

HARGRAVE NEIGHBOURHOOD PLAN – draft policies document

Table of Contents

HARGRAVE NEIGHBOURHOOD PLAN – draft policies document	1
Hargrave Neighbourhood Plan – Context, objectives and policies	2
Introduction.....	2
Nature of Hargrave as observed by previous plans	3
Summary – synthesising previous plans with the latest residents’ survey	4
Settlement Boundary – from 2007-2020 and beyond	5
Housing Growth in Hargrave	8
POLICY: Housing Growth	
Pattern of Development.....	11
POLICY: Pattern of Development	
POLICY: Pattern of Development (continued).....	
Design and Architecture of Houses	17
POLICY: Design and Architecture of Houses	
Landscape, Character & Green Space	19
POLICY: Landscape, Character and Green Space	
POLICY: Landscape, Character and Green Space (continued)	
The Environment.....	26
POLICY: Environment	
Sustainable Infrastructure.....	30
POLICY: Sustainable Infrastructure	
Village Amenities.....	32
POLICY: Village Amenities	
Supporting Rural Diversification and Employment	34
POLICY: Supporting Rural Diversification and Employment.	

Hargrave Neighbourhood Plan – Context, objectives and policies

Introduction

1. Hargrave's Neighbourhood Plan (NP) is informed by a well-supported resident consultation process and gives due care and attention to wider modern planning requirements at national and county level - a modern approach that remains similar to and consistent with previous planning treatment. The aim is to reflect this throughout the Plan and its associated policies.
2. The policies will be applied in the consideration of any planning applications submitted within the designated NP area of Hargrave Parish. These policies are necessarily wide ranging in their scope and, taken together, should help to deliver sustainable development within the area.
3. A Neighbourhood Plan has the same legal status as a Local Plan once it has been approved at a referendum and is made (brought into legal force) by the local planning authority. At this point it becomes part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Nature of Hargrave as observed by previous plans

4. In the 2016 North Northamptonshire Joint Core Strategy (NNJCS), the county was described in para 2.5:

“The four largest towns, Corby (population 54,9275) Kettering (56,2266), Wellingborough (49,087) and Rushden (29,272) are located on a north-south spine, with a chain of smaller towns related to the A6 corridor including Higham Ferrers, Irthlingborough, Burton Latimer, Desborough and Rothwell. To the east of this urban spine [Kettering, Wellingborough, Higham Ferrers, Rushden] is the town of Raunds (population 8,641) and the towns of Oundle (population 5,735) and Thrapston (6,239) which serve a large rural catchment.”

It is in the extremity of this “rural catchment” that the village of Hargrave rests, tightly adjacent to the boundaries of Cambridgeshire and Bedfordshire and within the classification of “Farmed Claylands” referred to in Fig 13 of the NNJCS.

5. The 1996 East Northamptonshire District Local Plan (ENDLP) contains this description:

“Hargrave is located approximately 2½ miles south-east of Raunds. The village consists of development along Church Road and Church Street, which form a right angle within which All Saints Church is situated.

The village was recorded in the Domesday Book as Haregrave. All Saints Church dates from the late 12th Century and was restored in 1868-70. To the east of the village, on the A45, stands Three Shire House, so called because this is where the three counties of Northamptonshire, Bedfordshire and Cambridgeshire actually meet. Churchlands which was formerly the Rectory and is now a private dwelling, was built in the 17th Century and is thought to have 12th Century origins.

In the Parish of Hargrave there are nine entries on the statutory list of buildings of special architectural or historic interest. There are a large number of Tree Preservation Orders within Hargrave.”

6. In terms of its development strategy the 1996 plan reflected the rural, predominantly agricultural setting of the village, and commented on its constrained infrastructure:

“The general form and character of the village is such that it is considered unable to accommodate significant development without affecting that character, or the village setting. Hargrave is therefore categorised as a Restricted Infill settlement in policy H10.

Land is not allocated for housing or employment on the Inset Proposals Map and development will not be permitted on the areas designated as Important Open Land. During the Plan period some new housing may be permitted. This will need to be within the confines of the village and must satisfy the criteria set out in policy H12.

Small scale business, general industrial and tourism developments located within the confines of the village may be permitted, provided the criteria set out in policy EMP11 are satisfied. The provision of recreation and community facilities will be supported by the District Council within the terms of policy RL1....”

Summary – synthesising previous plans with the latest residents’ survey

7. The general form of the village is such that it is unable to accommodate significant development without adversely affecting the village character and setting. The historic context, character and setting of the village are highly valued by the community.
8. Hargrave residents value highly the open green space within the village. Developments which threaten or impinge on that green environment are therefore not welcomed and should not be permitted.
9. Whilst the wider need and context for housing across the county and the nation is recognised, the village lacks amenity, utilities and infrastructure to support any significant levels of population or business growth.
10. Where limited new development is permitted, it must satisfy the criteria set out in this neighbourhood plan, and be located within the confines of the defined village settlement area, following a similar pattern of development to that historically welcomed alongside the two contiguous roads running through the heart of this rural community.

Settlement Boundary – from 2007-2020 and beyond

11. The map at Figure 1 (below) shows the village settlement boundary as defined 13 years ago. This is the last available document showing a boundary development line.
12. The boundary lines are closely wrapped around the centre of the village. Brook Street, Raunds Road and a large part of Church Street were not included. On Church Street, the envelope for development finished at the Old Farm House opposite Kemps Vineyard. Most of the open spaces were excluded and the boundary at these points followed the roadside.

