

HARGRAVE NEIGHBOURHOOD PLAN

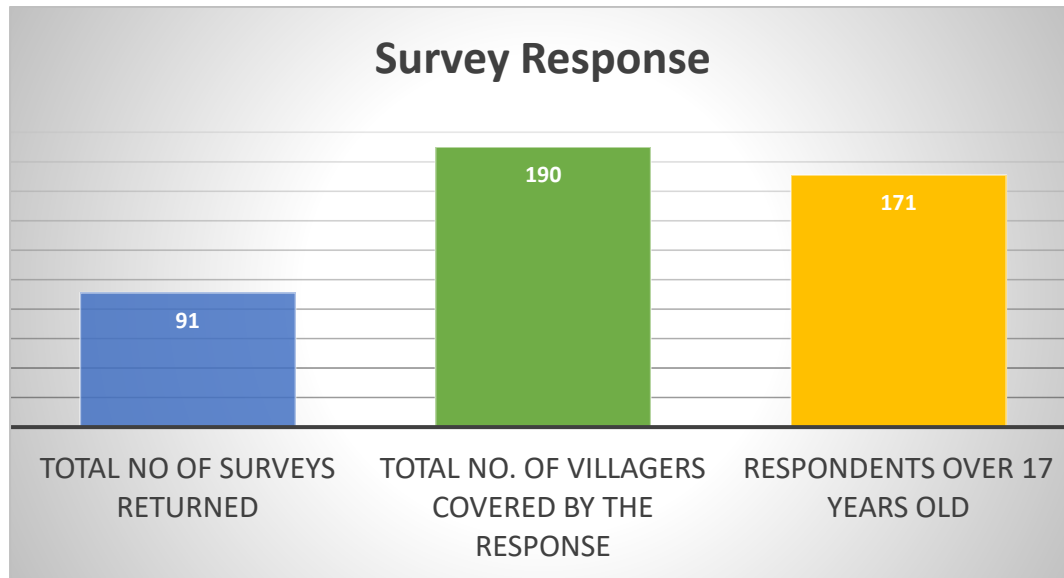
Survey Responses: November 2019

This document reports the results from the residents' survey conducted in November 2019.

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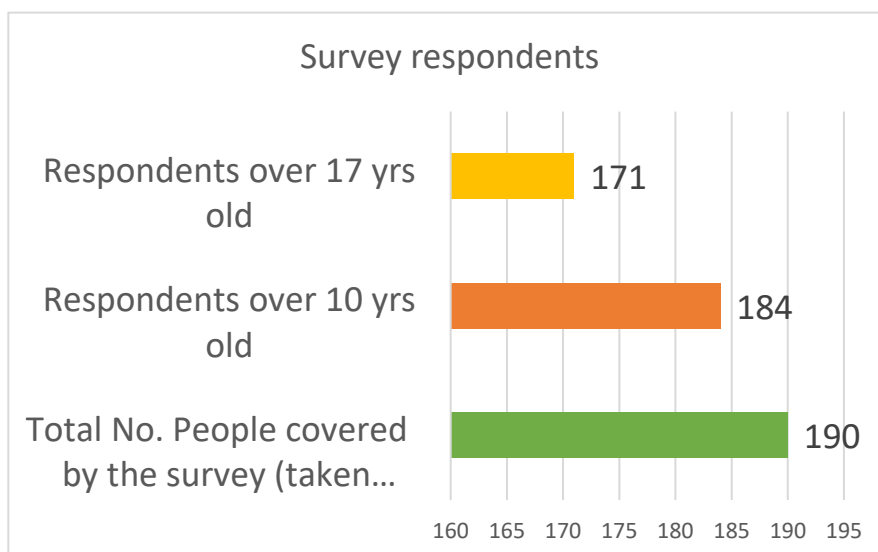
Did our village engage strongly with the survey?



The present population of Hargrave is approximately 188 adults, with 37 children under 16 years old (total 225 people). It is a small village community.

From a total village population of 188 adults, 171 people over 17 years' old responded. Including children, 190 residents were covered by the responses.

These data indicate a high degree of support for constructing an appropriate neighbourhood plan.

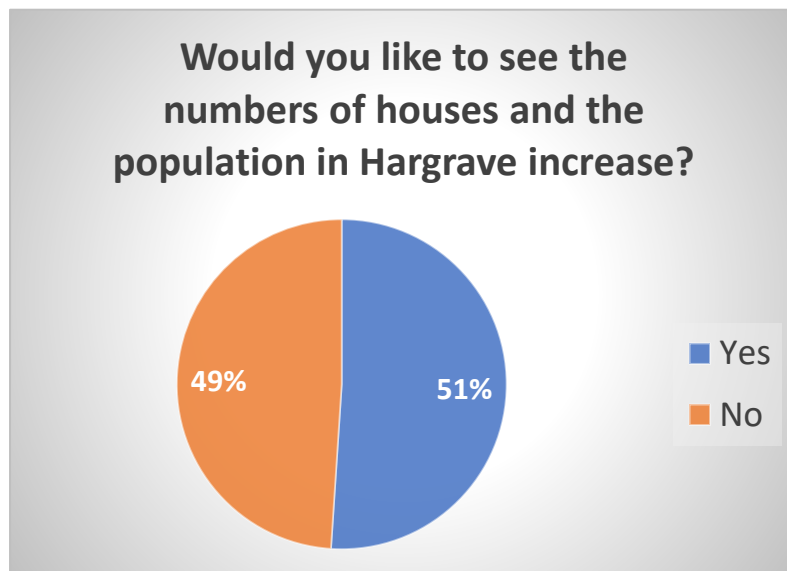


The responses in the survey are clearly shaped, with a coherent weight of opinion.

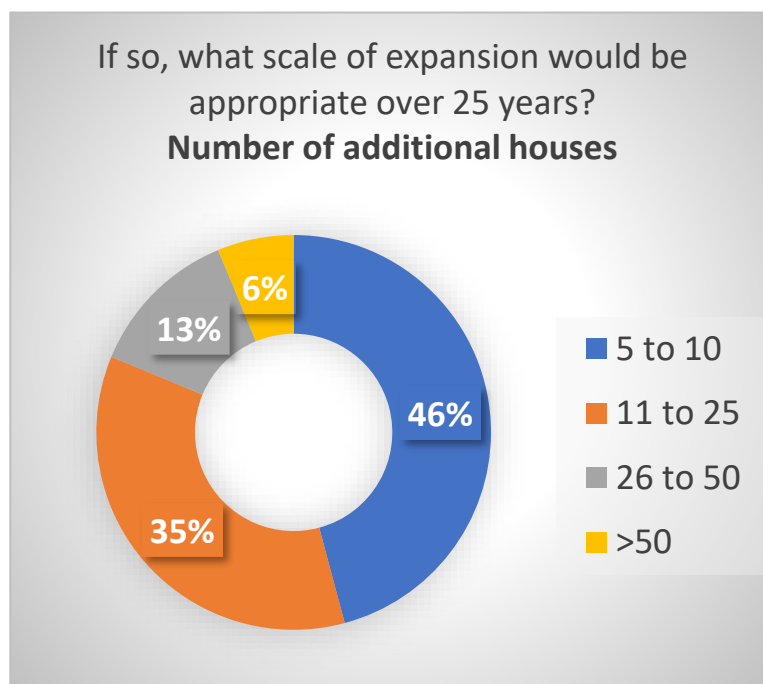
The following pages set these facts out with commentary.

The Shape of our Village

The responses indicate that whilst our village is not “anti-growth”, opinions are equally split on whether the village should grow or not over the coming 25 years.

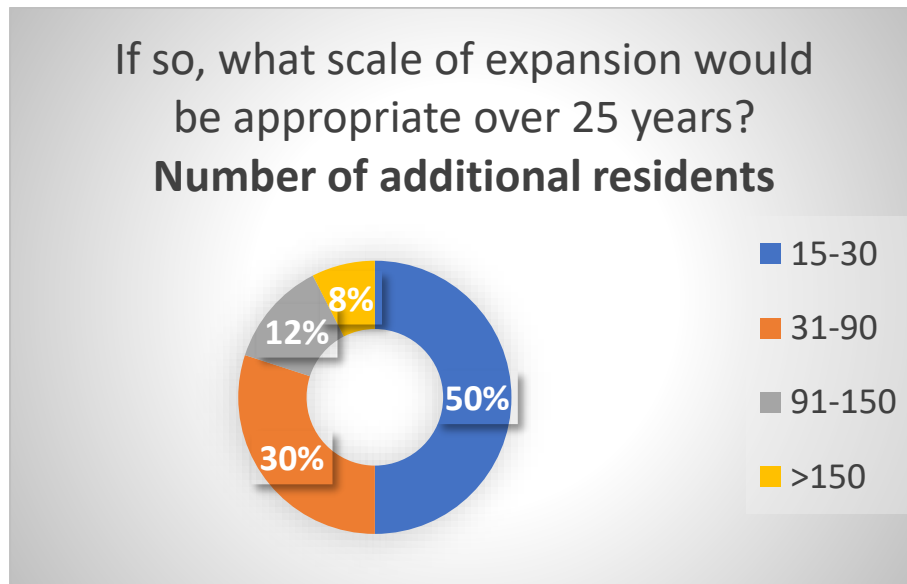


For the half of residents who consider growth *would* be welcomed, that scale of growth is strongly shown to be of very modest proportions, with:



- almost half of those in favour of growth consider only 5-10 houses of expansion would be appropriate (c. 5-10% of current total homes),
- 81% of those in favour of growth consider the number of new houses should not exceed 25 homes over 25 years.

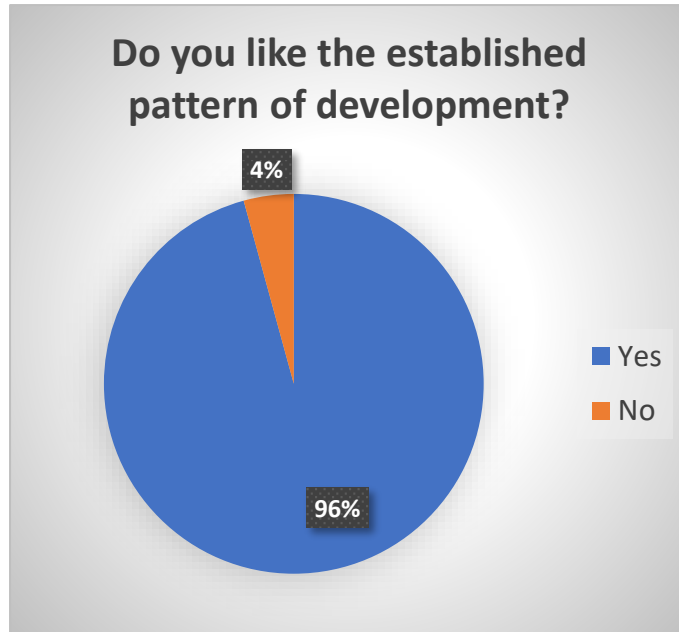
Similarly, the appropriate scale of growth in resident population over 25 years is also considered to be modest, with half those respondents who are positive to growth considering that only 15-30 new residents would be an appropriate level of expansion over the next 25 years.



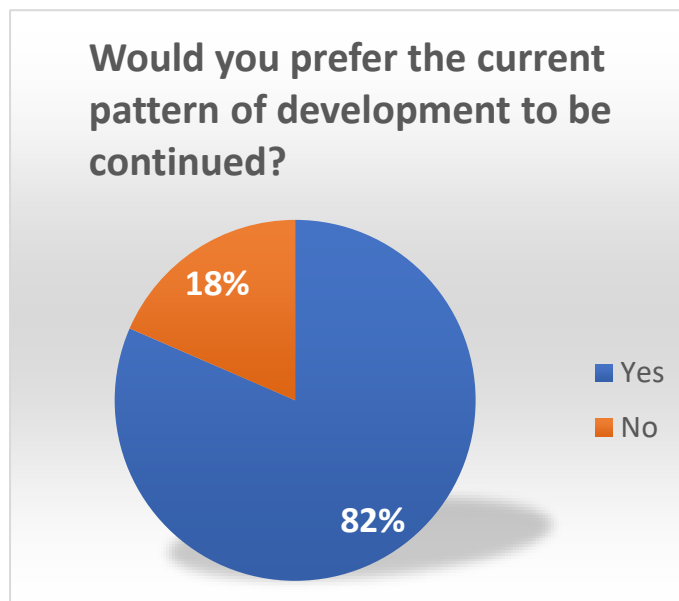
Summary

In broad terms, the village expects (at the most) only low growth over the next 25 years, and as later results indicate, this appears to stem from a strong desire to retain the essential nature of the small rural community, whilst protecting its countryside and environs in which to live and work.

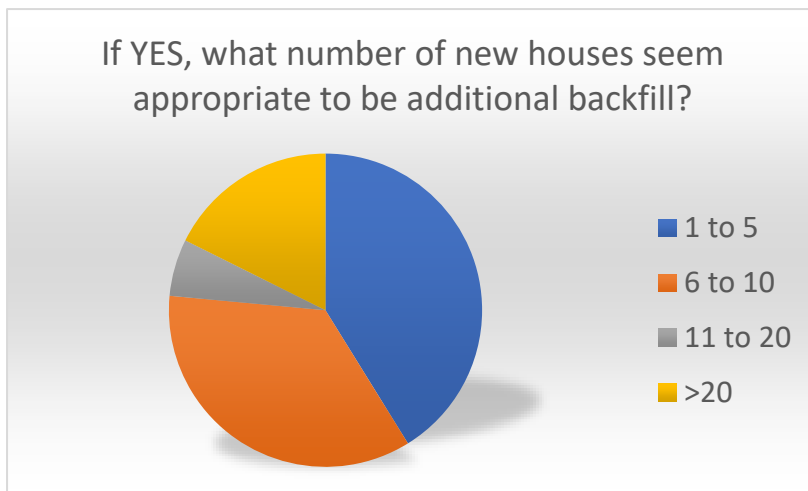
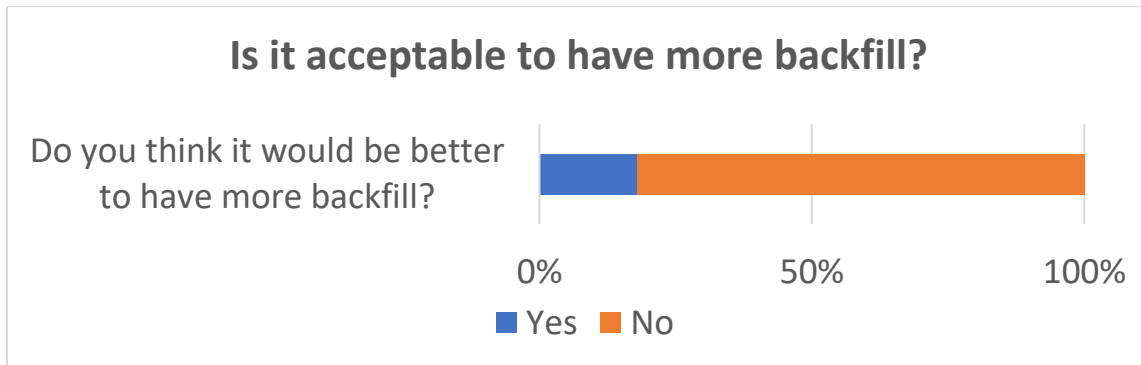
Pattern of any future housing development



There is an almost unanimous affection for the historic pattern of expansion by “ribbon 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.

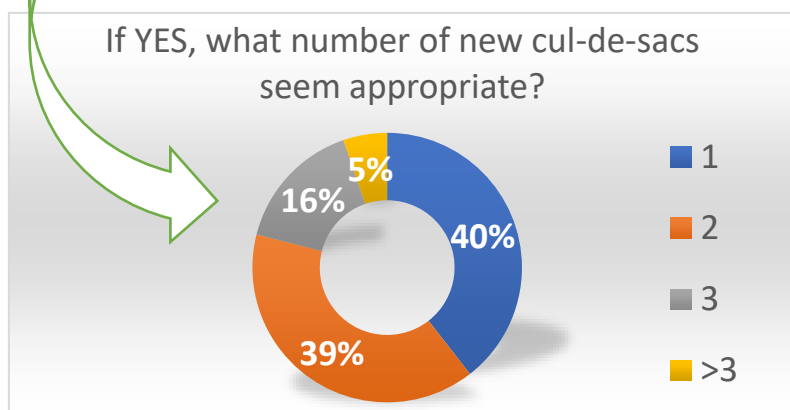
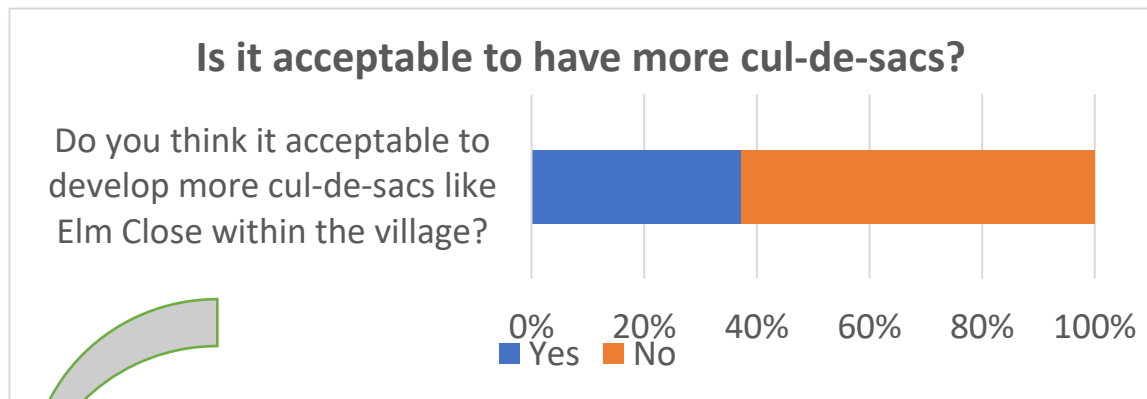


In considering future development, there is a strong preference for not having “backfill” development instead of the current pattern of “ribbon development”.



