel 03000 111222

Head of the Rural East Team

at the Police Station at

Federation Avenue, Desborough

Neighbourhood Watch: George Potter Tel 01536 330690

Dial House, Rectory Hill, Cranford

Website: www.cranfordparish.org.uk

Parish Council: Peter Quincey – Clerk Tel 01536 461189

35 Newton Road, Geddington

Village/Parish Plan Sir Peter Fry (Chairman) Tel 01536 330770 Committee: 24 Church Lane, Cranford

Mrs Mo Cerrone (Secretary) Tel 01536 330522 21 St. Andrews Lane, Cranford