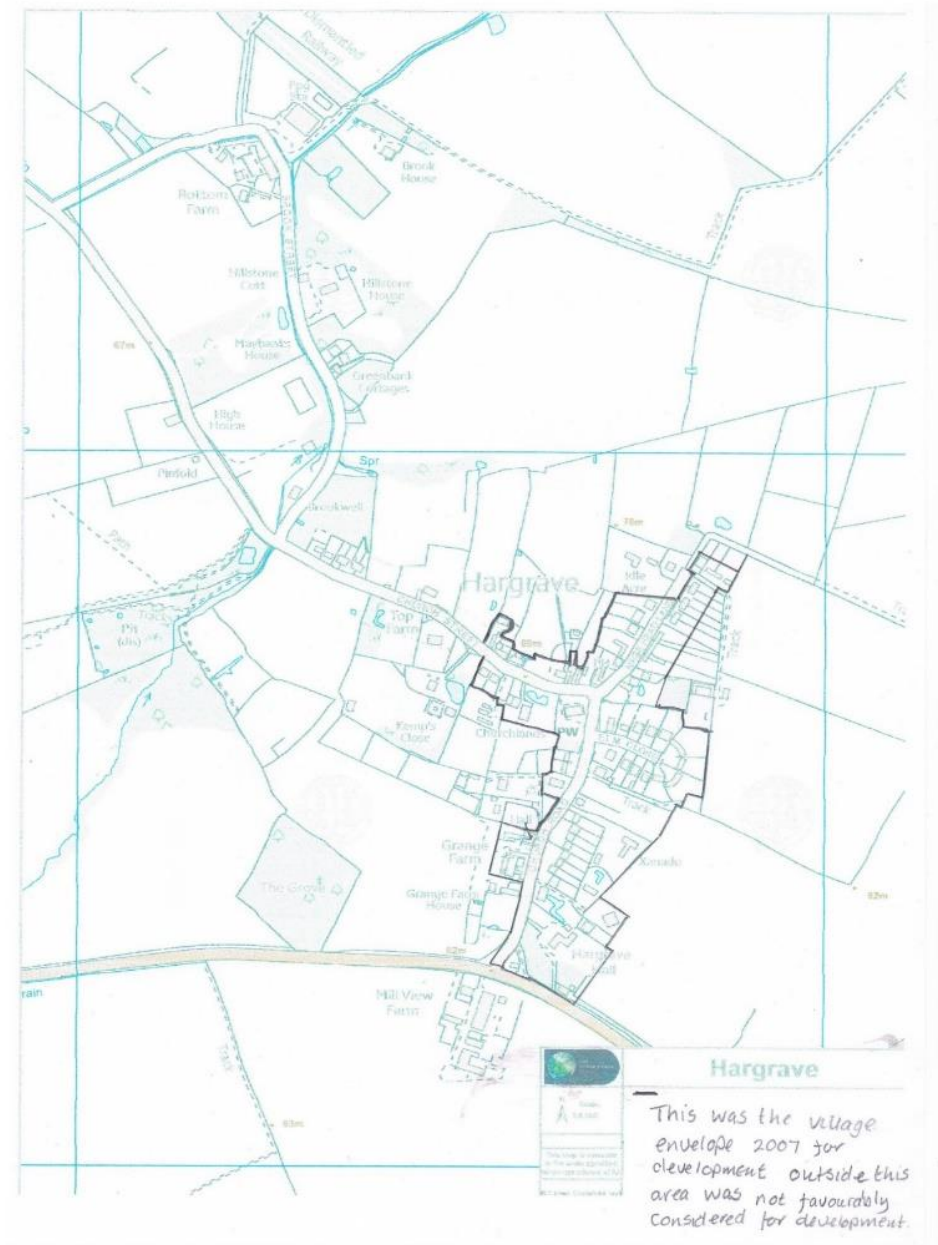


Figure 1 - Settlement Boundary 2007

13. In accordance with Policy 29 of the JCS, which states:

“Other than small scale infilling (Policy 11) or rural exceptions schemes (Policy 13), levels of housing development in excess of the identified requirements for the named Villages and Rural Areas will only be permitted where tested and supported through Part 2.

Local Plans or Neighbourhood Plans. These plans should also identify the phasing of individual housing sites in the rural areas to ensure that development opportunities are not exhausted early in the plan period.”

In accordance with the JCS, the 1996 Village Plan and the Neighbourhood Plan currently in draft, housing development in Hargrave Parish should therefore be contained within the settlement boundary of Hargrave Village. The only exceptions should be for housing development specifically approved by exception under Section 13 of the NNJCS Policy (Rural Exceptions).

14. Since November 2016 applications for development in Hargrave Parish, which have all been completed, are as follows:

- 3 houses
- 2 bungalows
- 1 demolition and replacement at Hargrave Lodge Farm
- 1 barn conversion to 2 cottages.

15. In construction at March 2020 are 4 additional dwellings:

- 2 houses (Rectory View)
- 1 bungalow and 1 one and a half storey house (Rectory View)
- 1 house (adjacent to 4 Moors Cottages)

16. At March 2020, planning applications submitted to ENC include a further 3 dwellings:

- 1 one and a half storey house (High House)
- 1 barn conversion to 2 dwellings (Hargrave Lodge Farm)
- 1 change of use and extension to form 1 additional property (Idle Acre)

17. Housing development in Hargrave Parish shall be contained within the settlement boundary. A newly proposed settlement boundary has been drawn up for Hargrave to identify the built-up area within which future development is considered appropriate. Outside this identified settlement boundary, the Parish area is regarded as open countryside for the purposes of planning and hence development opportunities, if any, will be extremely limited and subject to approval as exceptions under the NNJCS Policy 13 (Rural Exceptions).

18. Figure 2 - Proposed settlement boundary (below) shows, marked in red, a proposal for a new village settlement boundary which recognises the existing homes along Church Street and the development on Church Road within the settlement boundary.

19. The implication of adopting this revised boundary is that future development within its envelope would not require to be treated by exception under Clause 13 of the NNJCS.

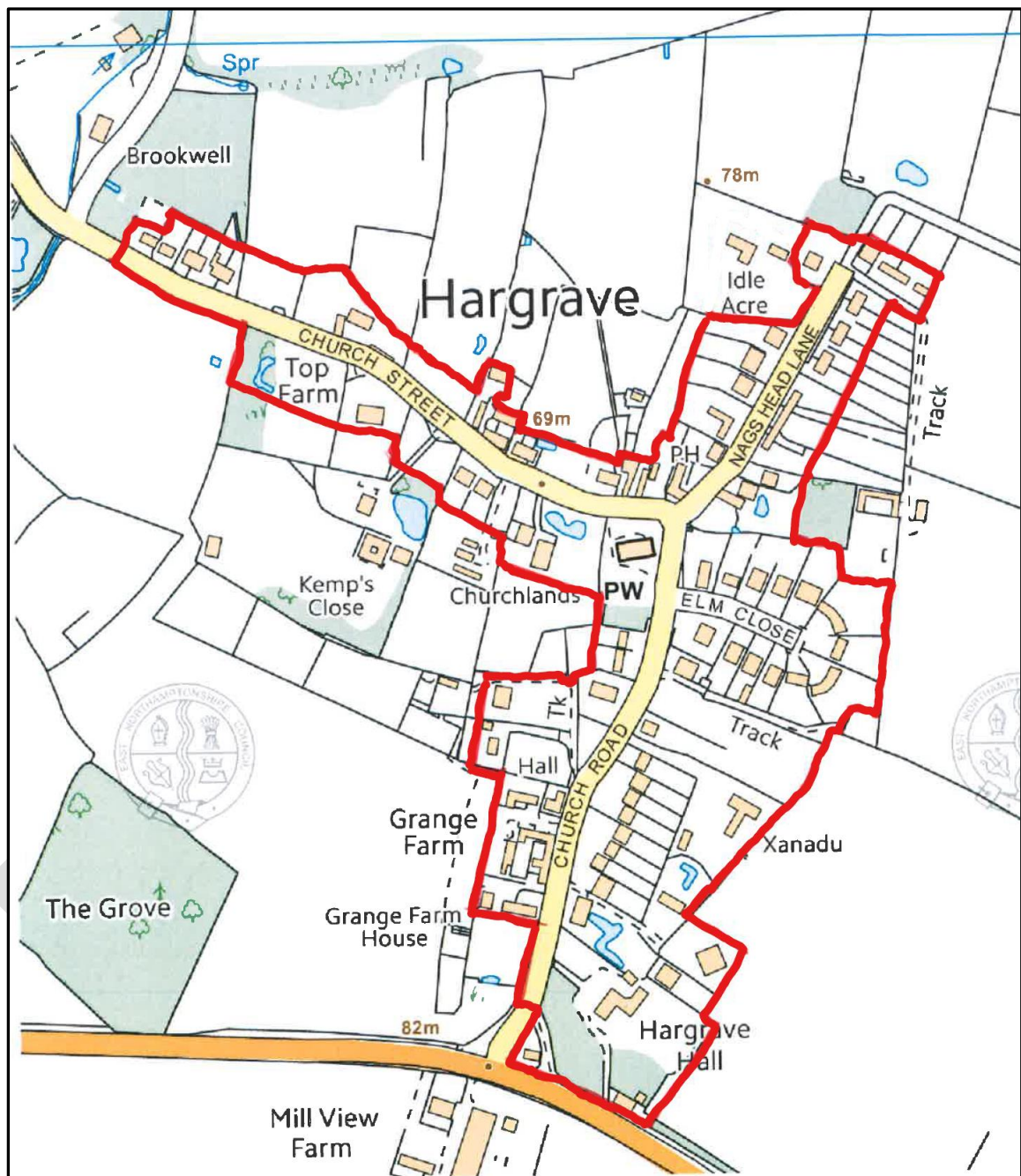


Figure 2 - Proposed settlement boundary

20. This proposed settlement boundary has been carefully considered to reflect the views of the residents of Hargrave, containing room for roadside development of between 10-20 properties. The survey results are clear that when considering the next 25 years, 49% of the village respondents do not favour any further development, whilst 23% favoured development of 5 - 10 dwellings and 18% favoured an increase of up to 25 properties. The overwhelming number of residents (96%) like the pattern of roadside development, and 82% would like the current pattern to continue.