There is divergence of view expressed amongst the minority of residents who *are* in favour of backfill development: however, their preference is for less than 10 homes built in the next 25 years.

There is a clear majority preference for no further cul-de-sacs like Elm Close to be developed. This is in keeping with the general desire for only low levels of development.



Whilst there is clear majority for no further cul-de-sacs to be built, there is slightly more tolerance for cul-de-sac development than for backfill plots – villagers indicating a stronger level of support for this type of development, should any development occur. Even so, 40% of those who favour cul-de-sacs as a development pattern would not want to see more than one in the course of the next 25 years.

Inevitably, should one new cul-de-sac be permitted there is clear precedent set, with no legal grounds for further limitation. Therefore, in light of the village residents' preferences, the Parish Council should be mindful of this when contemplating any future planning submissions.

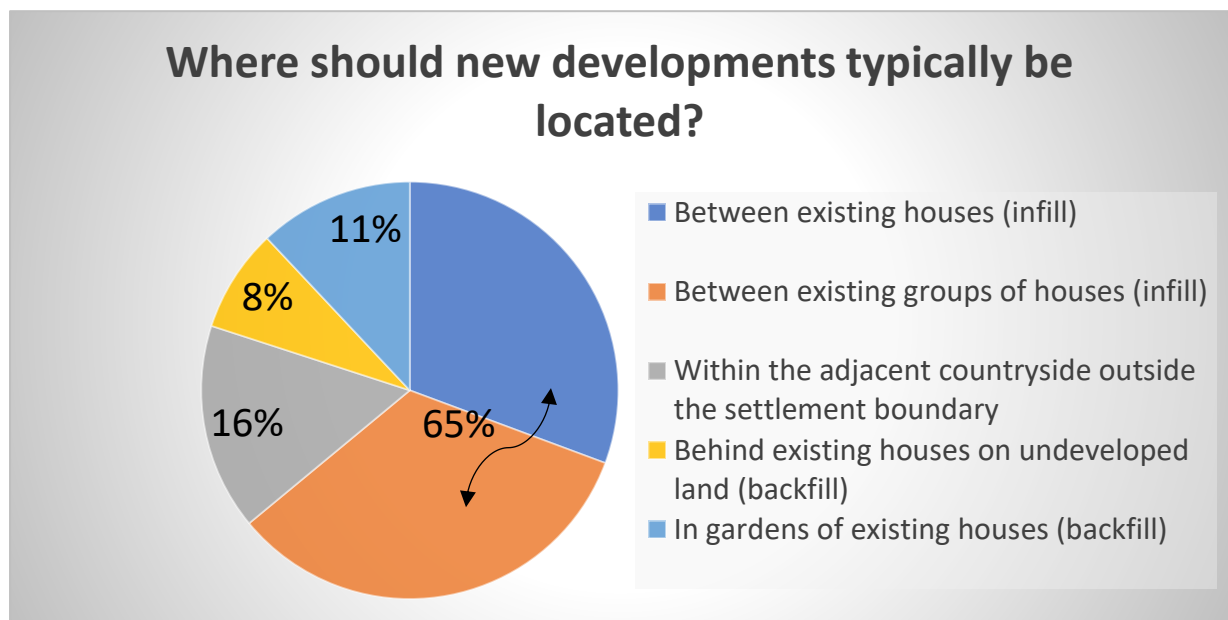
Summary

Given:

- The strong indication for either none or only low levels of new housing development
- The liking of the village current “ribbon infill” development pattern
- Strong “No” votes for both backfill and cul-de-sacs

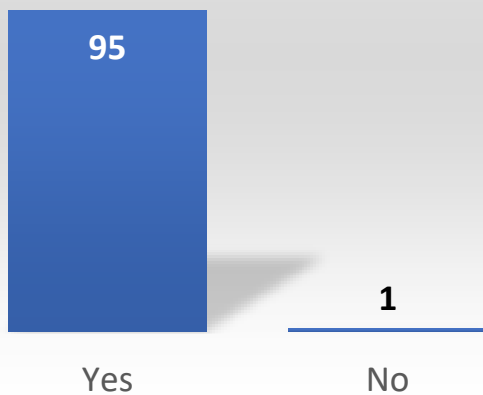
there appears to be neither appetite nor need for property development that could not be accommodated within the existing pattern of “infill” along the existing streetscape – as has recently been the case for some properties built along Nags Head Lane and Church Road.

This sentiment is strongly affirmed by the specific responses to the question asking where any future new housing should be located, where 65% of respondents indicated their opinion that new housing should typically be located between existing houses and groups of houses, in contrast with 16% who indicated “outside the current village settlement boundary”, and only 8% who considered behind existing houses and 11% who considered within existing house gardens.



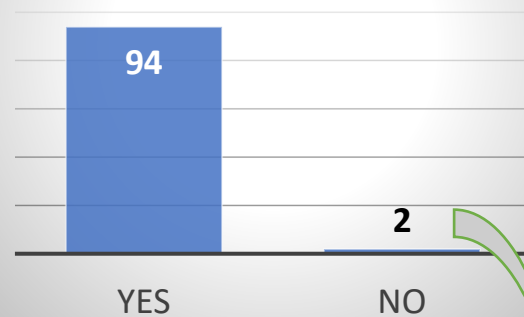
Green Space and the Environment

Is it important to you that Hargrave remains closely connected with the agricultural landscape and sector?



It is extremely important to residents of Hargrave that the village remains a rural community, closely connected with agriculture

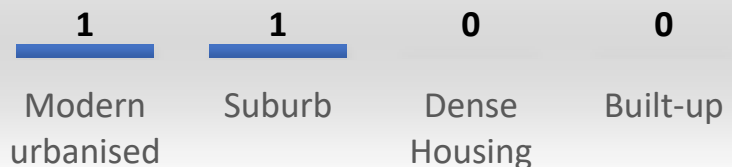
Is it good that Hargrave is perceived as a small, green and spacious village?



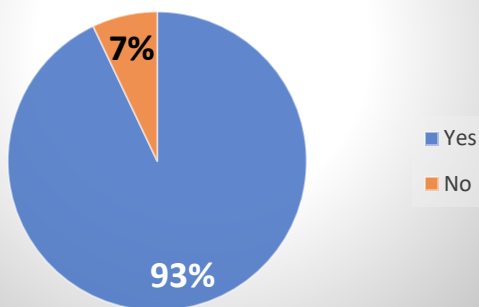
The two respondents who consider it is not good that Hargrave is perceived as a small green and spacious village, indicated that Hargrave should be considered as a modern urbanised community and a suburb of Raunds.

Their views are in a considerable minority amongst respondents.

If NO, circle the description you would prefer Hargrave to be:



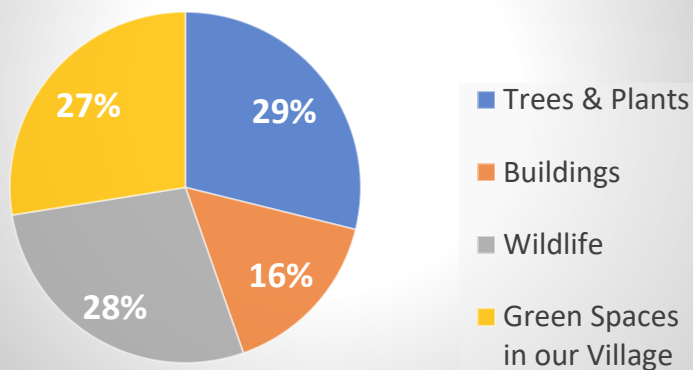
Do you think it is important to retain the existing green space around the village?



In keeping with the strongly expressed desire to retain rural and agricultural connections the overwhelming majority of respondents consider it important to not lose the existing green spaces around the village.

The aspects of Hargrave's environment that most appeal to residents are evenly spread between the trees, plants, and the wildlife that surround us in the green spaces of the village.

Aspects of the environment that most appeal to you and which you wish to conserve:



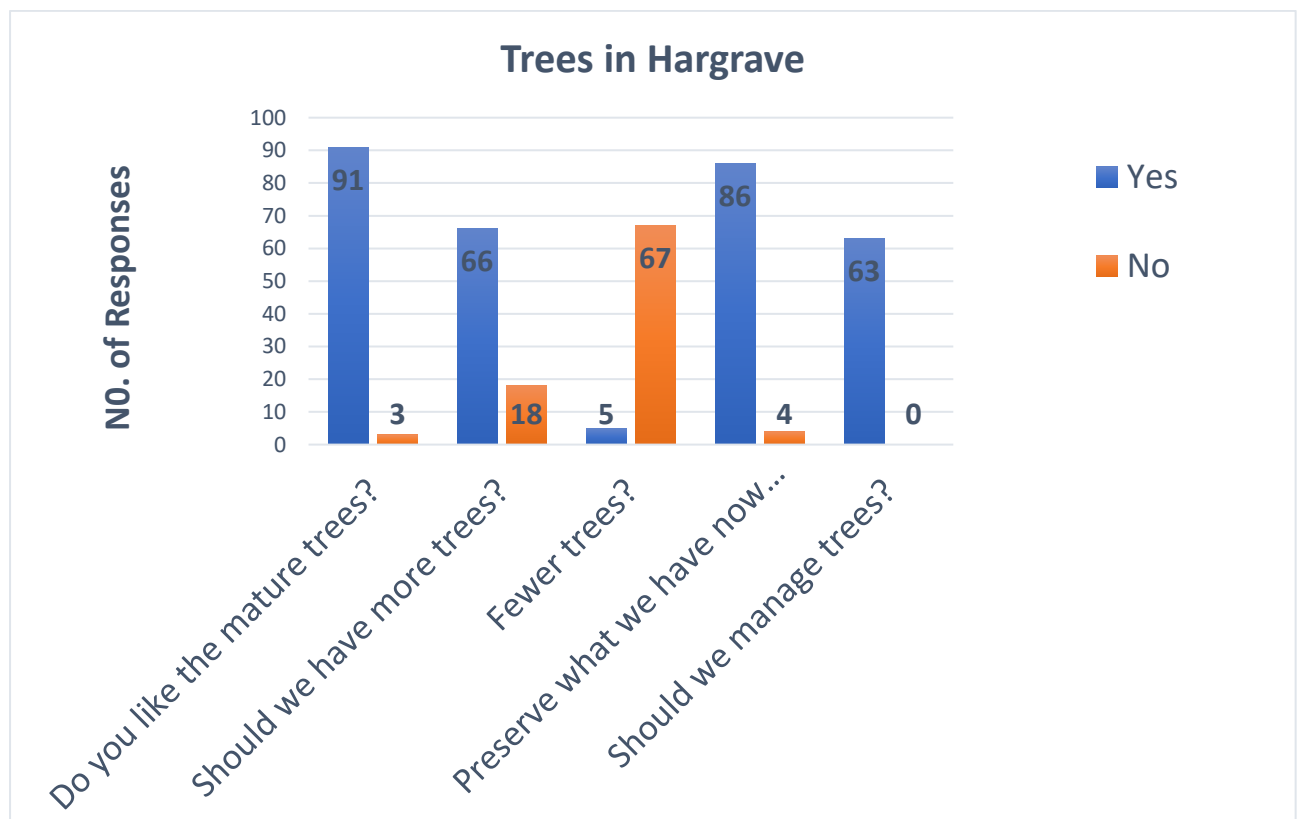
The conservation of the buildings of our village also appealed to a significant proportion of respondents.

This response is later reinforced in the survey results by the responses on architecture and housing preference.

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Finally, in regards to the specific questions of trees and their management, the village indicated a very strong liking for the mature trees of our village; would like more trees still; and considered that they should be cared for and managed appropriately in terms of their replacement and the enabling of safety and visibility. There was overwhelming support on these topics, consistent with other questions about the green environment and village surroundings.



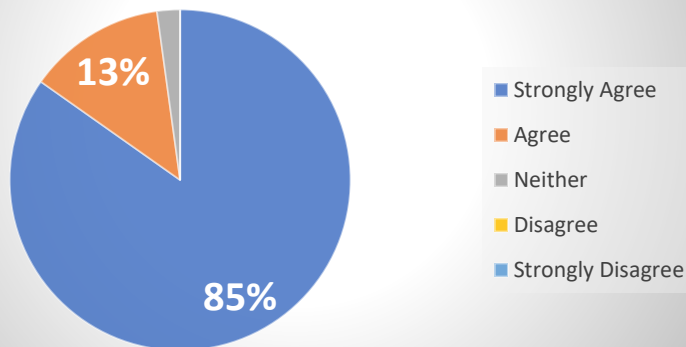
Summary

The green environment, the connection with local agriculture and general rurality of the village are deeply important to residents and must be protected and preserved in the Neighbourhood Plan.

The Character of our Village and Landscape

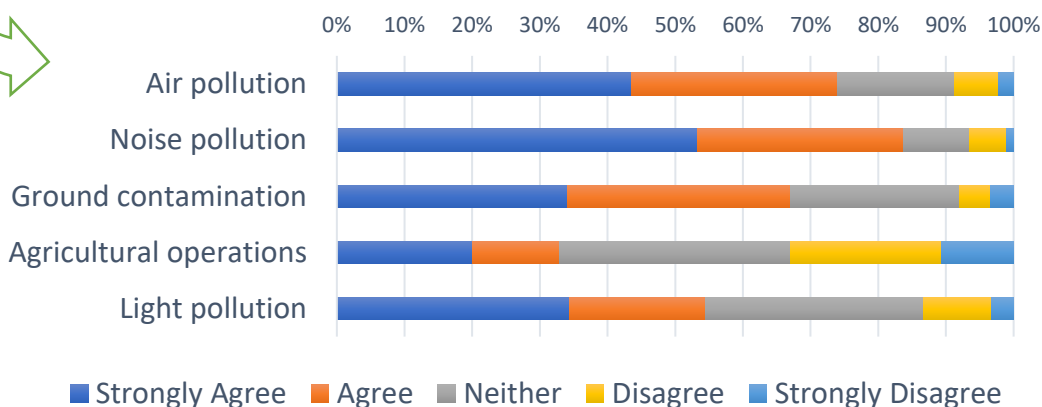
Pollution

The lack of pollution in Hargrave is something I value highly:



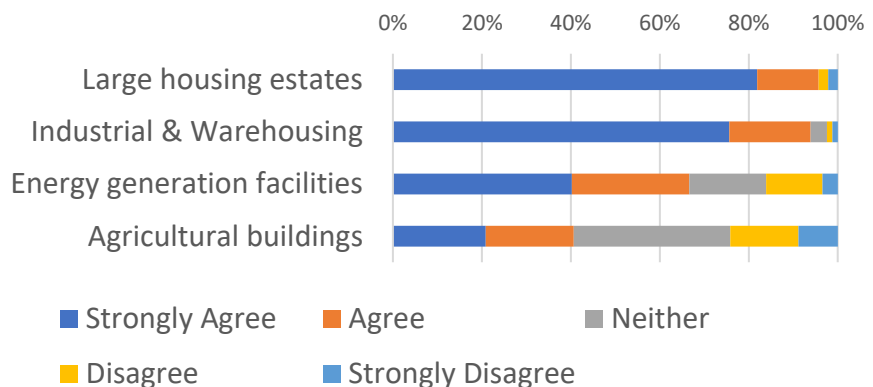
98% of village residents value the lack of pollution highly. Most concern is exhibited about noise (83%); air pollution (73%); and ground contamination (67%).

I am concerned about Hargrave being contaminated by:



... and are more concerned about potential impact of housing estates and industry on the village than from windfarms and the like.