Housing Growth in Hargrave

Objectives

1. To secure clarity and confidence that any growth of the village is delivered in the context of national and regional needs, and without breaching, impairing or damaging the quintessential nature of Hargrave as a small rural community which is set in a tranquil, agricultural environment.

Context

21. The NNJCS at 3.36 notes the importance of retaining the tranquillity of the Northamptonshire countryside:

“The importance of ‘tranquillity’ has long been emphasised by the Campaign to Protect Rural England (CPRE) and in 2008 it commissioned researchers to create a national tranquillity map.”

Whilst 3.27, the NNJCS notes the nature of the Northamptonshire landscape, and in doing so perfectly describes Hargrave’s own setting:

“The area is thinly settled with farms and individual dwellings. As a result of the sparse settlement pattern, the landscape retains a strong agricultural character, with arable farmland the predominant land use on the hills and valley slopes and pasture along the valley floor and close to woodlands. Although limited in number, country houses are important features in the landscape, and communication routes are principally confined to minor roads. These features combine to provide a peaceful and secluded local landscape”

Whilst continuing in para 3.28 to note:

“It is important to protect tranquillity in this area in particular from urban intrusion such as excessive levels of noise, light spillage and traffic and to ensure that development is of an appropriate density, and massing, consistent with its surroundings. Part 2 Local Plans may identify further areas of tranquillity based in areas which have remained relatively undisturbed by noise and are prized for their recreation and amenity value, based on local evidence.”

Hargrave village and its environs across to the Deans in Bedfordshire, Kimbolton in Cambridgeshire, and Chelveston in Northamptonshire is just such an area of rural tranquillity. Through traffic is largely drawn away from the area by the A1, A6, A45 and the A14, leaving a network of B-roads and narrow unclassified roads lacing through and around these compact and well-defined communities.

22. The NNJCS cites the Office of National Statistics (ONS) forecast data, and projects population growth for the county:

“2.21 The latest Office for National Statistics (ONS) 2012-based population projections indicate that, if recent trends continue, the population of North Northamptonshire will grow from around 321,400 people in 2012 to 370,600 in 2031, an increase of 15.3%. For comparison, the population of England is projected to grow by 12.9% over this same period.”

23. The NNJCS growth rate suggests an average 15.3% covering a 20-year period from 2012. This is an average annual growth rate of 0.765%. Population growth for the purpose of this plan is taken to be the same as domestic housing growth rate.
24. Population growth in urban environments is expected to be higher than in rural areas.
25. In Hargrave:
 - 25.1. In December 2011, the village population was 241, with of 104 homes distributed along Church Road, Church Street, Nag's Head Lane, Elm Close and Brook Street with outlying farms at Hargrave Lodge, New England and Black Lodge as well as Three Shire House.
 - 25.2. In December 2019, the population of Hargrave was 225 people, living in 111 dwellings.
26. In Hargrave the growth of new housing since the end of 2011 has been an increase of 7 homes through until the end of 2019. Expressed in terms of percentage growth this is 7/104 over an 8-year period, a growth rate of 0.85% per annum.
27. It is seen that the village has grown substantially above the average rate projected in the NNJCS for the county across the period 2011-2019.
28. As the residents' survey indicated, this has placed considerable stress on roads, footpaths and sewerage. Should this high growth rate continue, the village would not only have a growth rate above the average projected growth rate of the NNJCS, but require substantial investment in infrastructure, disproportionate with the scale of the housing opportunity: works such as road widening which would also be to the detriment of the very village character and rural environment that for the vast majority of residents makes the village an attractive environment in which to live and work.
29. Were the village to grow at the NNJCS average annual growth rate of 0.765% then projected forwarded across a 25-year period an increase of 21 houses would be achieved. This would represent an increase in scale of our village housing of 19% from the 111 homes extant at December 2019 to a total of 132 homes in December 2045.
30. Conversely, in the survey:
 - 30.1. almost half of the respondents (49%) did not agree with any further growth of the village during the 25-year period of the HNP
 - 30.2. in the other 51% of respondents who agreed with the prospect of some growth in the village:
 - 30.2.1. 23% favour of growth of only 5-10 houses and
 - 30.2.2. 18% considered growth of 11-25 homes across the next 25 years acceptable.
 - 11 new homes constitute growth = 10%
 - 25 new homes constitute growth = 23%
 - 30.3. Only 9% of respondents considered greater growth than 25 homes would be acceptable.
 - 30.4. Considering growth in numbers of residents of the plan period, 50% of respondents considered only between 15-30 additional residents would be acceptable, and 30% of respondents considering up to 31-90 new residents would be acceptable.

31. Whilst the perspective expressed clearly in the survey, subsequent feedback and meetings, is that half the residents would welcome no growth, this position is not considered a viable planning policy for our neighbourhood plan, given the pressures across the nation from housing need, and given the perspective of the NNJCS growth rate of 15.3% across 20 years. Moreover, modest growth in the village is considered appropriate by the other half of village residents.
32. The NNJCS average growth rate of 15.3% predominantly is driven by the urban growth seen across the region, where the growth is ably supported by parallel and cost-effective infrastructure development to serve the homes in terms of utilities, schools and other amenities.
33. Hargrave is a distinctly rural area with no amenities other than the Village Hall (no school, no shop, no leisure facility, no restaurant, pub or cafe). The village is served relatively poorly by utilities and transport networks (no bus, no rail, narrow country roads, infrequent pavements, inadequate sewerage). Consequently, the village is not able to sustain growth successfully.
34. Considering all of this together, a growth rate of c. 12% over 20 years appears appropriate. This is slightly lower than the NNJCS average and is equivalent to an annual growth rate of 0.6% per annum, or 15% across the 25-year frame of the HNP.

POLICY: Housing Growth

1. The village plans to accommodate an average annual growth in the number of homes of 0.6%. Through the 25-year period of the HNP (2020 to 2045) this will increase village housing by 15 new homes, growing from the total of 111 homes extant at Dec 2019, to a total of 126 at the start of 2045.
2. Infrastructure to support the housing must be established ahead of need, and be appropriate in nature, capacity and location to accommodate this rate of growth.

Pattern of Development

Objectives

1. To support modest levels of residential development which provides family homes, affordable housing for local people and a mix of house size consistent with housing need and village architecture.
2. To ensure the pace of development within the village can be accommodated by its very limited infrastructure, and avoid damage to the village environment and amenity from traffic speed, traffic volume, flooding, noise and environmental damage
3. To encourage small scale infill developments which are appropriate to the linear layout of Hargrave Village, retain the village character and are within its defined settlement envelope.
4. To ensure any developments do not encroach upon the relationship between the village settlement area and the surrounding countryside
5. To encourage the design of new houses to reflect local materials and traditions, whilst embracing and encouraging sustainable design and technology which maximise energy.
6. To encourage water efficiency whilst minimising waste and environmental impact.

Context

35. The NNJCS Section 11 notes:

“THE RURAL AREAS

- a. Development in the rural areas will be limited to that required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement;*
- b. Small scale infill development will be permitted on suitable sites within Villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services. Part 2 Local Plans and/ or Neighbourhood Plans may identify sites within or adjoining Villages to help meet locally identified needs or may designate sensitive areas where infill development will be resisted or subject to special control;*
- c. Local and Neighbourhood Plans will identify sites within or adjoining the villages to meet the rural housing requirements identified in Table 5. Other than small scale infilling or ‘rural exceptions’ schemes, development above these requirements will be resisted unless agreed through the Part 2 Local Plan or Neighbourhood Plans to meet a particular local need or opportunity;*
- d. Rural diversification and the appropriate re-use of rural buildings will be supported in accordance with Policy 25. Renewable energy developments will be considered under Policy 26. Other forms of development will be resisted in the*

open countryside unless there are special circumstances as set out in Policy 13 or national policy;”

36. The HNP supports and endorses the development of roadside infill sites that are within the settlement boundary; are consistent with the historic and established nature of the village; and do not damage the character and green nature of Hargrave village.
37. The community survey enjoyed a very high response rate throughout the village community. Its findings, taken together with public meetings and other feedback indicate unequivocally the preferred pattern for any future housing development in the village is the historic pattern of roadside infill within the village settlement boundary.
38. There is an almost unanimous affection for the historic pattern of expansion by “roadside infill” along a small number of streets in the village, with a strong desire amongst a large majority of villagers for that to remain the future pattern of development, too.

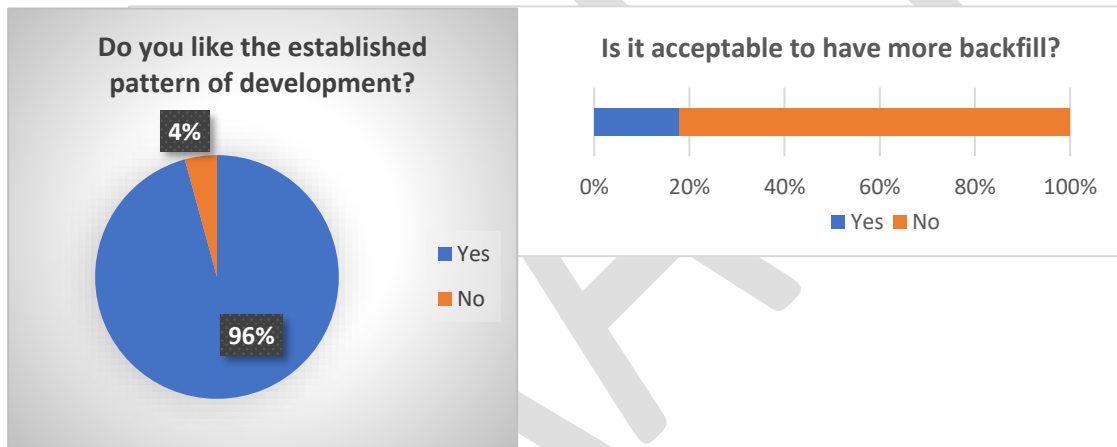


Figure 4 - Survey results on development pattern

Figure 3 - Survey result on development pattern

39. There is a clear majority preference for no further development of cul-de-sacs like Elm Close. This is unsurprising given the strong desire of residents for only low levels of development, and no erosion of the countryside or green spaces within the village.
40. There is very strong preference in the survey for:
- 40.1. Either no, or only a low level, of new housing development
 - 40.2. Retaining the historic “roadside infill” development pattern
 - 40.3. Rejection of both backfill and cul-de-sac development

There is neither appetite nor need for property development that could not be accommodated within the existing pattern of “roadside infill” along the existing streetscape – as has recently been the case for some properties built along Nags Head Lane and Church Road.

41. This approach is strongly affirmed by the specific responses to survey questions asking where any future new housing should be located, in which 65% of respondents indicated their opinion that new housing should typically be located between existing houses, in contrast with 16% who indicated “outside the current village settlement boundary”, and only 8% who considered either behind existing houses to be acceptable.
42. Surveys have indicated that there is room for development of some [x] new dwellings on undeveloped land that constitutes roadside infill within the settlement boundary.
43. It is important that any future housing should offer off-street resident parking because of the tightness of Hargrave’s single through roads of Church Road and Church Street (which are both single vehicle width in parts, and joined by a sharp right-angle bend at their junction with Nag’s Head Lane).

Housing Development Sites

44. A key area for consideration in the HNP is the provision of a positive planning framework to support appropriate future housing growth in the neighbourhood area. Key Policies within the NNJCS which provide direction in this context are Policy 11.2 (Development in Rural Areas) and Policy 13 (Rural Exceptions).
45. Through street walk and map studies the HNP Steering Group Committee has identified a number of sites within the settlement boundary with potential for infill roadside development.
46. These total a potential of 12-20 additional properties. **For these locations to become viable would require the evidence of necessary supporting infrastructure.**
47. Housing development outside the village settlement boundary should be strongly resisted, and only ever considered if there is an over-riding need for the development, and it secures an exceptional dispensation under Section 13 of the NNJCS.

Site Assessments

48. All identified sites were visited and inspected by Committee members to attain a fuller understanding of the sites and their prospects.
49. Were each one of these roadside infill sites to be developed in a manner coincident with the intent of this plan, and thereby remain in keeping with the express desire of the villagers to retain the character of the village, up to an additional 20 units of housing could readily be provided to generate growth. This is amply in excess of the planned growth rate of 15 new homes, c. 15% through to 2045 (refer above) and is in line with the ONS forecasts of population growth and NNJCS forecast growth rate.
50. **It is of course only subject to the will of the current landowners and agreement of the planning authority that these sites could be brought forward for development – hence the “buffer”.**
51. Moreover, any development must demonstrate that it can be served in advance of need by appropriate infrastructure capacity and meet the required criteria of this HNP.
52. Predominantly the locations where roadside infill could occur lie along Church Street. There are between 10 and 20 frontages available.
53. Other locations have also been considered however these are not thought to be suitable or preferable in any way. These include:
 - a. **Nags Head Lane** - Whilst other potential roadside infill plots lie along Nags Head Lane these are less preferred for development than those on Church Street, simply because these are difficult locations, up this dangerously narrow road which lacks any footpaths whatsoever, and has recently seen the development of 4 additional dwellings in the last 5 years.
 - b. **Brook Street** - There is also undeveloped roadside land along Brook Street. However, this country lane is
 - i. outside both the existing and the proposed village settlement boundary
 - ii. prone to flooding from the brook
 - iii. a narrow single vehicle lane, hemmed in long part of it by high banks and hedges
 - iv. without any pedestrian roadside footpath anywhere along its length
 - v. joined to Church Street by a dangerous road junction immediately adjacent to the single-track white bridge and a blind corner.

For all these reasons, inviting additional development and associated traffic growth along Brook Street is not considered a sensible option.

- c. At the **western entry** into the village, there is undeveloped roadside land along the Raunds Road between the corner of the single-track White Bridge and “Pin-fold”.

This area is not a preferred development location for roadside infill because:

- i. This area lies outside the current village settlement boundary (described in the 1996 plan) and the proposed extension of that settlement boundary (in this HNP). The land therefore should not be developed because there is sufficient room within the boundary to achieve responsible growth of the community
- ii. The land is adjacent to the dangerous blind bend on a single-track bridge at the foot of a steep hill down into the village. This narrow bridge and blind bend already create a hazard to traffic, equestrians and pedestrians alike without additional vehicle and pedestrian movements from new properties at this location
- iii. The low-laying portion of the land adjacent to the village brook is also prone to flooding.

POLICY: Pattern of Development

1. Given the high level of engagement with and the consistency of response consultation, the policies must follow the requirements of the villagers in order to be authentic and acceptable to the neighbourhood community whilst also complying with national and regional planning guidelines.
2. The level of any housing growth must be sufficiently constrained and appropriate in number and nature so as to protect and enhance the rural nature of Hargrave village and the surrounding countryside within the parish boundary.
3. New housing development should follow the pattern of roadside infill, between and alongside the existing properties, and not be behind the existing building line.