I am concerned about the potential impact of:

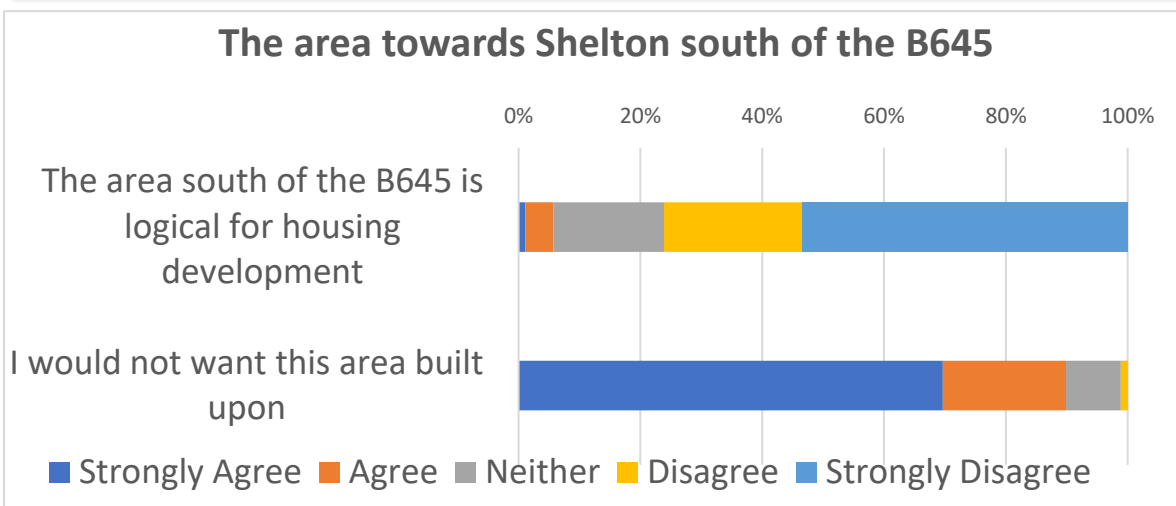
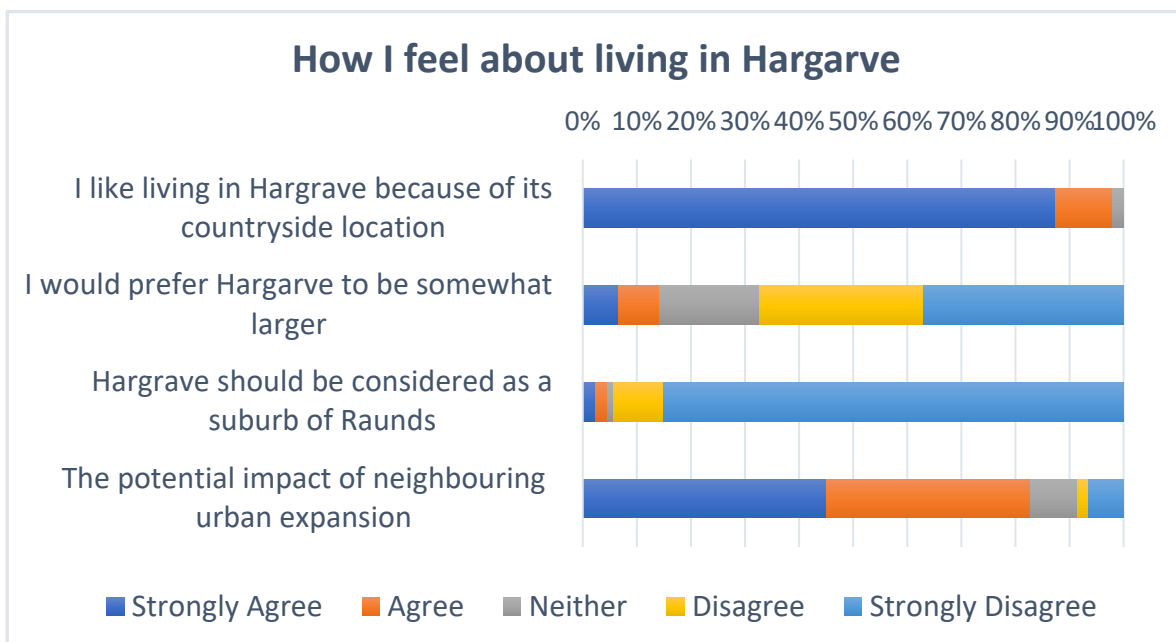


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Given the value placed on the environment and lack of pollution, the responses to how villagers' feel about living in Hargrave are unsurprising.

Almost everyone in our community enjoys living here because of the rurality, only a small minority (13%) preferring the village somewhat larger; almost no one (94%) considers Hargrave as a suburb of Raunds; and more than 80% are concerned about the potential impact of neighbouring urban expansion.

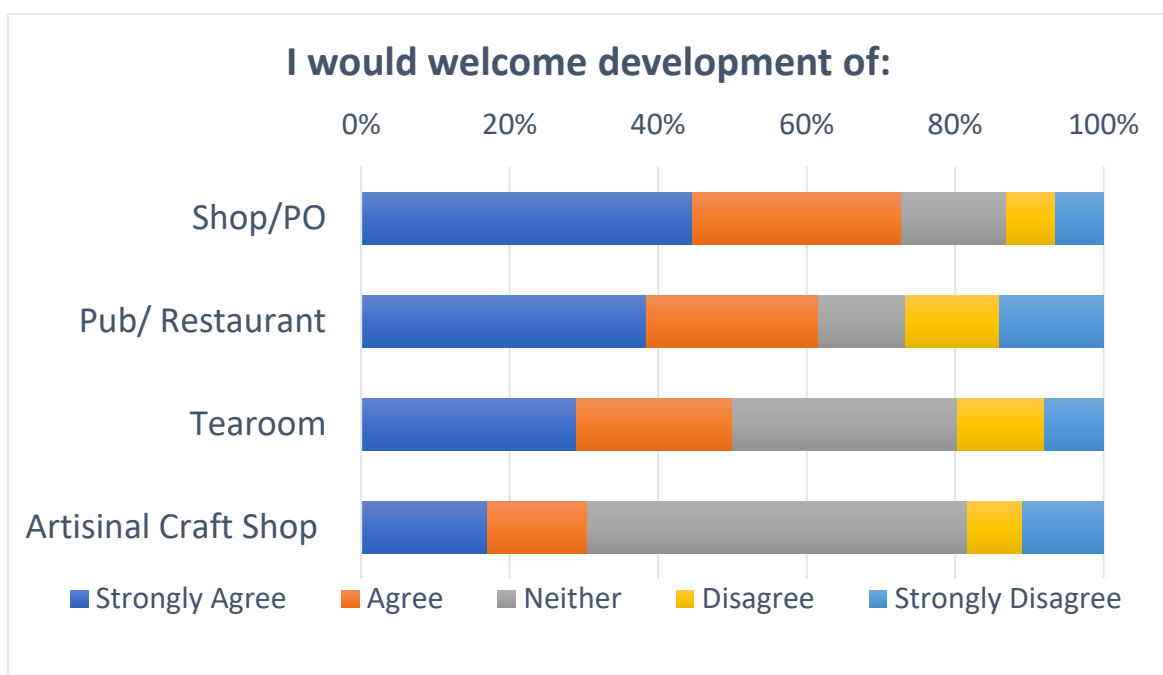


One area laying just outside the county boundary which has been muted as a potential housing site, would be considered by the vast majority of residents as very unwelcome development.

Summary

Damage to the rural nature and tranquillity of the village from noise, air pollution and the impact of nearby residential and industrial expansion in towns and industrial parks are concerns from which the village needs to be protected through the village plan.

Amenities:

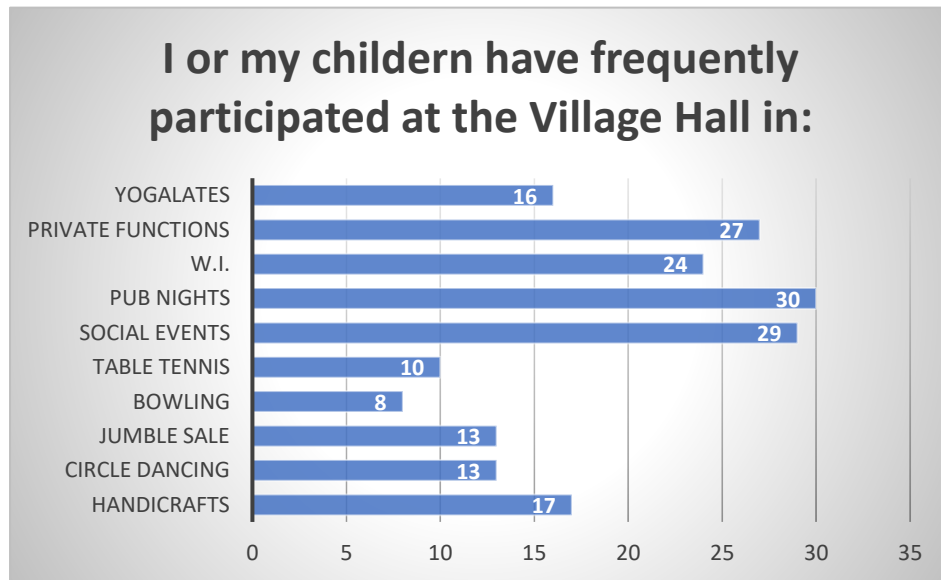


The village is short of amenities to serve the community.

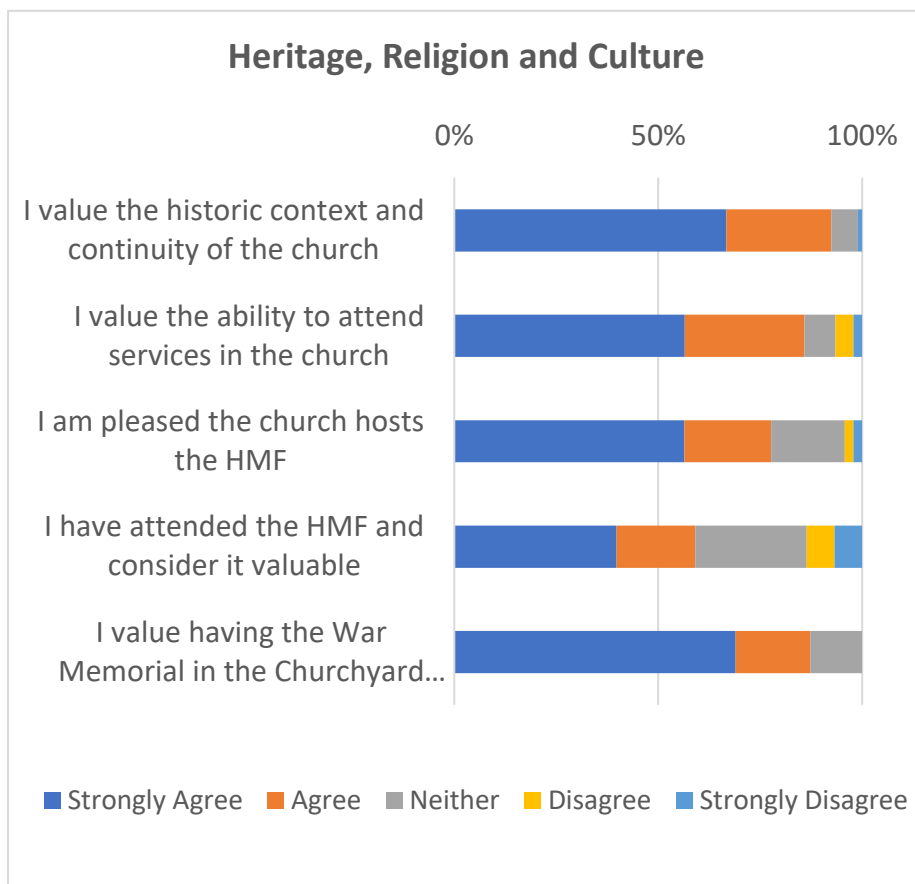
Preferences expressed for amenities showed the strongest support for a shop/post-office, then a pub/restaurant and a tearoom. Ambivalence was shown towards having a craft shop.

Community and Recreational

The church’s Village Hall is enjoyed by many as a recreational facility. The greatest use appears to be from social events including “pub nights” and



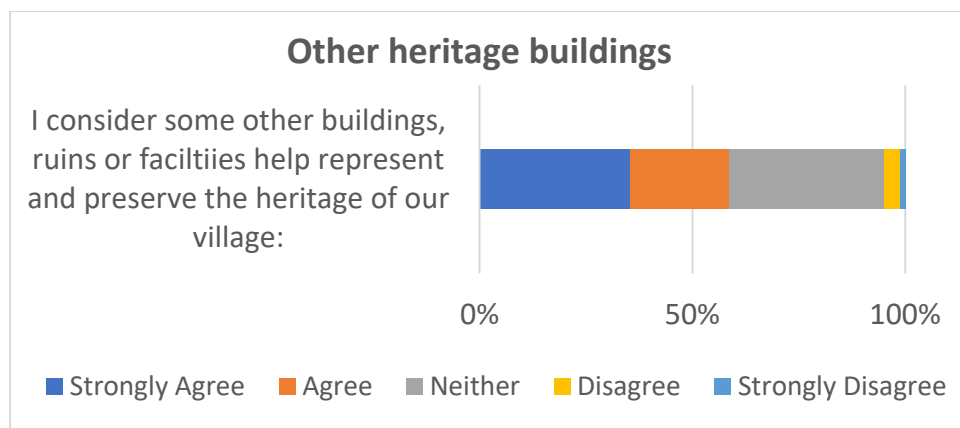
private functions. Apart from the WI which attracts good attendance, there are a limited number of clubs attracting roughly a dozen participants.



All Hallows’ church, its war memorial, Remembrance Service, and the Hargrave Music Festival form a valuable combination of religion, heritage, continuity and culture for a clear majority (c. 80%) of the village community.

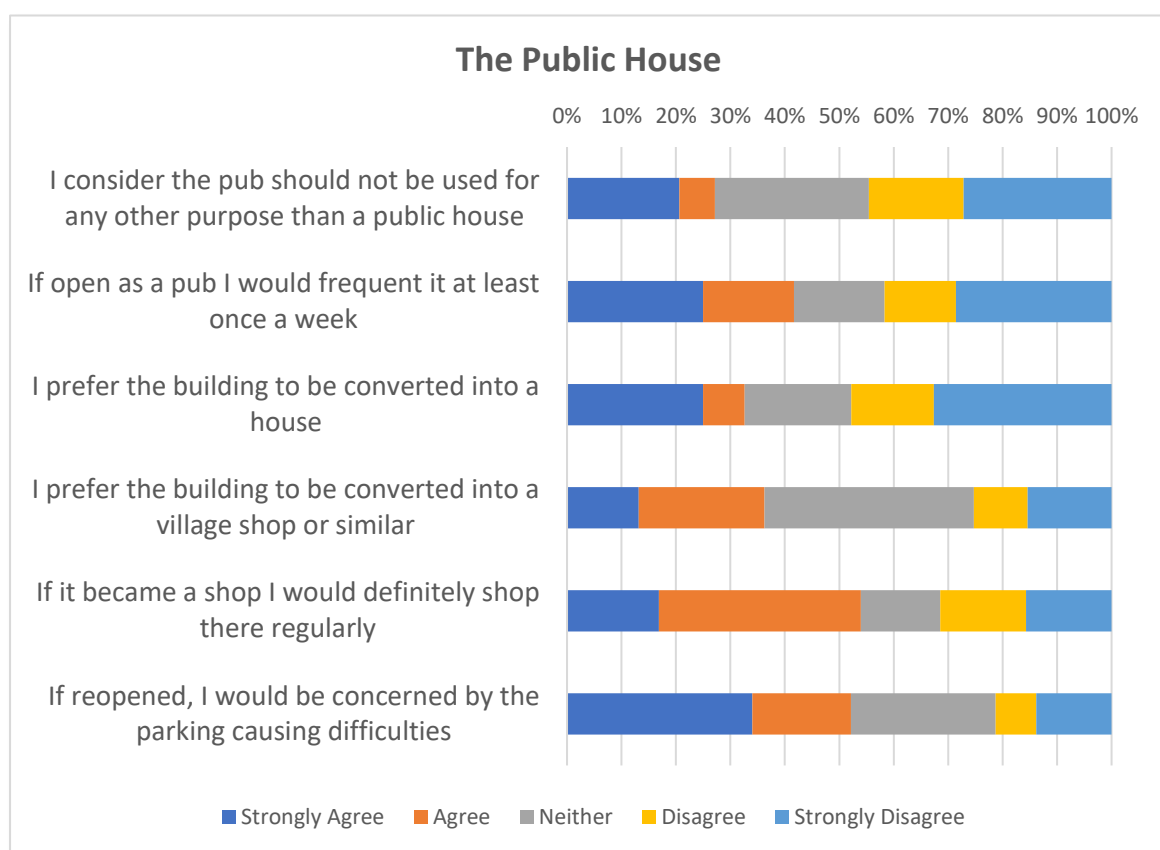
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More than half the respondents consider other buildings or ruins to represent and preserve the heritage of our village.

The former Nag's Head public house:



Opinions are divided over future use of the former Nag's Head pub.

Those who consider it must remain a pub (26%) are in the minority with those who disagree and therefore accept alternative usage (45%).

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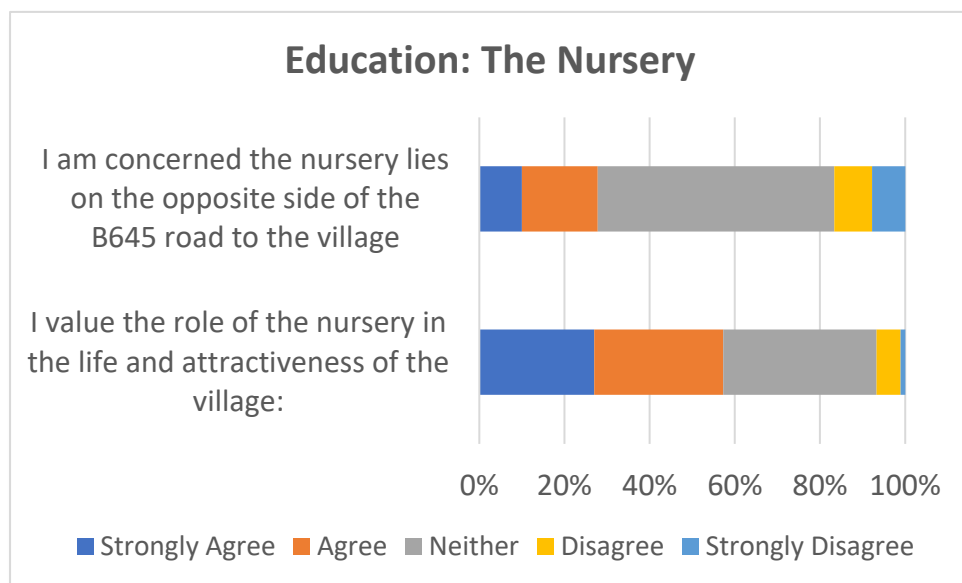
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Whilst 40% of respondents say they would regularly frequent a pub, 40% consider they would not. There is no strong majority backing.