(continued)

POLICY: Pattern of Development (continued)

4. Development of roadside infill plots within the settlement boundary that continue the historic development pattern, conform with the prevalent nature of the village and align with the preference of villagers, should be welcomed by the Planning Authorities and the Parish Council provided support for infrastructure and off-road parking are sufficient.
5. Any other proposal that does not meet those criteria should be resisted by Planning Authorities and Parish Council unless demonstrating absolutely exceptional benefits for both the village and its environs under Clause 13 of the NNJCS
6. Any development within the parish boundary should:
 - a. Retain the nature of Hargrave as a small historic village, well integrated with its surrounding agricultural land.
 - b. Remain within the existing settlement boundary so that it does not encroach on the surrounding fields and countryside.
 - c. Protect established green spaces within the settlement boundary.
 - d. Retain the spacious character of the village.
 - e. Protect and enhance the amenity of the public rights of way that form a network of well-used footpaths, bridle paths and cycling routes around the village and provide interconnection with adjacent parishes.
 - f. Not harm existing trees, their canopies or their roots.

Design and Architecture of Houses

Objectives

1. To encourage design of new houses to reflect the local materials and traditions whilst embracing and encouraging sustainable design and technology which maximise energy and water efficiency whilst minimizing waste and environmental impact.
2. To ensure that any new houses reflect the character of the village and its surroundings in terms of size, scale, density, layout and landscaping and contribute to the character and amenity of the village.
3. To ensure new development is designed sensitively to respond to the setting of the site and reflects the rural character of neighbouring buildings.
4. To encourage new developments to provide a suitable mix of housing that reflects the local needs of the neighbourhood community.
5. Any new development retains and incorporates where possible existing natural features such as trees and hedgerows, whilst ameliorating any loss of habitat for wildlife.

Context:

54. Following the responses to the November 2019 survey, villagers have expressed strong preferences for the type and architecture of any new homes. Traditional styles of detached and semi-detached homes are preferred with some desire for traditional styles of cottages and bungalows.
55. There is a strong preference (c.80%) that new homes complement the style of nearby housing, providing continuity of architecture.
56. Family homes, some affordable housing and starter homes are most wanted. Private ownership is the dominant preference for type of ownership with some appetite for 'affordable' private property.
57. In style, large executive homes (chosen by less than 10%), and terraced homes (less than 15%) are the least favoured styles in the survey responses.
58. Very modern architectural styles are not preferred, although homes should encompass technology that provides the latest capability in sustainable performance that minimizes waste and energy use whilst providing energy generation facilities from solar, ground or similar low carbon sources.
59. Conversions and extensions should complement the architecture of the existing property.
60. New houses should provide adequate on-site parking facilities.
61. Given the rural nature of the village, new homes should be designed to enjoy good-sized gardens rather than be clustered tightly within the plot at the expense of their own amenities.

POLICY: Design and Architecture of Houses

Relevant ENDC Policies - Policy 11.2 Rural Areas and Policy 13 Rural Exceptions apply.

1. New homes should reflect the character of the village and its surroundings in terms of size, scale, density, layout and landscaping and contribute to the character and amenity of the village.
2. Architecture of new homes should complement the style of nearby housing, providing continuity of architecture
3. Conversions and extensions should complement the architecture of the existing property.
4. New developments should contribute to the mix of housing in a manner that reflects the local needs of the neighbourhood and helps to retain the local community.
5. New houses should maximise use of local materials and traditions whilst embracing and encouraging sustainable design and technology.
6. Design of housing should be environmentally sustainable, providing accommodation that minimizes water and energy use and offers solar/ground sourced energy generation wherever practicable.
7. Design must provide sustainable drainage solutions to retain or slow egress of rainwater off-site rather than directing water into storm drains.
8. New properties should be equipped with charging points for electric cars and battery storage as appropriate.
9. Vehicular access must be safe, avoiding blind entry/egress.
10. Design and construction of dwellings and amenities should include adequate roadside footpaths in order to safely serve the needs of pedestrians and pedestrian access.
11. To avoid further congestion, house architecture should provide for adequate off-road parking relative to their size.
12. New development is designed sensitively to respond to the setting of the site and reflects the rural character of neighbouring buildings.
13. New housing should retain and incorporate existing natural features such as trees and hedgerows, avoiding loss of habitat for wildlife

Landscape, Character & Green Space

Objectives

1. To conserve the essential rural character of the parish.
2. To protect and preserve local green spaces & wildlife habitats.
3. To protect the paths, bridleways and distinctive open views from the village so as to retain a close visual and physical relationship with the surrounding countryside.
4. To maintain the existing separation of Hargrave from nearby towns, such as fast-developing Raunds, to protect the pastoral landscape in between and maintain the rural vista.
5. To keep Hargrave as a small, pastoral village with firm links to the surrounding countryside and its ecology.

Context

Landscape

62. The existing rural and agricultural landscape character of Hargrave is exceptionally highly valued by residents and is recognised as a critical attribute of the Parish. The questionnaire results answered 95 to 1 in nominating the close connection with the agricultural landscape as “important”.
63. A similarly overwhelming majority (94 to 2) want Hargrave to remain as “a rural community connected with agriculture”.
64. The Northamptonshire Environmental Assessment (NEA) identifies Hargrave as lying within East Northamptonshire Claylands. The East Northamptonshire Claylands occupy the easternmost extent of the county and continue deep into neighbouring Cambridgeshire, marking the limits of Boulder Clay drift deposits and underlying Jurassic Oxford Clay Formation. These gently undulating landscapes are divided up by broad shallow valleys that flow either westwards into the River Nene, or eastwards to feed the network of streams that form the wide catchment of the River Great Ouse. However, the positioning of Hargrave is in a swathe of countryside that the Assessment recognises as having more undulating and exaggerated landscape features, noted as being to the east of Higham Ferrers and into Cambridgeshire towards Kimbolton.
65. Policy 11.2 (Rural Area) Development in the rural areas will be limited to that required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement.

66. Policy 3 of the NNJCS states:

“Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area which it would affect.

Development should:

- a) Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design and management;*
- b) Make provision for the retention and, where possible, enhancement of features of landscape importance;*
- c) Safeguard and, where possible, enhance important views and vistas including sky lines within the development layout;*
- d) Protect the landscape setting and contribute to maintaining the individual and distinct character, and separate identities of settlements by preventing coalescence;*
- e) Provide appropriate landscape mitigation and/or suitable off-site enhancements; and*
- f) Preserve tranquillity identified in Part 2 Local Plans by minimising light and noise pollution and minimising the visual and traffic impacts of development.*

67. In further assessing the protective aims of Policy 3 above, note should also be taken of the concerns established for this area as “Key issues” within the NEA. These warn of creating a loss of landscape character brought about by

“unsympathetic new development in the urban-rural fringe” and,

“Further industrial scale and designed agricultural buildings (that) further threaten to erode rural character”.

These Key Issues cited in the NEA also include caution regarding *“Further agricultural intensification and moves to create ever larger fields”*, and also threats from *“inappropriately sited development or woodland planting and poor hedgerow management”*. There is recognition in the NEA that *“remaining habitats may be under threat from agricultural intensification, and opportunities exist to provide some enhancement of the resource through new planting and habitat linkage”*. The strong identification of Hargrave residents with such concerns is evident from the results of the questionnaire.

68. Hargrave residents consider it important that the green spaces within and around the village are retained, voting 75% in favour of this notion.

69. Policy E20 of the 1996 East Northamptonshire District Local Plan protects open land of significance from future development although this was replaced by Policy 3 of the NNJCS upon adoption of the latter (July 2016). It is proposed that most of the areas within Hargrave, as designated within Policy E20, should retain such protection by their inclusion within this HNP.

70. As well as showing a determination to protect the character of a rural landscape and the village’s open spaces within the village settlement, residents also respect and enjoy the local wildlife, vegetation and trees that surround and feature within the village. This view is reinforced by a desire to constrain the character, volume and location of any building within the village.

71. The possibilities for encroachment from accelerating urban development in nearby county towns to the west is recognised as a threat to the quiet, rural nature of Hargrave. (Refer to the section entitled “

Trees:

78. Trees have an important practical role in minimising carbon emissions and in absorbing local pollution. Hargrave is notable for its mature trees and these have been identified as important to village residents.
79. Plans for new properties must avoid the loss of any trees that are significant in size, age or appearance so as to retain their natural structure as a key component of the village infrastructure.

Green Space

80. The HNP provides direction on the identification and protection of green space.

81. NNJCS Policy 11.2. (b) provides that

“Neighbourhood Plans may identify sites within or adjoining villages to help meet locally identified needs or they may designate sensitive areas where infill development will be resisted or subject to special control”.

82. A number of sites have been identified holding particular significance to the village because:

- 82.1. The land contributes to the retention of the existing form and character of Hargrave village. As a predominantly rural settlement, Hargrave has benefited from the natural breaks in the built environment provided by green “wild” areas between the groups of dwellings that comprise our village.
- 82.2. The existing green spaces provide important open areas within the village mass and are important visual links to the countryside beyond.
- 82.3. The land contributes to the setting of all properties in the village, whether substantial dwellings or small terraced cottages, placing them all firmly in a rural setting that connects naturally with their surroundings.
- 82.4. The green spaces provide valuable open landscape views from Church Road, Church Street and the top of Nags Head Lane. Brook Street has more scattered development and its green spaces are critical to retaining the vision of an open rural and wooded landscape alongside the village brook.
- 82.5. These green spaces are also important to wildlife, providing shelter and having created habitat corridors and cover that allow mammals and birds, such as deer and pheasant, to roam freely within the village and connect with the countryside beyond. Species are diverse, and include long-eared owls, barn owls, turtle doves and lesser spotted woodpeckers. Badgers, muntjac and fallow deer, foxes, bats, red kites and peregrine falcons are all frequently observed within the village and its environs, providing delightful diversity of wildlife.

Designated Green Spaces

83. Designated Green Spaces nominated for preservation include:

- i. The south west corner of Church Road between the B645 and Grange Farmhouse.
- ii. The triangular space immediately to the north of the Village Hall
- iii. The wooded area to the north of the footpath off Nags Head Lane.
- iv. The area to the top end of Nags Head Lane leading into the small fields beyond.
- v. The space between Churchlands and The Swallows.
- vi. The narrow area between the Old Bakehouse and the Nags Head Pub
- vii. The small grass field adjacent to Hilltop House and the white bridge
- viii. The area known as Kemp's Vineyard.
- ix. The space between Wild Acre and Brook Street.
- x. All those existing open green spaces in Brook Street and along the old sunken wagon road

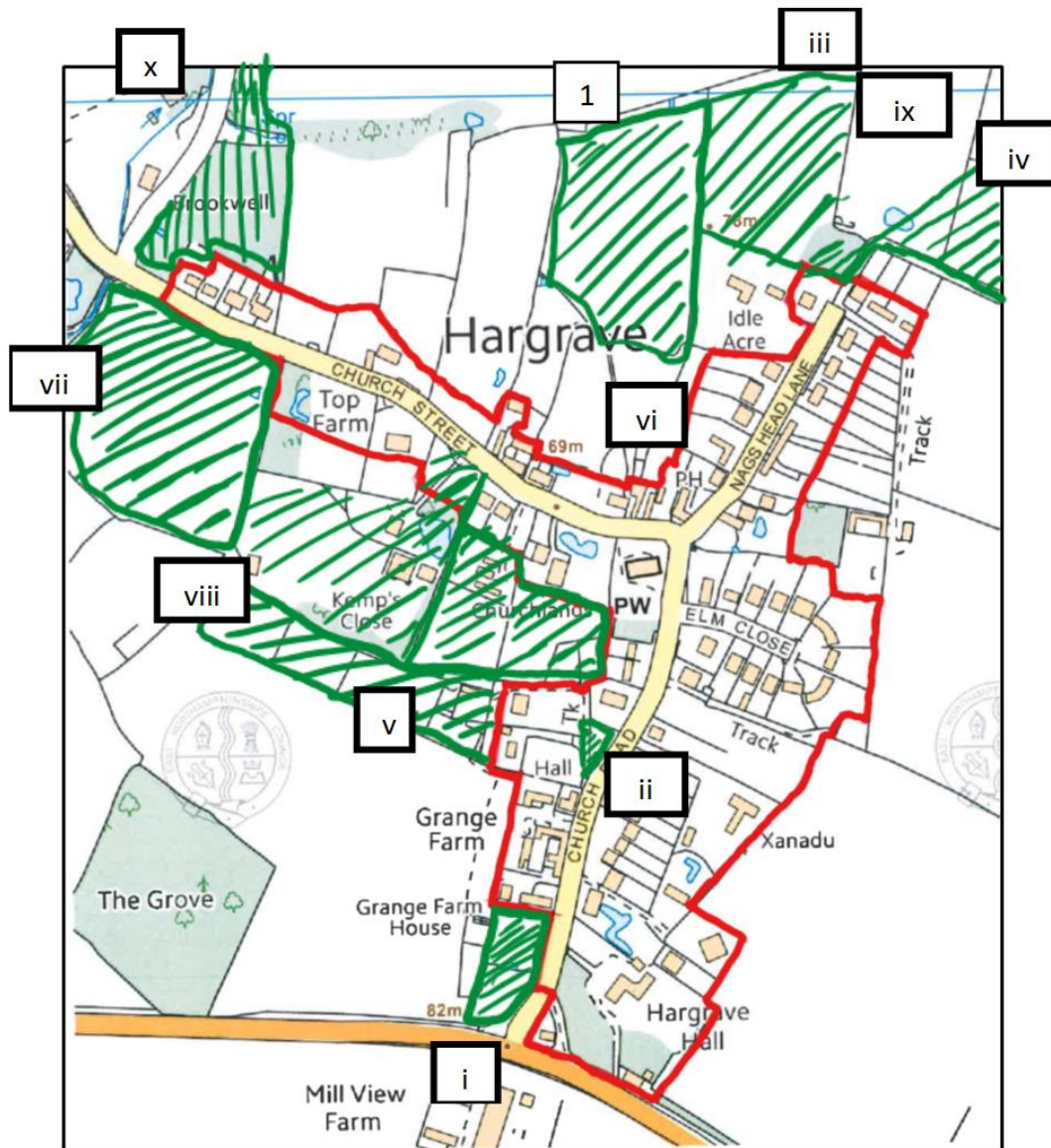


Figure 6 - Map of Designated Village Green Spaces

POLICY: Landscape, Character and Green Space

1. Plans for new properties will be required to provide a composite landscaping scheme that is compatible with the surrounding landscape and environment.
2. Such schemes will recognise the need to soften the visual impact of built development. Planting schemes must utilise tree and shrub species that are appropriate to a natural rural environment, enhance biodiversity and blend in with the surrounding landscape.
3. Native trees should be planted where feasible to break up the boundary lines between properties and wherever gardens meet the open countryside.
4. Front gardens should be able to accommodate at least one deciduous native tree.
5. Where practicable, boundaries for new properties should avoid the use of “hard” fencing materials and seek to establish native hedges that provide “soft” edges and merge effectively into the local scene.
6. Developments of more than one or two properties should develop planting schemes that link naturally to boundaries.

(continued)

POLICY: Landscape, Character and Green Space (continued)

7. Care must be taken in the management of mature village trees and every effort made to avoid damage or felling.
8. Plans for new properties must avoid the loss of any trees that are significant in size, age or appearance so as to retain their natural structure as a key component of the village infrastructure.
9. Wherever practicable, developers should propose planting native deciduous trees to add to existing stock. New trees should be compatible with the general local landscape, be planted with care and should have a management plan for the first 3 years of establishment.
10. It must be recognised that trees have an important practical role in minimising carbon emissions and in absorbing local pollution.
11. In accordance with NNJCS Policy 11.2. (b), and under the guidance of this Neighbourhood Plan, any development will be strongly resisted within the Designated Green Spaces of the village, which taken with the configuration of the roads and the architectural development of the village settlement define the character at the heart of the village.