Only 33% state that they would prefer the building to revert to becoming a house, whilst 47% would not.

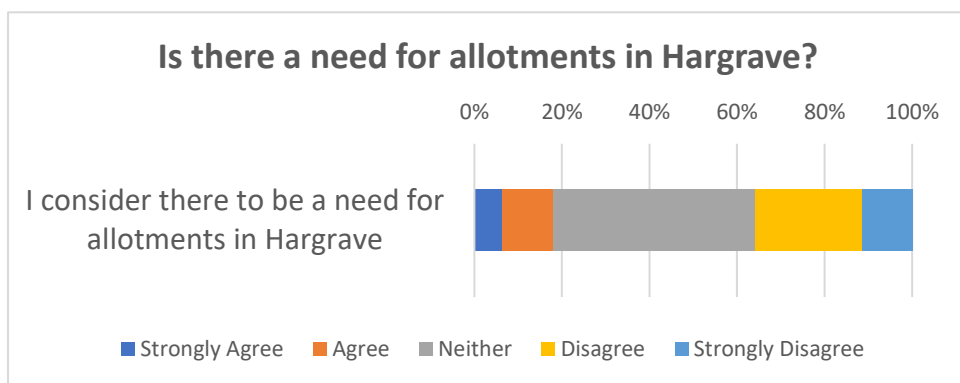
However, 37% would prefer the building to become a village shop or similar, a proposition only disliked by 25%. Intriguingly, if it were a shop, more than half the village say they would shop there regularly: more than state they would frequent the premises were it a pub. Whether a pub or a shop, more than half the respondents would be concerned about parking of patrons causing difficulties for the village: a problem that would not exist were it to be a house.

Education:



Although the Village Hall was originally a village school, the only educational facility is the nursery. Nearly 60% of the village value the presence of the nursery in the village. Its location on the other side of the B645 whilst not ideal is not a major concern for most residents.

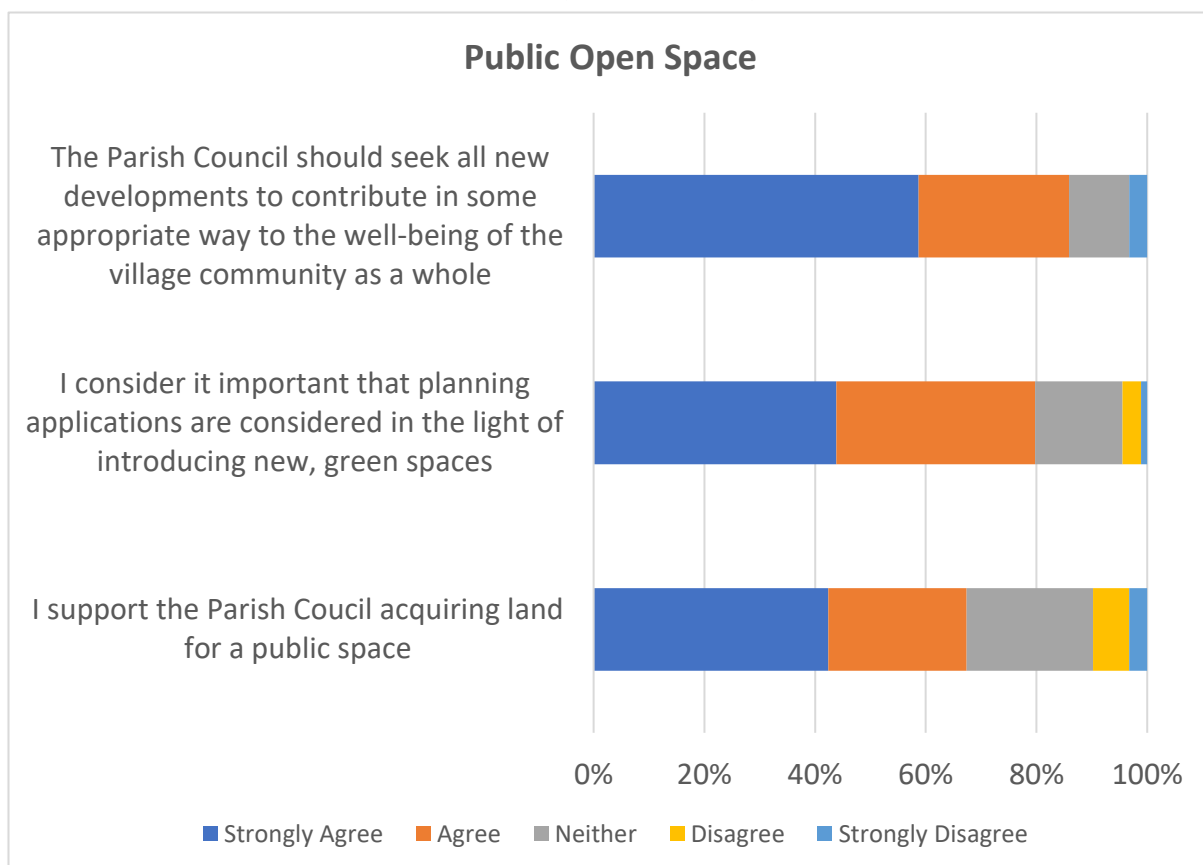
Allotments:



There was only weak support for development of allotments.

Public Open Space and Rights of Way

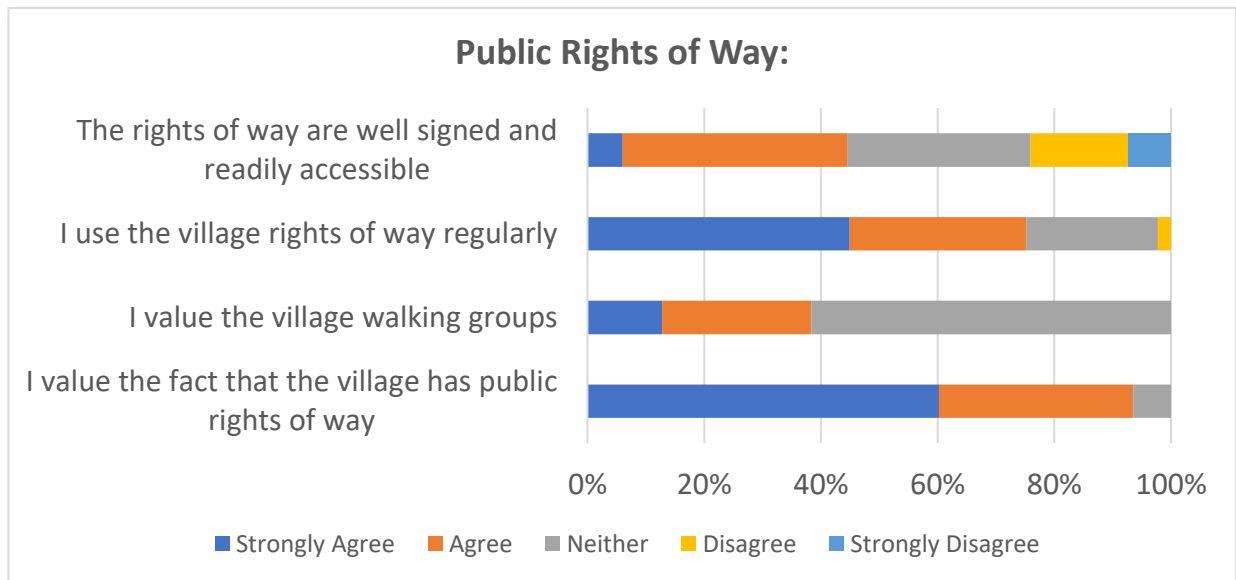
A strong majority of 80% of respondents consider that planning applications should be considered as a means of introducing new green space within the village, and that the Parish Council should seek that all new developments make contribution to the well-being of the village community.



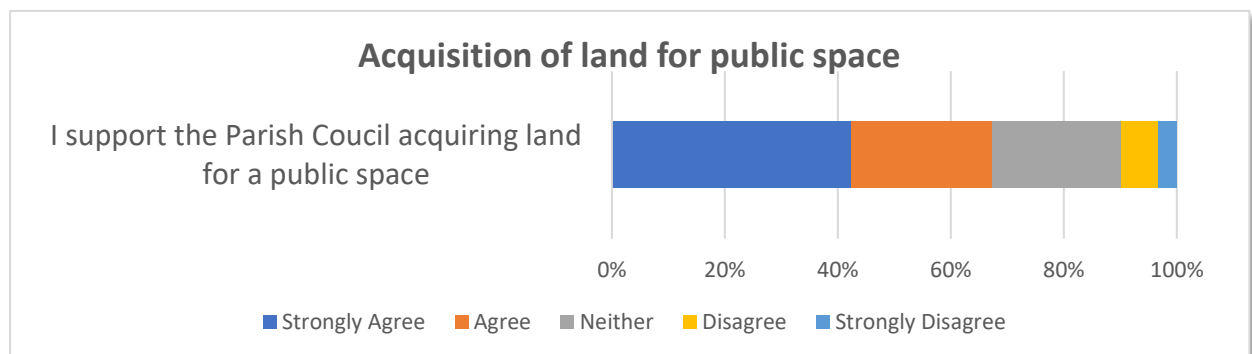
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Meanwhile the village indicates strong appreciation of the public rights of way, albeit their signage and accessibility could be improved.

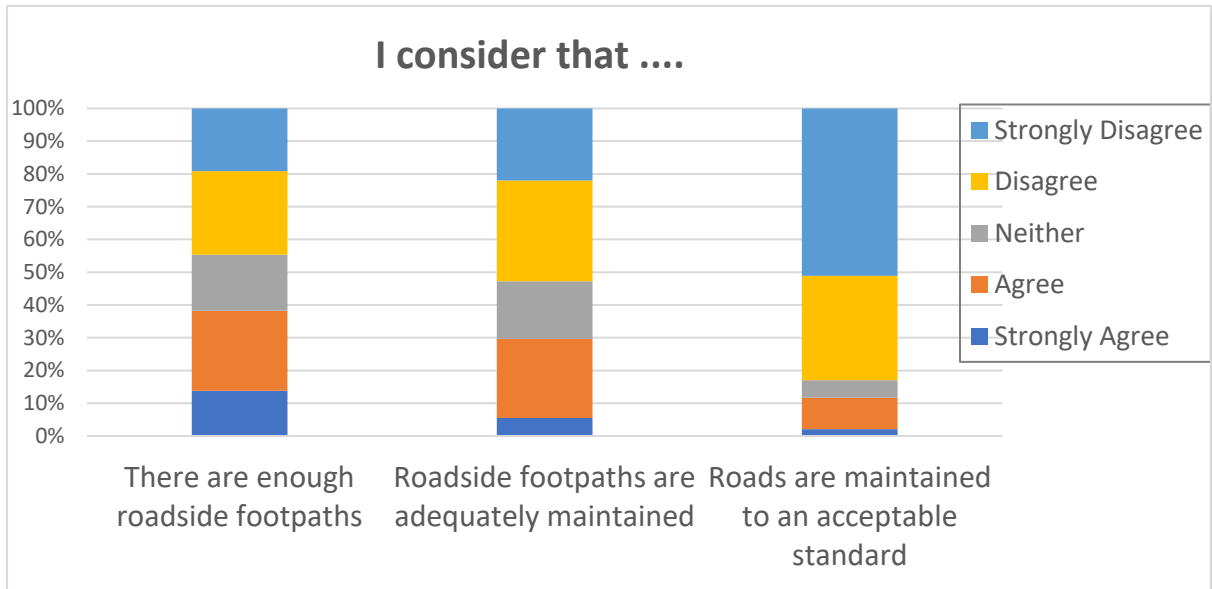


In this context there is strong support for the Parish Council acquiring land to create a public space, with many suggestions for its use (presented separately).



Sustainable Infrastructure

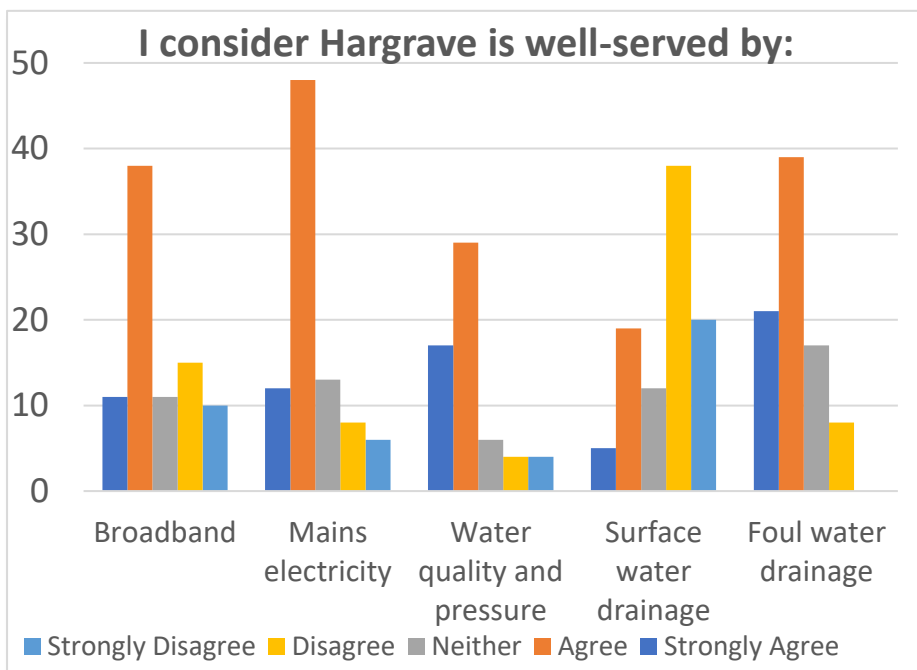
Roads and Footpath Infrastructure:



There is significant dissatisfaction at the maintenance of the village roads.

There is also dissatisfaction at the maintenance of roadside footpaths, and opinion is roughly divided on whether there are adequate roadside footpaths.

Utilities Infrastructure:



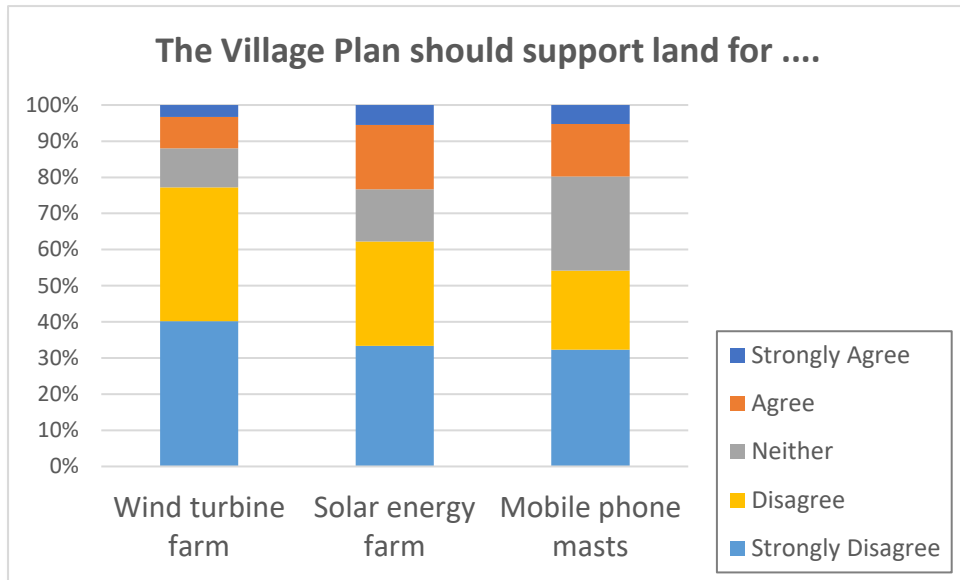
There is broad satisfaction with electricity, water and broadband. However, the drainage of surface of water is significantly of concern and dissatisfaction. This is perhaps

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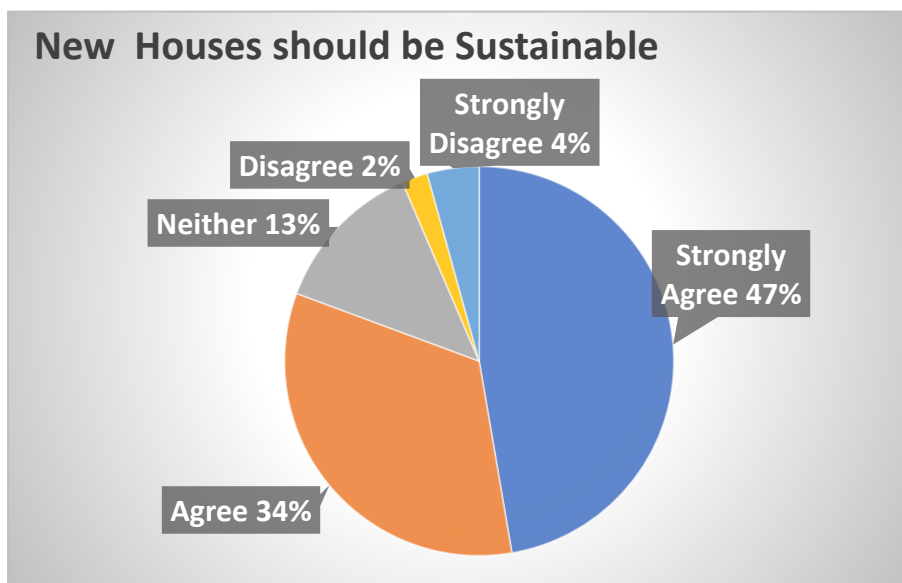
unsurprising given the flooding that regularly occurs of some village roads during periods of wet weather.

Development of New Utility Infrastructure:



Very few residents are supportive of having more wind turbines, solar farms or mobile phone masts nearby to the village.

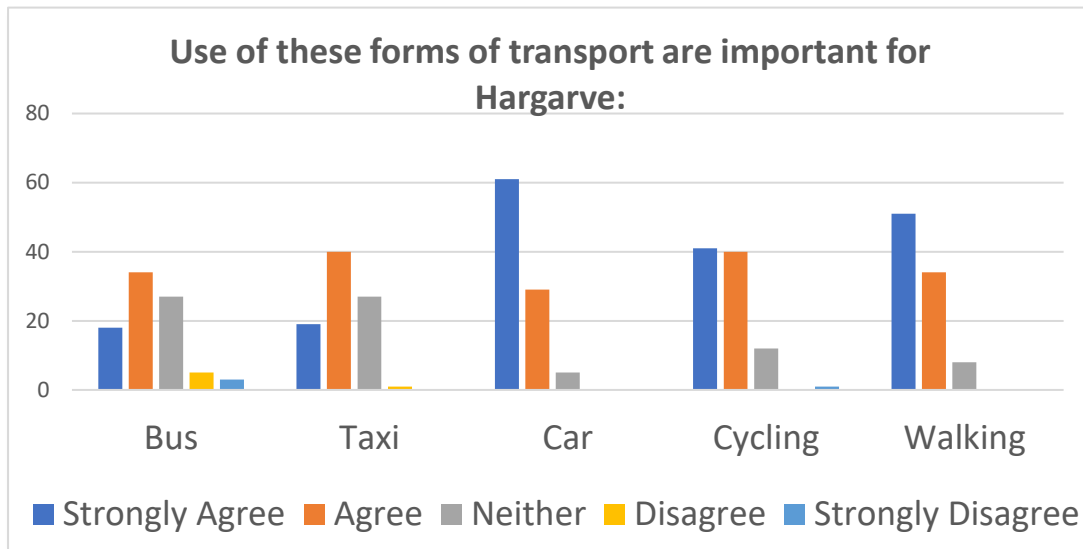
Housing Infrastructure:



There is strong preference (81%) that any new homes should be sustainable in their design and construction.

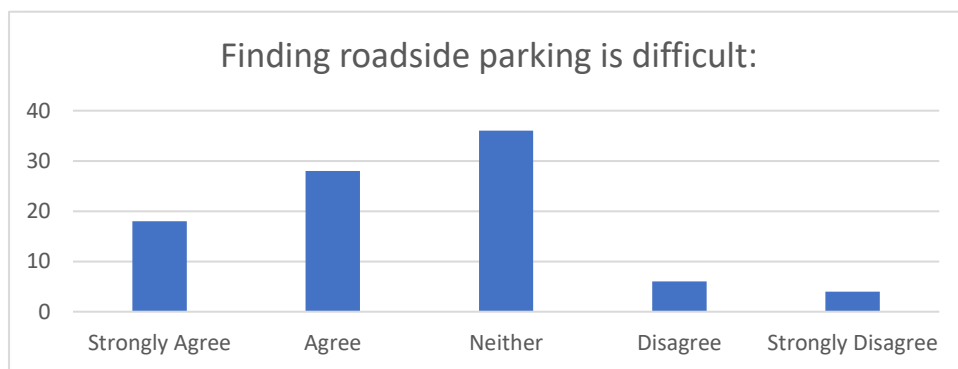
Transport Infrastructure

Transport in Hargrave is limited with no public transport links of bus or rail. The responses below affirm the importance of car, cycling and walking. There is very high dependency on car or taxi transportation if one lives in Hargrave.



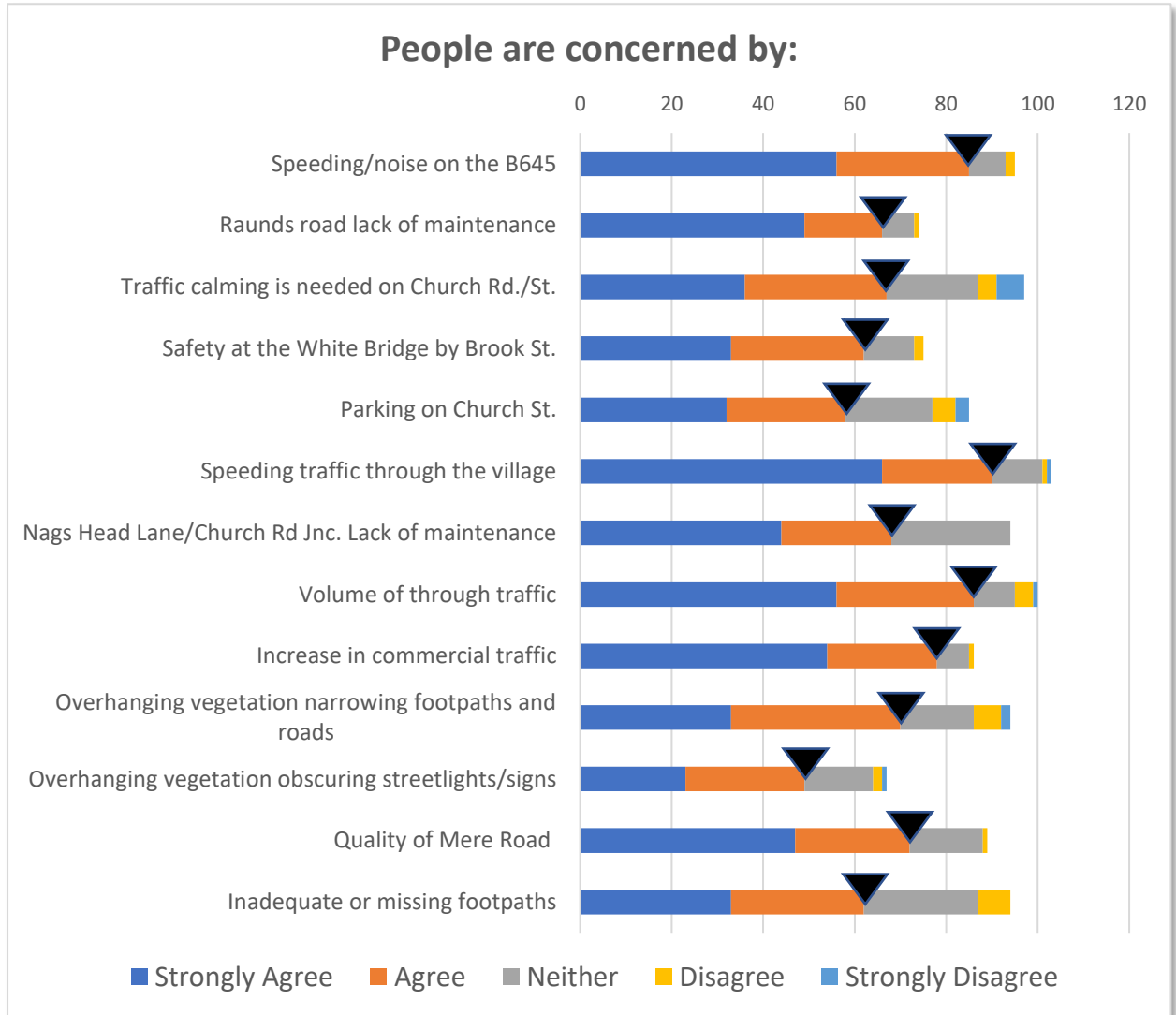
However, the scoring on bus transport appears to indicate the importance to some residents for having bus connections. The question may therefore have been unclear, and further work will be performed to flush this issue out more clearly, as to whether there is strong desire for bus transport connections within the village. The neighbourhood plan could then consider how this might best be achieved, were it a strongly expressed requirement.

Given the need for car ownership, and the narrow single road through the village, roadside parking is a problem for many villagers:



Road Safety

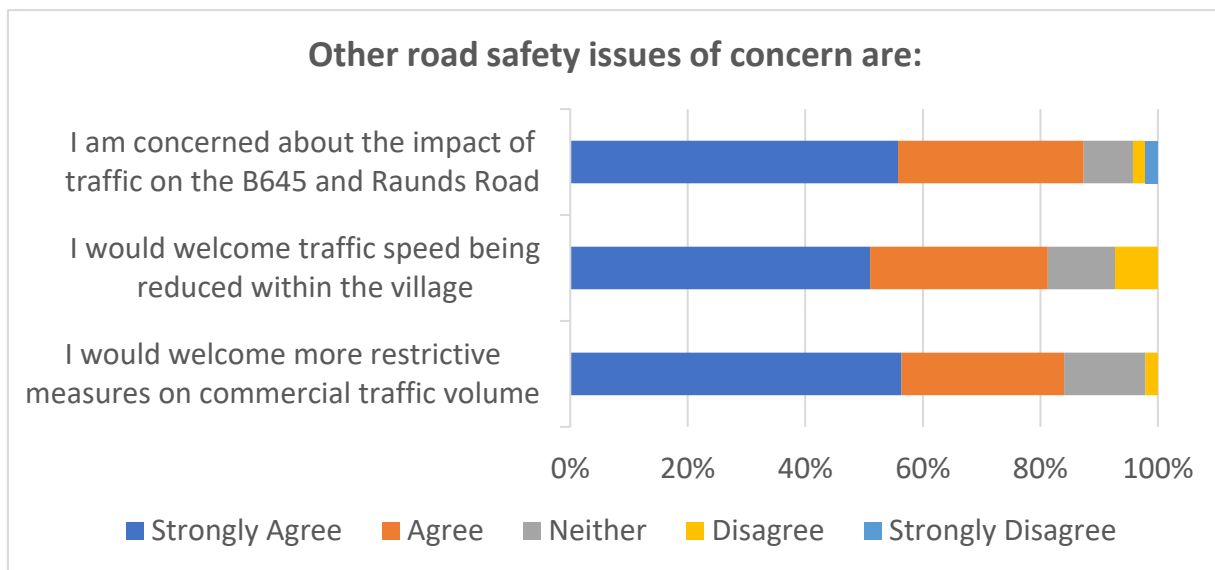
Significant concerns were expressed in the survey over road safety.



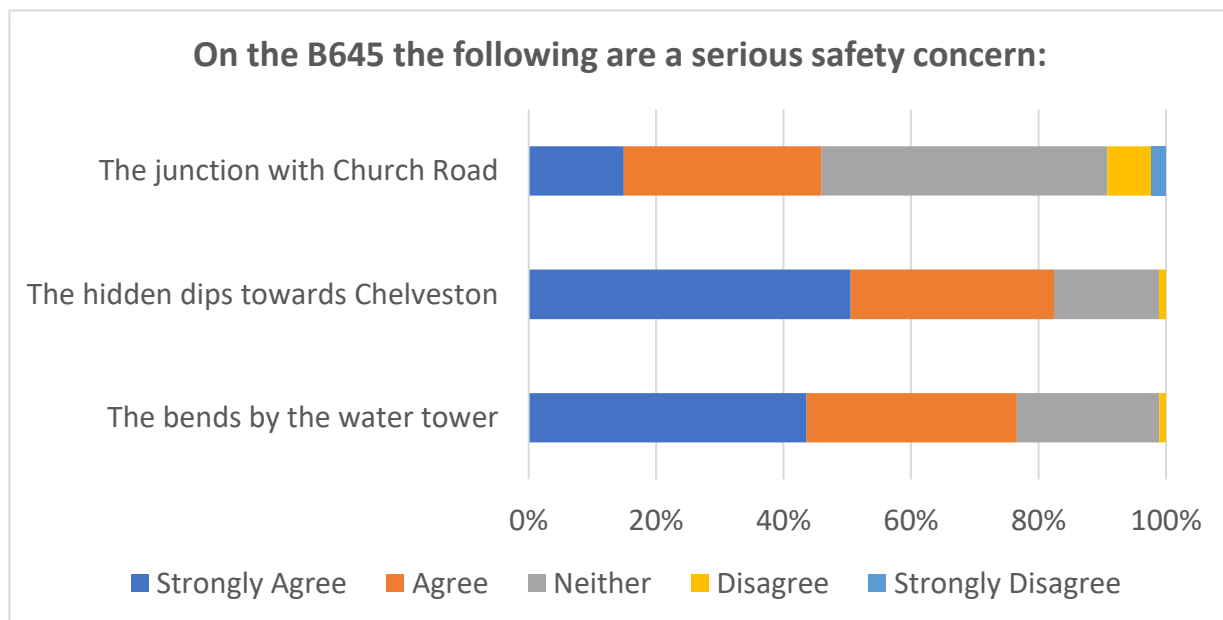
Speeding traffic through the village and on B645, the high volume of traffic through the village; and the levels of commercial traffic are major issues for a lot of villagers.

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Restrictive measures to reduce vehicle speed and discourage or restrict commercial traffic flows are welcome to 80% or more of respondents to the survey.

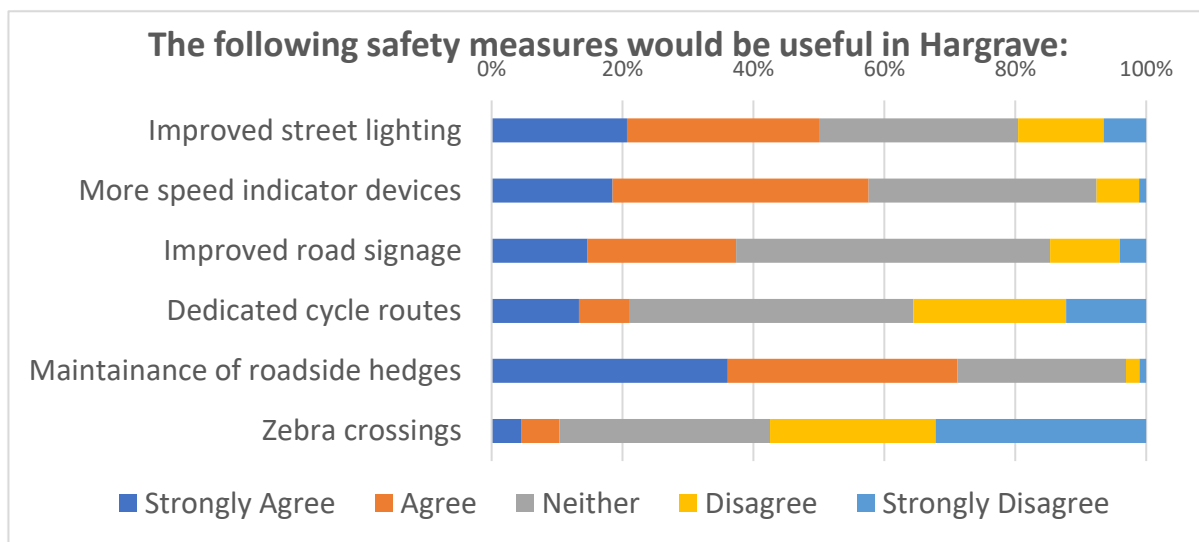
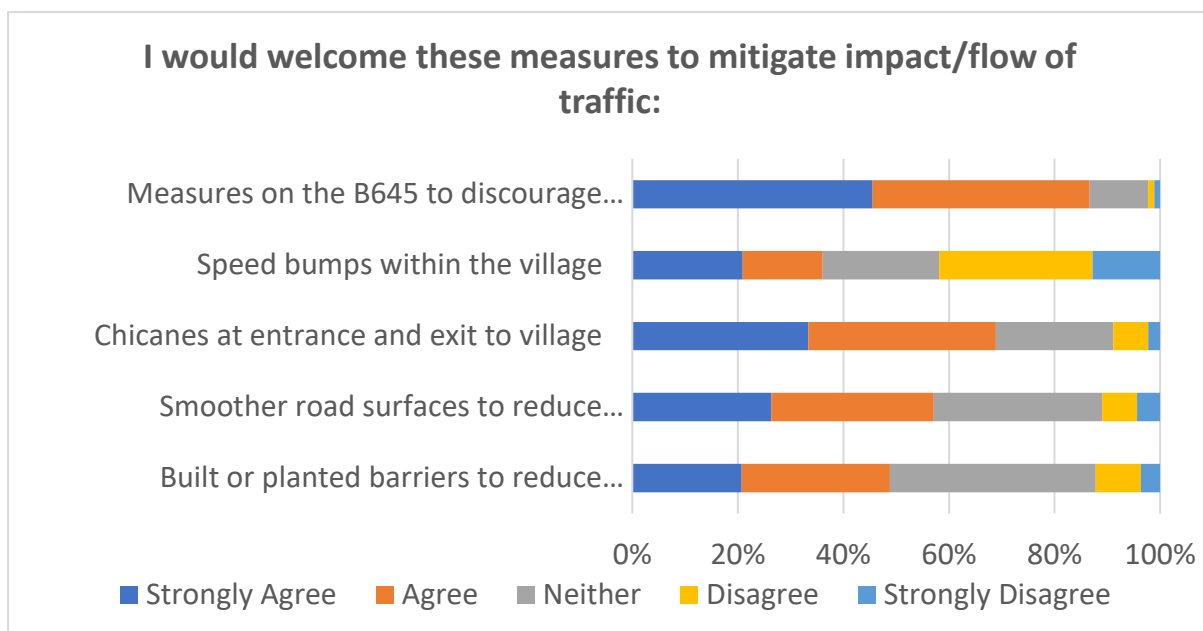


There is strong (c. 80%) agreement that the bends by the water tower and the hidden dips on the B645 are serious risks to safety, whilst the junction of the B645 with Church Road form a serious safety hazard in the minds of almost half the respondents.