The Environment

Objectives:

1. To ensure the natural environment is not damaged or undermined by new residential development and traffic pollution.
2. To measure air quality, noise levels and traffic density and take note and appropriate action of residents' concerns on a regular scheduled basis.
3. To establish a means of action to reduce pollution that is beyond an acceptable level, including minimising traffic flow, speed, emissions, hazard and noise along the narrow village roads.
4. To identify negative visual impacts of any nearby local developments and if thought necessary to then lobby the District Council for restraint.

Context:

84. Whilst "Landscape, Character & Green Space" are dealt with above, "The Environment" (as referenced in this section) deals with those influences that affect the quality of environment in Hargrave. These are primarily polluting factors that degrade our quality of life.
85. The UK population and government are increasingly concerned to protect the natural environment from pollution of all forms. There is a clear growing appreciation of the issues at stake from development damaging our ecosystems.
86. The need for these concerns to be recognised appropriately within the planning process are recognised in the National Planning Policy Framework (NPPF) and NNJCS. The NNJCS leaves no doubt that the threats to villages like Hargrave from rapid development is understood within Local Government and by Planning Authorities. The document has many references to "sustainable development" and notes clearly the need to protect "the green environment" and associated ecosystems and geosystems. The following example extracts make the point:

2.15 "The North Northamptonshire countryside incorporates many of North Northamptonshire's environmental and cultural assets and is a diverse mix of landscapes, each with its own distinctive visual, historic and ecological character."

3.11 PROTECTING AND ENHANCING ASSETS – "The scale of development planned across North Northamptonshire will place pressure on social and environmental assets. It is therefore important to protect, conserve and enhance the natural and local environment, protect valued landscapes, minimise impacts on biodiversity and enhance green networks"

3.25 "Planning applications should include a landscape and visual impact assessment"

87. However, whilst enforcement measures exist to act upon breaches of planning and emissions, preventative action conversely remains unmeasured within the process and relies on assessment of individual planning applications to prevent the creep of incremental change that over time produces irreversible negative impacts on the quality of life, landscape and infrastructure in small villages. Preventing negative impact becomes almost impossible through such a fragmented assessment process.
88. The absence of effective means of measuring these changes is a concern. This plan recommends local action to support the local authority planning processes, through the Parish Council and the HNP team devising methods of monitoring and measuring pollution levels from traffic, noise and visual impact, providing feedback to the local authority on a quarterly basis. follow up corrective actions. This will entail:
- 88.1. Establishing datum points from which to measure changes in the impairment of the Hargrave environment
 - 88.2. Maintaining records and monitoring the extent of such changes for scrutiny locally and by the District Council in order to identify where action is required. Publish the results.
 - 88.3. Where the need for action is identified, communicate with the necessary agencies and/or businesses responsible for the source of the concern. Working with the Councils and/or Government agencies, implement appropriate corrective actions.
89. Avoiding further damage to the natural environment clearly matters to business and residents in Hargrave village:
- 89.1. Hargrave village boasts the UK's first plastic neutral and carbon neutral farm.
 - 89.2. Many of Hargrave's homes have chosen to invest in solar panels for their power.
 - 89.3. Amongst Hargrave residents, 98% value highly the benefits of living in a rural environment away from urban contamination: yet their responses to the community survey questionnaire also make clear that pollution of various types is perceived as a serious threat to the quality of life for Hargrave's residents and businesses. Those concerns are expressed as:
 - 89.3.1. The resident survey and associated consultations reveal universal serious concern at the impact of large housing estates (97%) and industrial-style developments (96%) following recent major commercial developments at Warth Park and with new large housing estates to the east of Raunds
 - 89.3.2. Air pollution is now a concern for residents (75%) and in the past year proposed developments to the east of Rushden have included a large chicken farm and a plastics recycling factory.
 - 89.3.3. Light pollution from new commercial and residential developments in Raunds and Rushden is a growing concern identified by residents (55%).

89.3.4. The impact of renewable energy generation is also a concern for 64% of residents. Wind turbine clusters have had a major visual impact on the amenity of the countryside around Hargrave. No less than 34 wind turbines at Burton Latimer, Podington and Chelveston are now visible from the top of Church Road alone, with even more turbines at Woolley Hill, Southoe and Toseland also visible from within the parish.

89.3.5. In recent years, there has been a notable increase in traffic volumes and speeds through the village from Raunds as well as increasingly heavy traffic on the B645. Hargrave residents are concerned about growing levels of air and visual pollution. Over 80% of Hargrave residents are concerned about current levels of traffic noise from the B645 and the hazards of growing traffic volumes and speeds through the village.

90. The single narrow village road which has no footpath and little foundation is not suited to carry the high volumes of traffic or for the large vans, trucks and delivery vehicles that run towards the A1 at St Neots from Raunds. The unclassified road from Raunds to Hargrave is also very poorly surfaced, lacks a solid foundation and is narrow. Without action, these circumstances make it more and more likely that accidents will occur.

91. As a direct consequence of the new industrial developments in Raunds, branded through traffic in Hargrave has dramatically increased. With further industrial development of Raunds planned, it is likely that traffic through the village will further increase, creating damage and hazard to the village environment unless measures are taken to mitigate that impact.

POLICY: Environment

1. Any housing, agricultural or industrial development should assess and demonstrate to the Planning Authorities and Hargrave Parish Council (HPC) :
 - a. The nature, location, scale and impact of permanent external lighting associated with the scheme
 - b. The nature, scale, frequency and impact of any additional vehicle movements exiting from, entering onto and passing along the village roads (during construction and in use).
 - c. The expected noise, dust and emissions from the development arising during construction and during its occupation and operational use
 - d. How ground contamination will be avoided during construction and during use.

These studies and forecasts must be independently certified, and performed in manner that satisfies the HPC and the Planning Authorities. In keeping with normal business practice, and order to underscore the veracity of the reports and forecasts, the HPC and Local Authority shall be granted legal reliance any report by its author.

2. The HPC will monitor and measure the quality of the village environment providing data to East Northamptonshire, who in turn shall be obliged to consider these facts and publish their clear opinion as part of their response to any local planning application that is likely to affect the environment of Hargrave village (including traffic volumes and speeds).

Sustainable Infrastructure

Objectives

1. To ensure development within the village can be accommodated by its very limited infrastructure and avoid environmental damage from flooding, noise and light.
2. To encourage, through design and construction practice, the development and provision of practicable, sustainable solutions for all new dwellings, amenities or business premises, together with their immediate support environment, utilities and land.
3. Proposed developments should provide for footpaths in front of a property when required.
4. To improve the transport infrastructure.

Context:

92. Any new development must either demonstrate that they will not put undue pressure on the available infrastructure or must provide enhanced infrastructure to accommodate proposed development ahead of need.
93. Villagers expect that the community progressively becomes more environmentally sustainable. Moreover, the majority of residents are extremely concerned about flooding risk, particularly whilst storm drainage on Church Road and Church Street frequently has proved inadequate to carry rain runoff during winter and spring months.
94. Any development should preferably provide sustainable drainage solutions to retain or slow egress of rainwater off-site rather than directing water into storm drains. Designs should include (for example) features such as purpose-built Sustainable Urban Drainage Systems (SUDS) and soakaways, together with retention ponds; permeable driveways; and rainwater harvesting for 'grey' water use.
95. House design must incorporate renewable energy technology including, but not limited to, rooftop solar panels and ground source heat pumps, electric car chargers and battery storage. In addition building orientation should be considered to maximise solar gain. In terms of construction, the use of thermally efficient and environmentally sustainable building materials should be encouraged.
96. Where required, a footpath should be constructed at the front of any new development on the road frontage through the village.
97. The village has an ageing population and without a car access to shops, doctors' surgeries and other community facilities is difficult. Any developer should be requested to make a contribution to a fund specific for infrastructure improvements that can improve accessibility or uses the money to subsidise a community bus service.

POLICY: Sustainable Infrastructure

1. All new developments must either demonstrate that they will not put undue pressure on the available infrastructure or must provide enhanced infrastructure to accommodate proposed development ahead of need.
2. Any development should preferably provide sustainable drainage solutions to retain or slow egress of rainwater off-site rather than directing water into storm drains.
3. Design of dwellings, amenities or business premises must incorporate renewable energy technology and water recovery/recycling that enables the low carbon footprint and low treated water usage. Construction materials should be certified as thermally and environmentally sustainable in their constituent nature, source, transport, packaging and performance.
4. Wherever practicable, design and construction of dwellings should include adequate roadside footpaths at their front in order to safely serve the needs of pedestrians.
5. Developers should be requested to make a contribution to a fund specific for infrastructure improvements that can improve accessibility and transport serving the village.

Village Amenities

Objectives

1. To maintain and enhance amenities currently enjoyed by residents of the village.
2. To ensure that any development within the village includes a duty to provide new or improve current amenities.

Context

98. Sadly, Hargrave village has lost many of its amenities over the course of the past 25 years. It no longer has a Post Office, shop or public house. Nor does Hargrave have a village green or similar open space that can be used for fetes, sports, playground etc.
99. Hargrave Village Hall is enjoyed by many as a recreational facility. The greatest use appears to be from social events including “pub nights”, the Hargrave Music Festival, church festival celebratory meals and private functions when about 10-15% of the residents attend any one event. The Women’s Institute (WI) attracts a similar number and there is also regular attendance for physical activities such as table tennis, circle dancing and short mat bowls.
100. All Hallows’ Church holds regular religious services which are strongly valued by the community. A majority of residents also value it for its heritage, continuity and as a cultural centre. It acts as a main venue for the annual Hargrave Music Festival which brings professional musical performances of international calibre into the area and is greatly appreciated by a majority of the residents.
101. The War Memorial stands in the churchyard and holds great significance for the residents of the village. A well-supported annual Act of Remembrance takes place around it on Remembrance Sunday.
102. A brick cairn built to celebrate the millennium, and constructed from bricks originally made in Hargrave, stands on a green verge. It is an historic counterpoint to the War Memorial opposite.
103. The village green spaces, rural footpaths, bridleways and byways are highly valued by the community.

The future of amenities in Hargrave

It is anticipated that use of the Village Hall and the Church will continue as at present, as both have engaged and proactive managing committees. Opportunities for increasing residents’ use of both will be pursued.

Residents have expressed a preference for new amenities to be provided, with the strongest support being for a shop/post-office. Support has also been demonstrated for a public house, restaurant or tea-room. Ambivalence was shown towards having a craft shop.

If a patch of publicly owned land could be acquired there would be strong support for a playground and/or a sports field and such an area could also provide space for fetes and other village activities to take place.

POLICY: Village Amenities

1. Any development should enhance or contribute towards the extent and quality of the village amenities and natural beauty in some way.
2. Any development must protect and not impinge on the few remaining village amenities, including the church, village hall, graveyard, war memorial and millennium cairn.
3. Proposed amenities must demonstrate adequate parking, minimal disruption of neighbours and safe pedestrian access to the village.
4. An appropriate development that promises to enhance or contribute towards the extent and quality of amenities would be welcomed by Hargrave Parish Council and the village residents.
5. Any development should provide considerate design, good landscaping and planting and where appropriate offer play areas, open green space, footpath access and contribute to the natural beauty of our village.
6. Appropriate developments that provide new village amenities, or enhance the existing amenities and the environment, whilst contributing to safe public access, off-road parking and public footpaths, will be in principle be welcomed by the Parish Council.

Supporting Rural Diversification and Employment

Objectives

1. To aid rural diversification and support appropriate small-scale employment opportunities, including potential village amenities.
2. To support the success of existing businesses to develop and thrive.
3. To remain closely connected with the agricultural economy and landscape.

Context

104. Employment opportunities in Hargrave Parish are reasonably significant for the size of the village, with farming still being the largest sector by land area, but not by people employed. The main places of employment are the farms, within the village at Bottom Farm and those in or directly adjacent to the Parish at Black Lodge, Mere Farm, New England Farm and Mill View Farm. The biggest employers are at Bottom Farm (food manufacturer), Hillstone Barns (consultancy business) and Mill View Farm (children's nursery). There are also business units at Mere Farm. The combined employment opportunities in the parish amount to over 60 employees, with around 12 of these being residents according to the residents' survey.
105. The survey shows that around 25% (over 40) of residents work, with around 52% (around 99) of traditional working age. Half the respondents who work in Hargrave are self-employed, with several working from home either full or part-time. Of residents who work outside Hargrave, a third indicated they would like to work in the village if the opportunity existed.
106. Around 65% of respondents showed a desire to support small businesses, with around 52% supporting development that includes modest business facilities. This shows general support for modest rural employment opportunities considering only a quarter of residents work.
107. There is support for better village amenities. Whilst support for the Nags Head public house reopening is reducing, currently around 26%, there is slightly more support, over 35% for the building to be opened as a shop or similar. There is concern about parking for any proposed commercial use. There is strong support (ranging from 50% to 75%) for some form of amenity in the village such as: shop, post office, public house/restaurant, café/tearoom.
108. Opportunities for rural diversification employment in villages tend to involve the conversion of traditional farm buildings. However, most of these conversions have already taken place in Hargrave, such as the residential conversion of Grange Farm, bed and breakfast accommodation at Top Farm and business units at Bottom Farm. There may be scope at the outlying farms, but there is no obvious conversion opportunity within the village.
109. Rural economic success depends on good infrastructure including telecommunications and road networks. Broadband connectivity has greatly improved in Hargrave, with land line and wireless systems for example offering superfast broadband. Road suitability and safety is a concern in the village, with around 75% of residents having concerns over increased volume of commercial vehicles. This should be considered in any employment development.
110. Agriculture is important to the village economy. Whilst the rural nature of the roadside is important to residents, 70% would like better management of roadside hedges ensuring highway safety for farm machinery and other road users, including walkers and cyclists, so tractors and large vehicles such as refuse lorries do not travel in the middle of the road.

POLICY: Supporting Rural Diversification and Employment.

1. Sensitive employment opportunities that help diversify the rural economy will be supported in the Parish.
2. Reuse of redundant farm buildings will be supported for small scale sensitive business premises such as offices, workshops, amenities, service economy.
3. Limited new employment opportunities in the village will be considered, especially if sensitive to and improving village amenity. Development that encourages working from home or includes small scale office facilities, especially for startup businesses may be considered suitable.
4. On farms, agricultural development of a suitable scale and design will be considered individual merits.
5. All proposed developments will be subject to the following criteria. It must:-
 - 5.1. Relate well to the existing built form of the village
 - 5.2. Be appropriate to the village in terms of scale, location, design and materials
 - 5.3. Demonstrate consideration of its impact on infrastructure and incorporate mitigation measures to minimise any adverse impacts
 - 5.4. Provide adequate car parking on-site for employees and visitors
 - 5.5. Provide on-site soft engineering solutions to rainwater runoff from roofs and carparks.
6. Developments shall be designed sensitively and respond positively to the local context in terms of materials, scale and height.
7. Employment opportunities that support local amenities, residents that work in the village, the viability and/or security of agricultural operations will be particularly welcomed.