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The village welcomes additional measures to mitigate road safety risk. It is likely that some of these would also reduce noise pollution from the B645, which is also of concern to respondents.

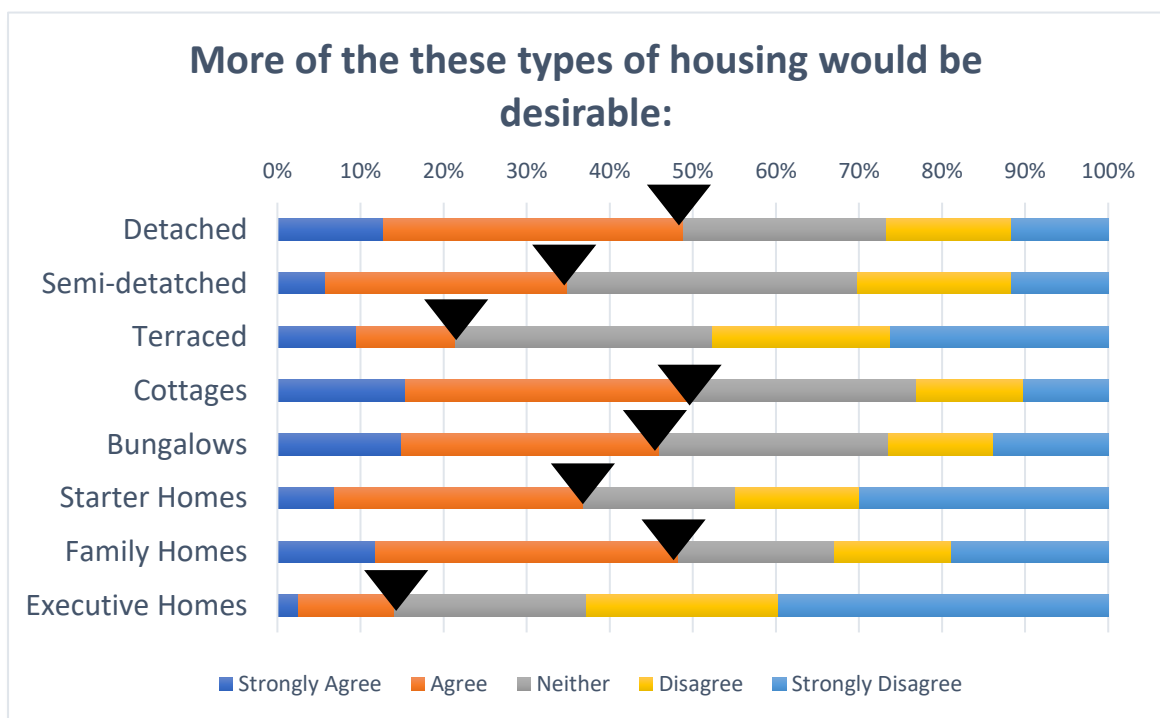


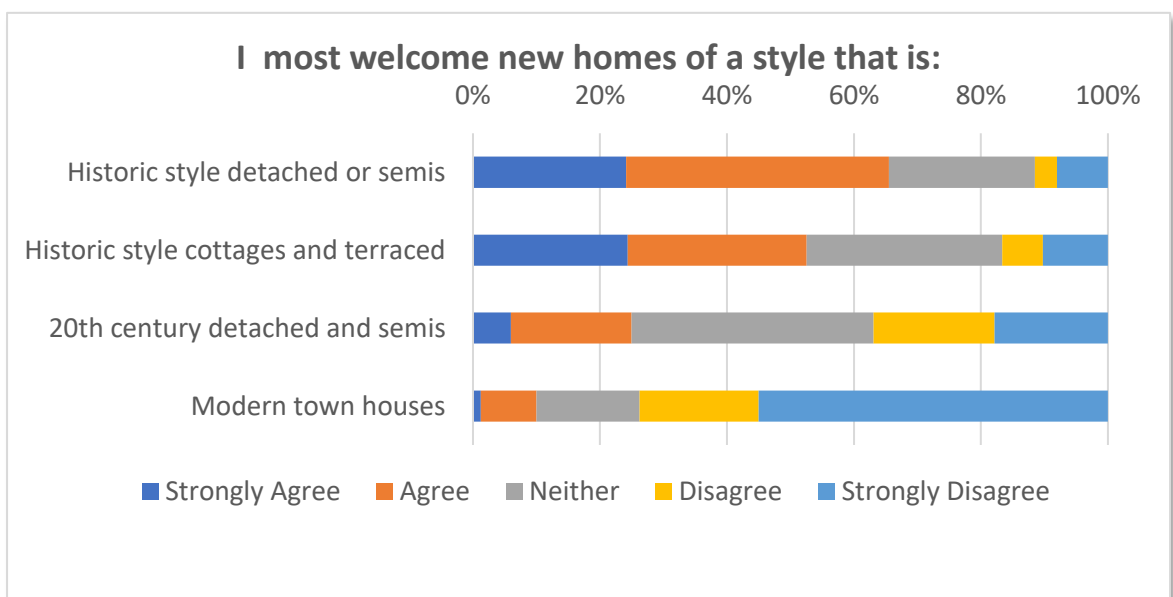
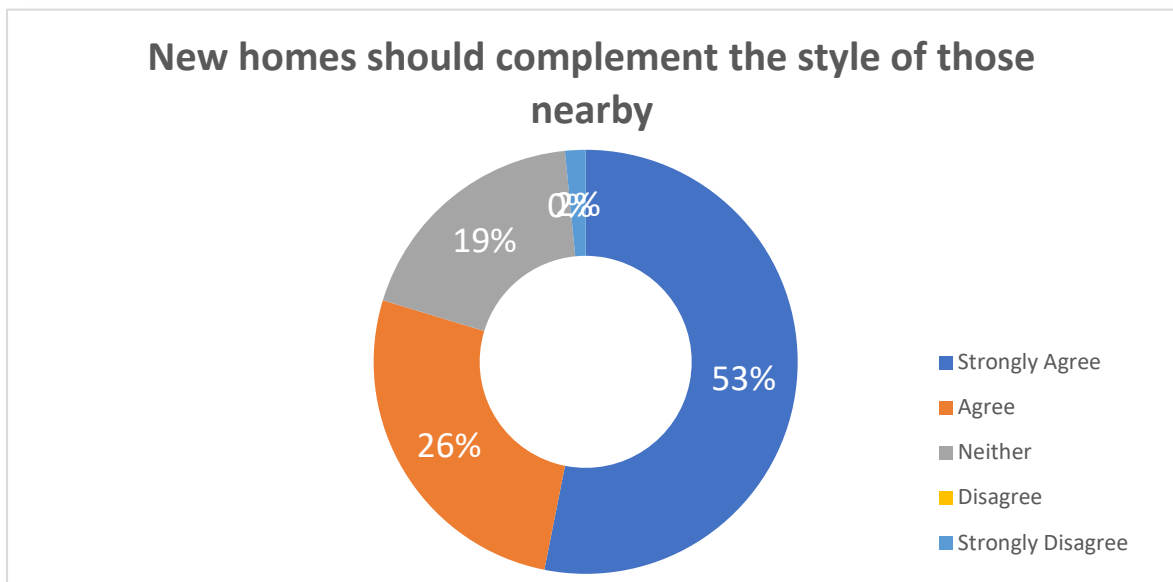
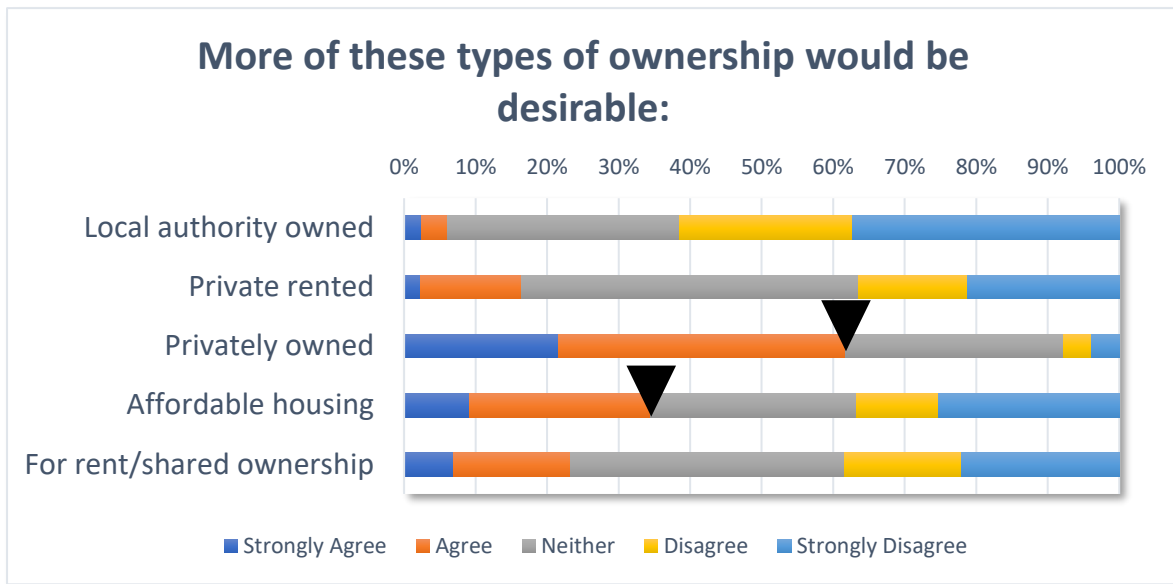
The Neighbourhood Plan should consider these suggestions, take highways engineering advice and make recommendations and lobby through the Parish Council to the Highways Department for improvements to road safety, noise and traffic flows, as well as to those landowners with roadside hedges.

Design and Architecture

Through this survey, our village has expressed strong preferences for the type and architecture of any new homes:

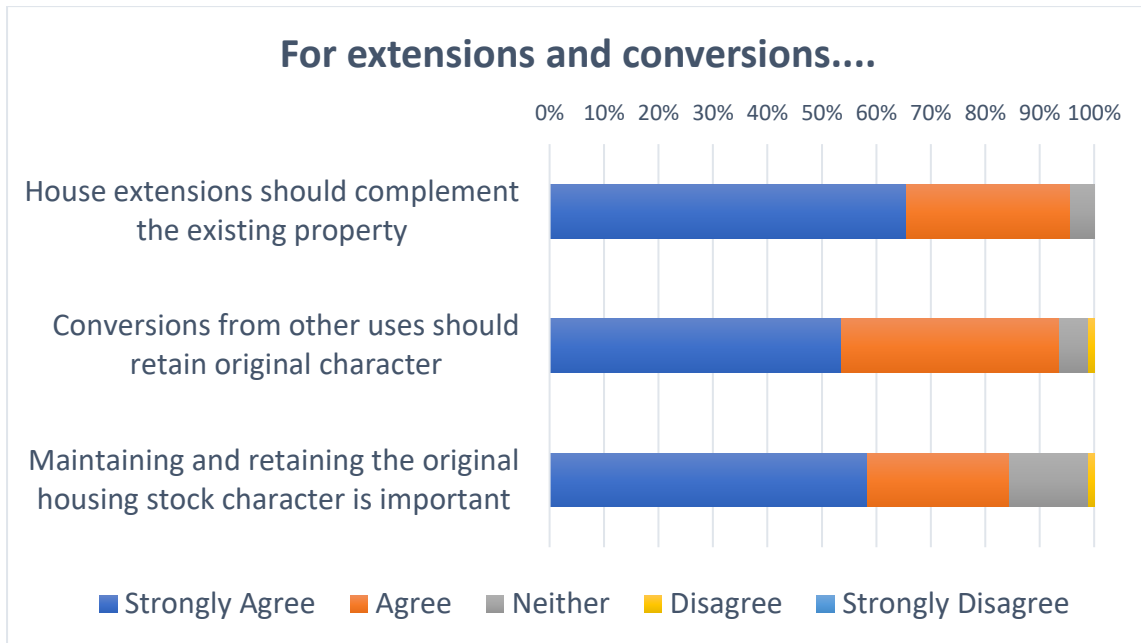
- Traditional styles of detached and semi-detached homes are preferred, with some desire for traditional styles of cottages and bungalows.
- Terraced homes and executive homes are the least favoured styles
- Private ownership is the dominant preference for type of ownership, with some appetite for “affordable” private property.
- There is a strong preference (c. 80%) that new homes complement the style of nearby housing, providing continuity of architecture.
- Modern architectural styles are not preferred - although homes should be modern in sustainable performance as indicated (refer above).
- Family homes, affordable housing and starter homes are most wanted
- Conversions and extensions should complement the existing property.





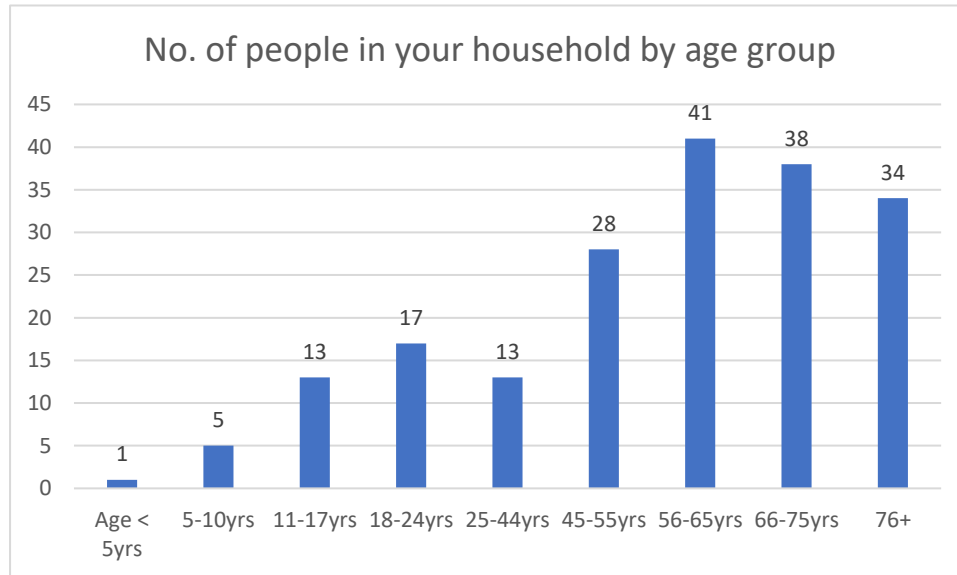
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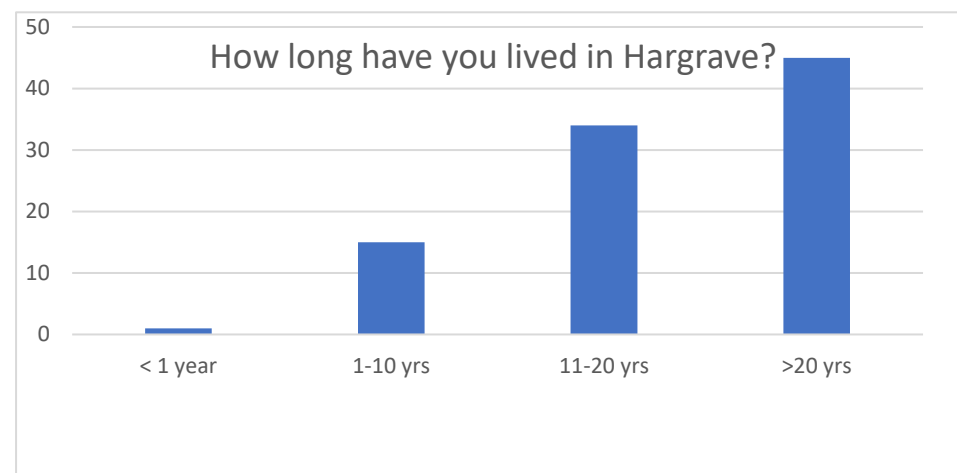
Housing Developments and their Nature

Profile of our residents

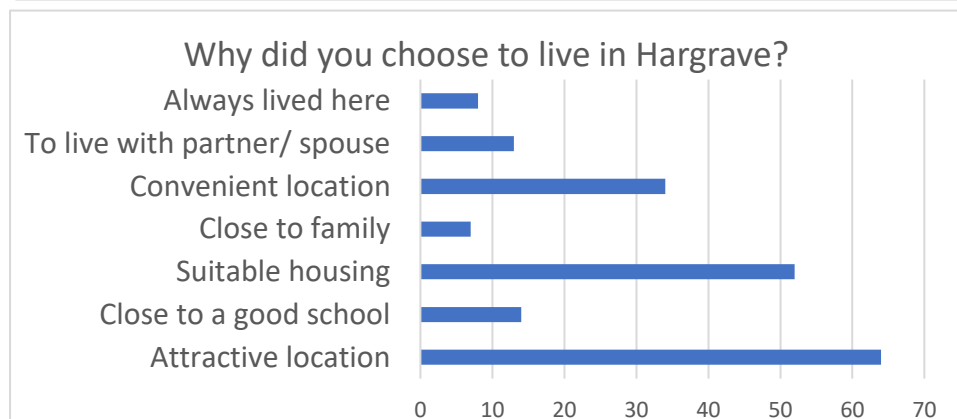


75% of respondents are 45 years old or older over.

People who move to Hargrave have tended to stay here, with the clear majority of residents staying for more than 10 years.



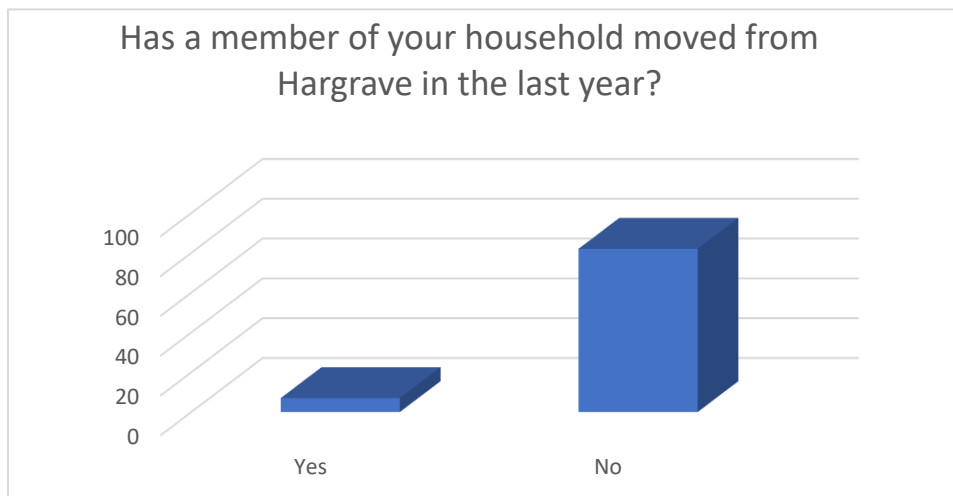
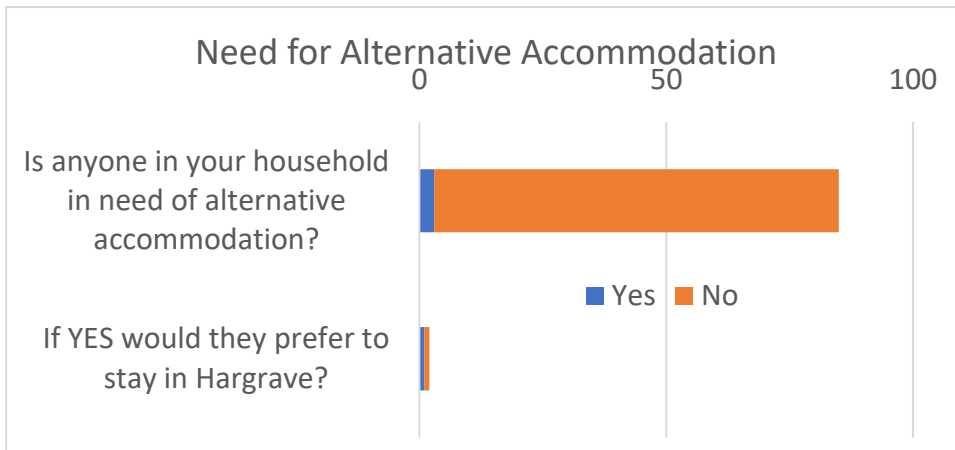
The attractive nature of our village, its convenient location and the suitability of its housing bring people to live in our village – and then to stay here.



Our neighbourhood plan should recognise and retain these features.

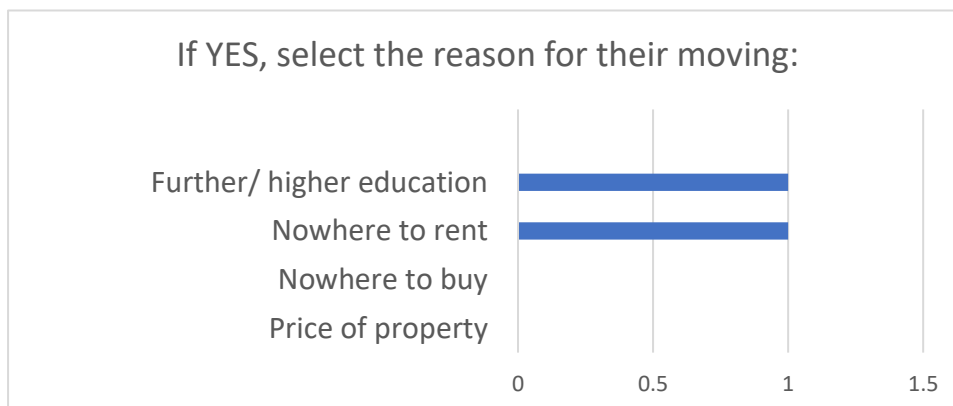
Is there a need within the village for new accommodation?

Although there are currently some notable movements of long established residents from the village due to the lack of transport connections, more generally few residents indicate a need to move from their current home.



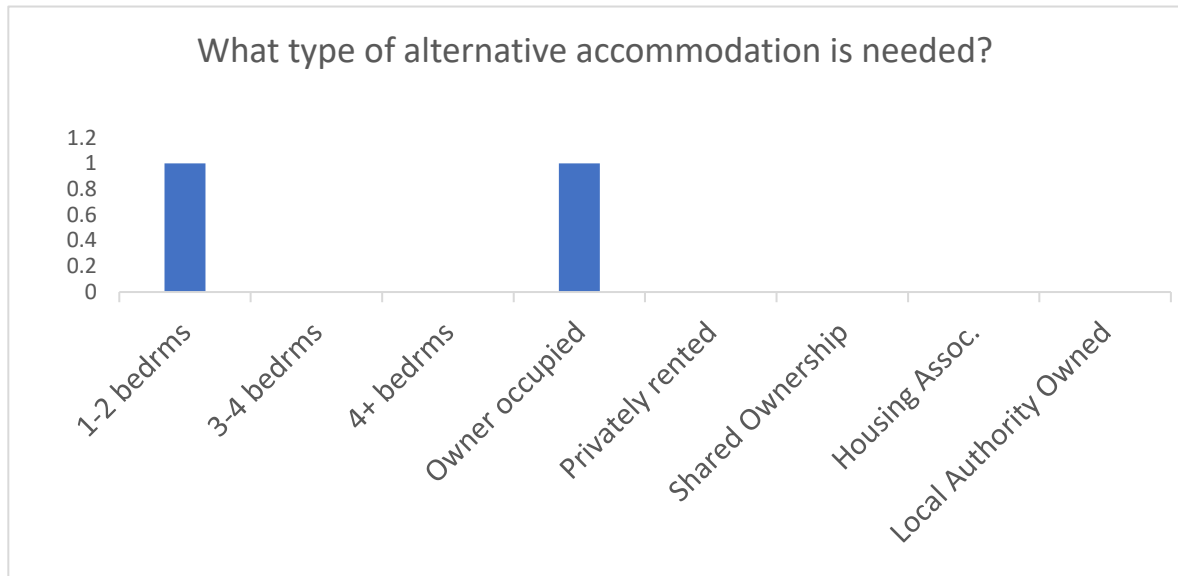
Very few residents have moved from the village within the last year

Two who did were because they moved to further education and because there was nowhere in Hargrave to rent.



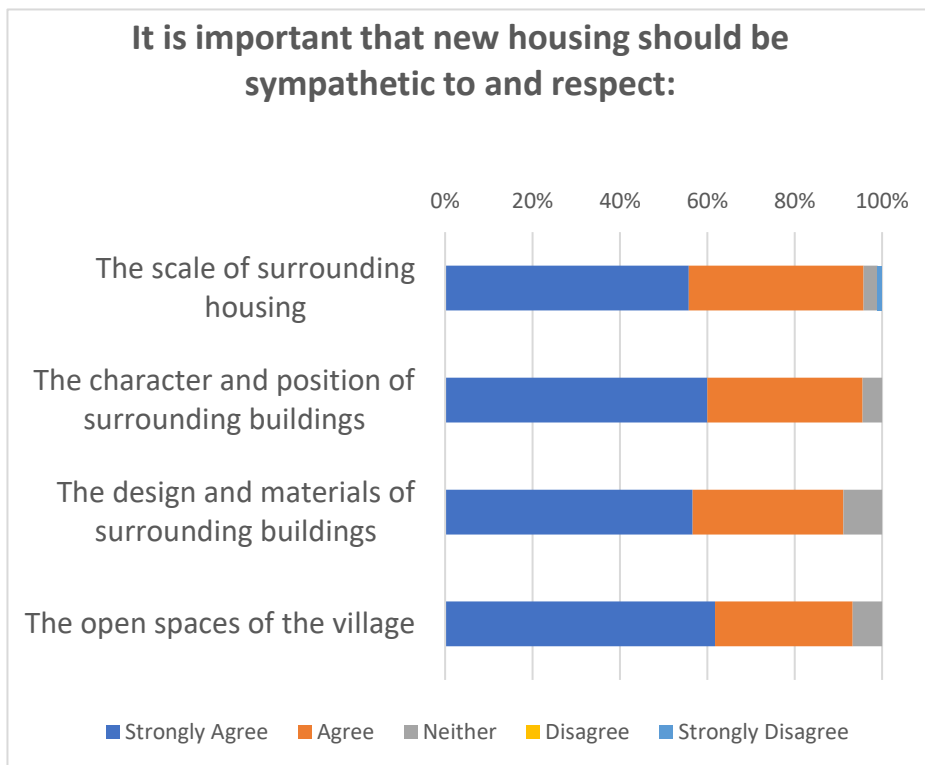
HARGRAVE NEIGHBOURHOOD PLAN

Survey Responses: November 2019



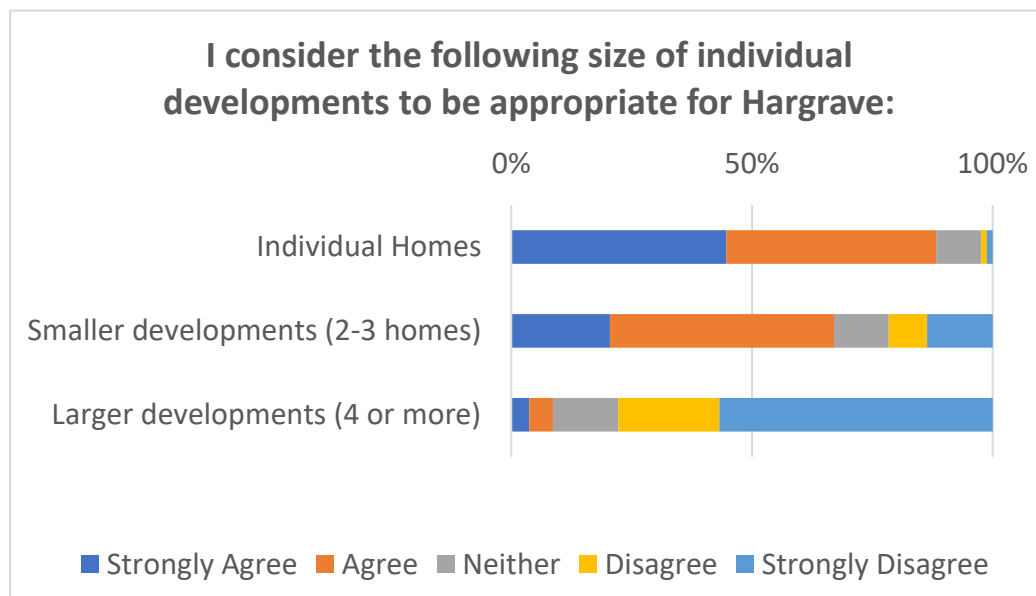
However, two respondents indicated that alternative accommodation needs are perceived to be small homes (1-2 bedrooms) and owned homes rather than rented.

Nature of any new development



Respondents strongly consider (90%) that any new development should be sympathetic to and respect the style of adjacent dwellings in size, character and the open spaces of the village.

Typically, the size of developments is expected by 75% of respondents to be no greater than 2-3 homes in scale, with 85% of respondents preferring individual homes.



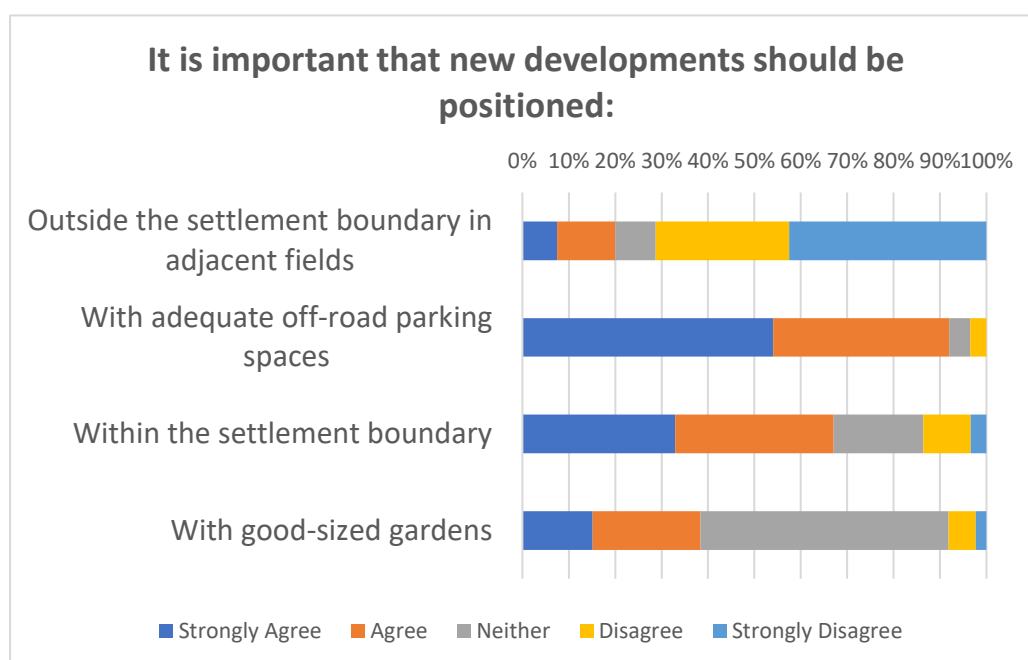
HARGRAVE NEIGHBOURHOOD PLAN

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71% of respondents consider that land outside the current settlement boundary should not be built upon (reflecting the desire to retain the green environment of the village, not have large scale growth, and grow by infilling in between existing homes). Similarly, 68% consider development must be within the existing settlement boundary.

90% consider that off-road parking spaces are a must for new homes in the village (reflecting the concerns over traffic and parking).

Less than 10% consider homes should not have good sized gardens – perhaps reflecting the enjoyment and long residency indicated by respondents from their current environs and lifestyles within the village.

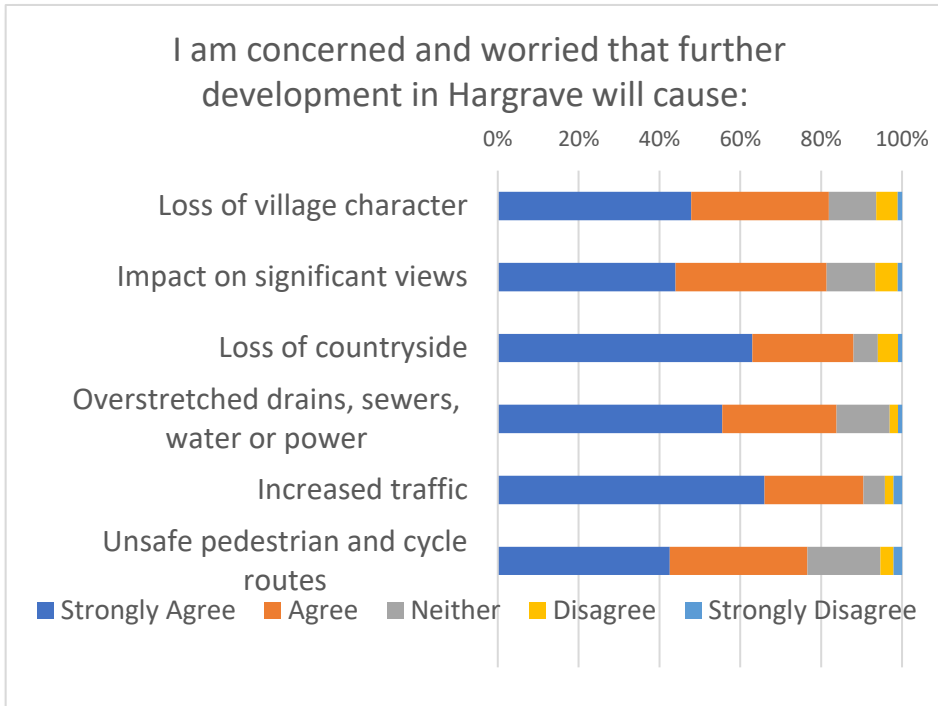


These results reaffirm the answers given at the start of the survey which indicated that ribbon infill was the growth pattern strongly preferred, continuing the historic pattern of the village over the centuries.

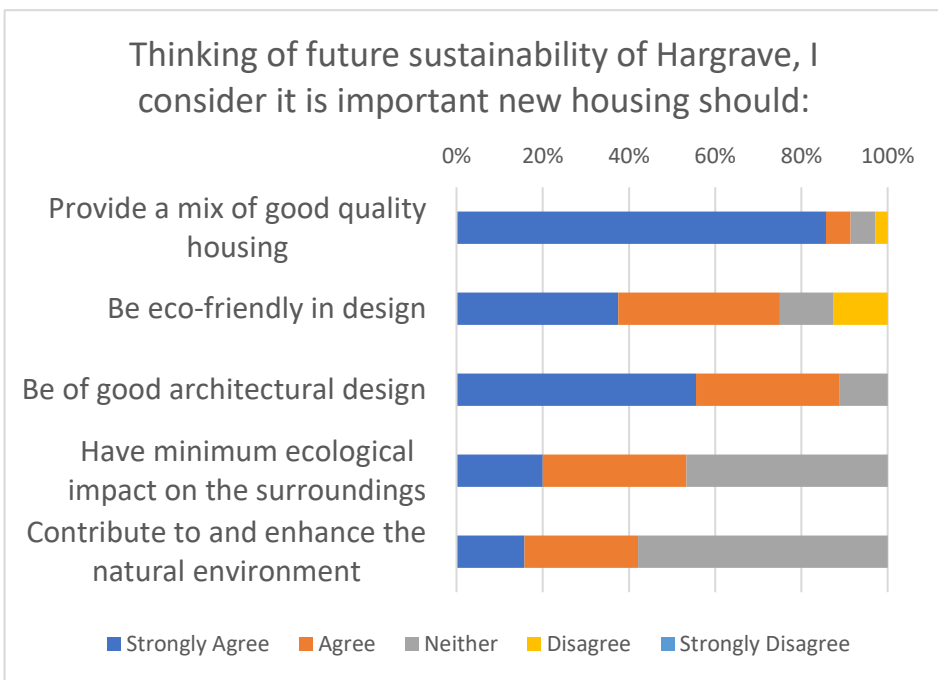
HARGRAVE NEIGHBOURHOOD PLAN

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There is a very high degree of concern (more than 80% of respondents) that potential property developments will cause negative impact on views and damage to the countryside, as well as causing overload of drains and utilities, and increasing danger on Hargrave’s roads and footpaths.



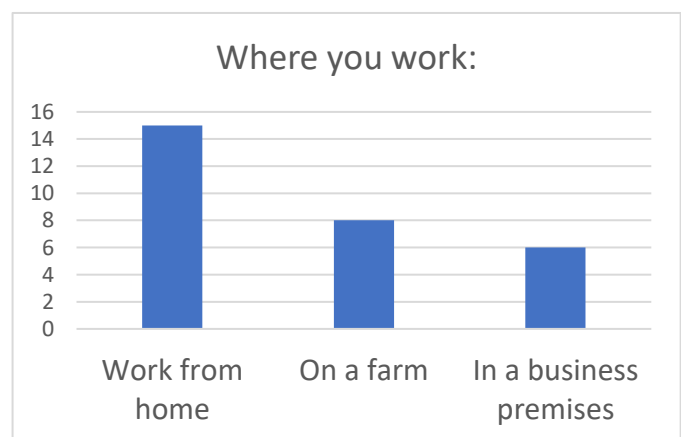
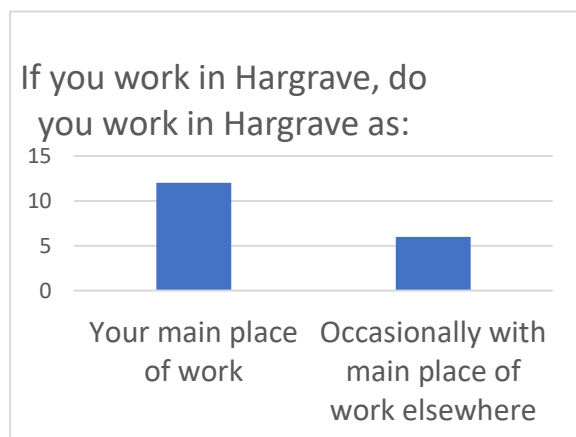
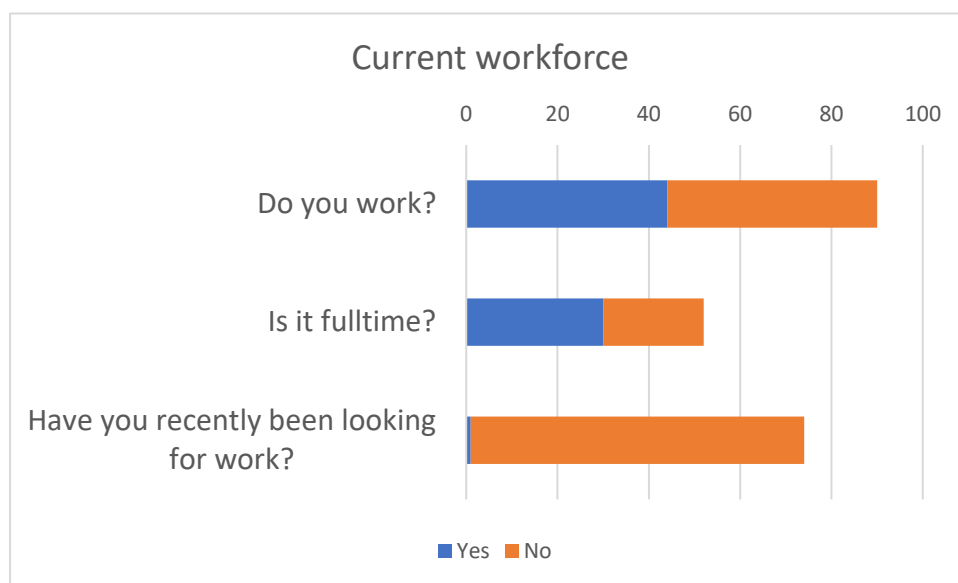
Respondents consider that any development should provide a good mix of well designed, energy and water efficient housing that has minimum impact and contributes positively to the environment of the village and the surrounding countryside.



Supporting Rural Diversification and Employment:

Agriculture, Commerce and Industry

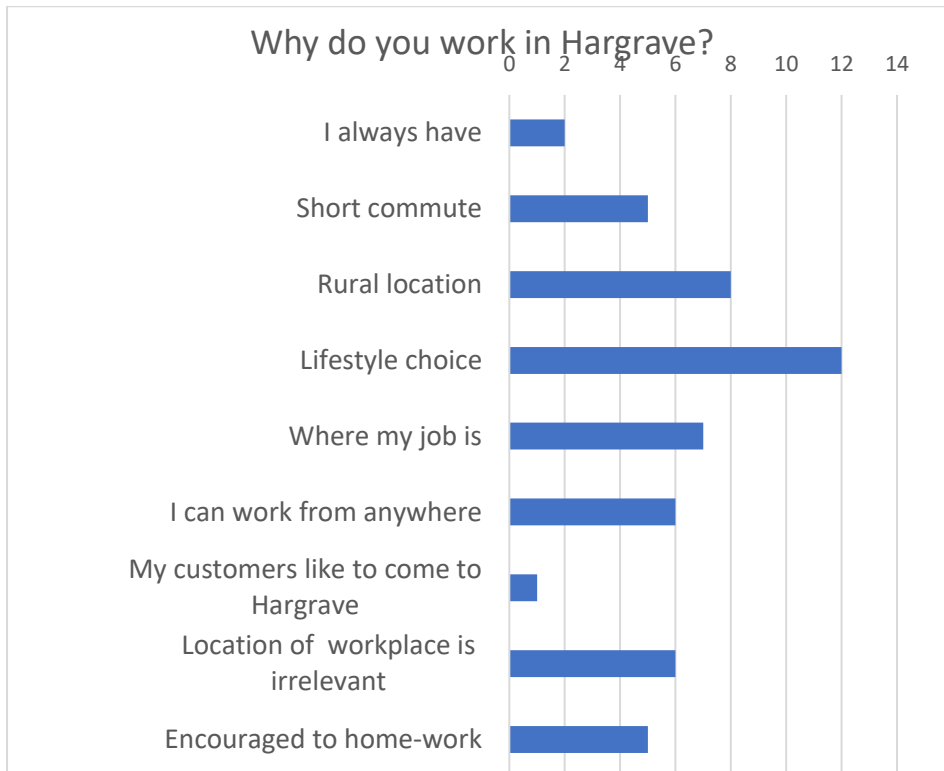
Hargrave has a small community of employers and a local workforce. More than forty of the respondents to this question work, 29 of those fulltime. None of the respondents said they were searching for work. Of those who work, most workers work from home. Of the workforce in Hargrave, 12 work in the village as their main place of work, with another 6 sometimes working from Hargrave.



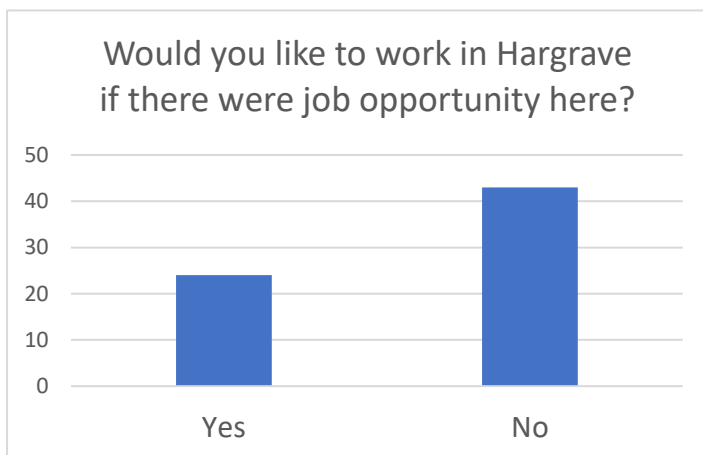
HARGRAVE NEIGHBOURHOOD PLAN

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When people do work from Hargrave, it is mostly a result of a lifestyle choice, influenced by the rural location and either an ability to choose where they work from or because their work is within the village. From this it appears that a proportion of people find it attractive to work from home / in Hargrave.



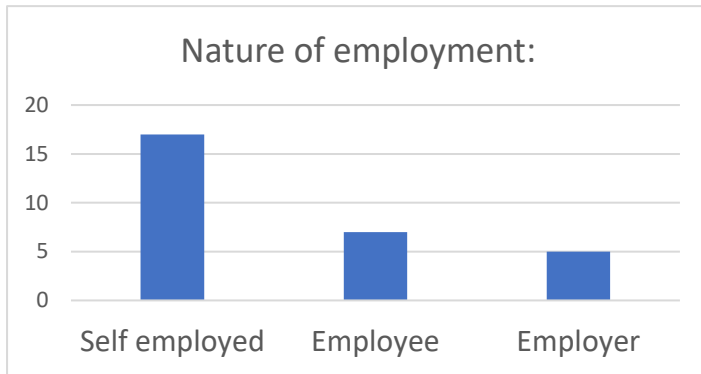
A third of those who indicated they work outside Hargrave, indicated that they



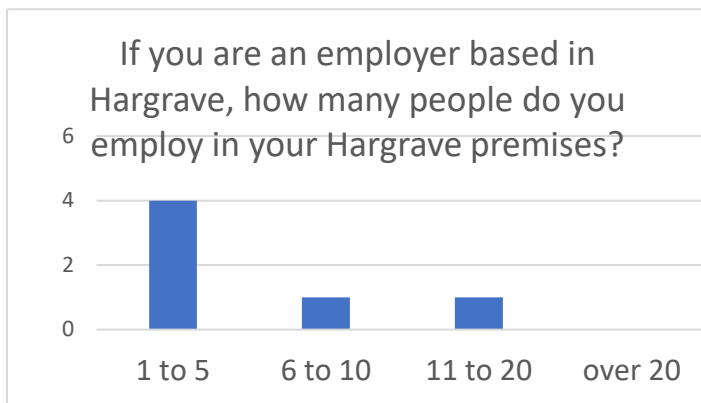
would like to work from Hargrave if there was work and they were able to do so.

HARGRAVE NEIGHBOURHOOD PLAN

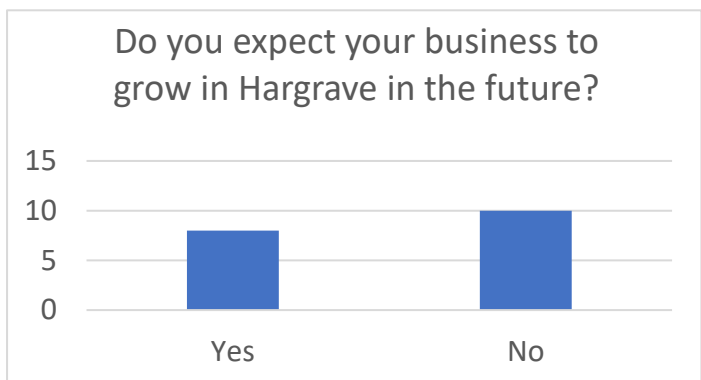
Survey Responses: November 2019



Roughly half those workers who live in Hargrave are self-employed. Working from the village is therefore a choice they choose to make.

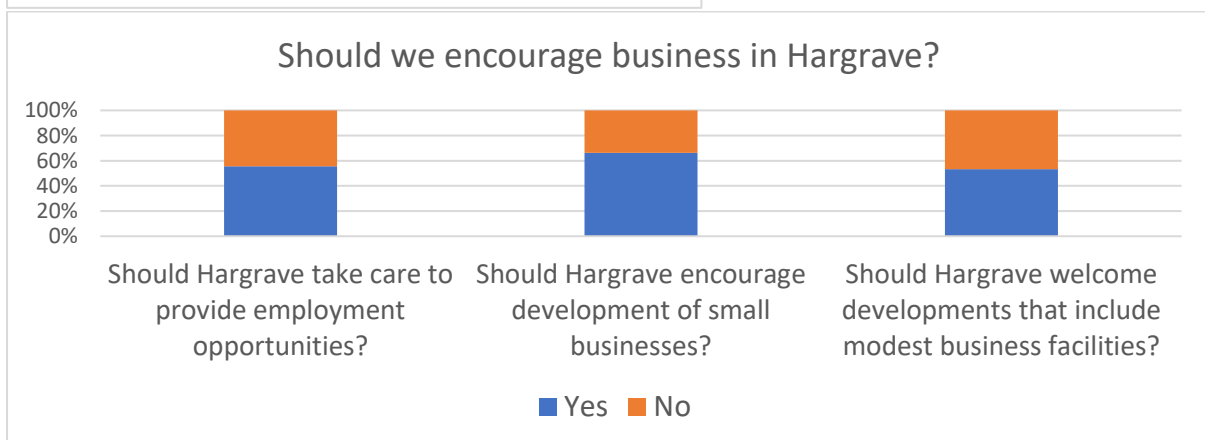


For those who are employers in Hargrave, all are relatively small businesses with less than 20 employees.



Growth prospects for existing business seem evenly balanced between those who expect growth and those who do not.

Asked whether Hargrave should be encouraging businesses into the village, opinions were almost equally divided.



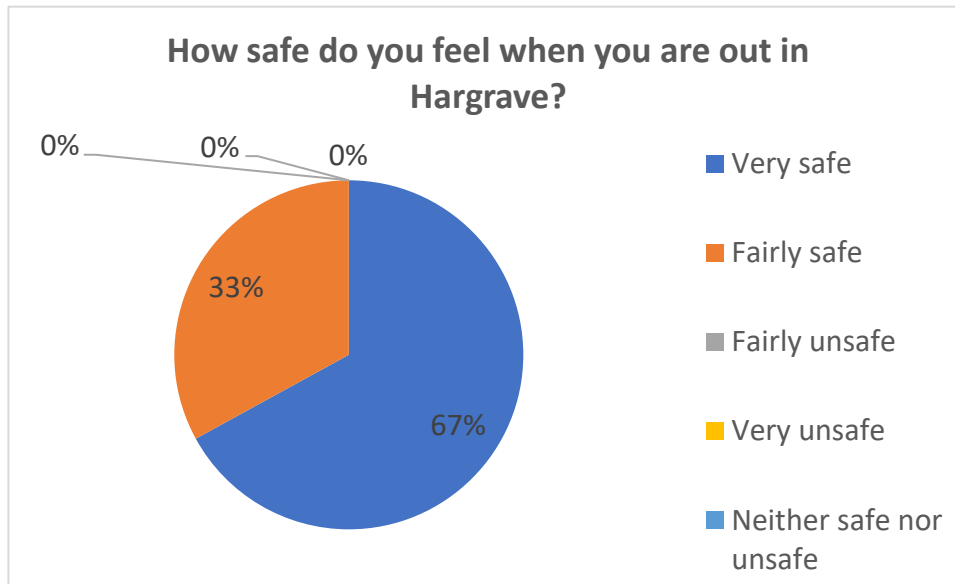
Summary

The neighbourhood plan should take care to encourage and facilitate modest scale of business and employment within the village, provided that no threat to the character or green spaces of the village occurs as a consequence.

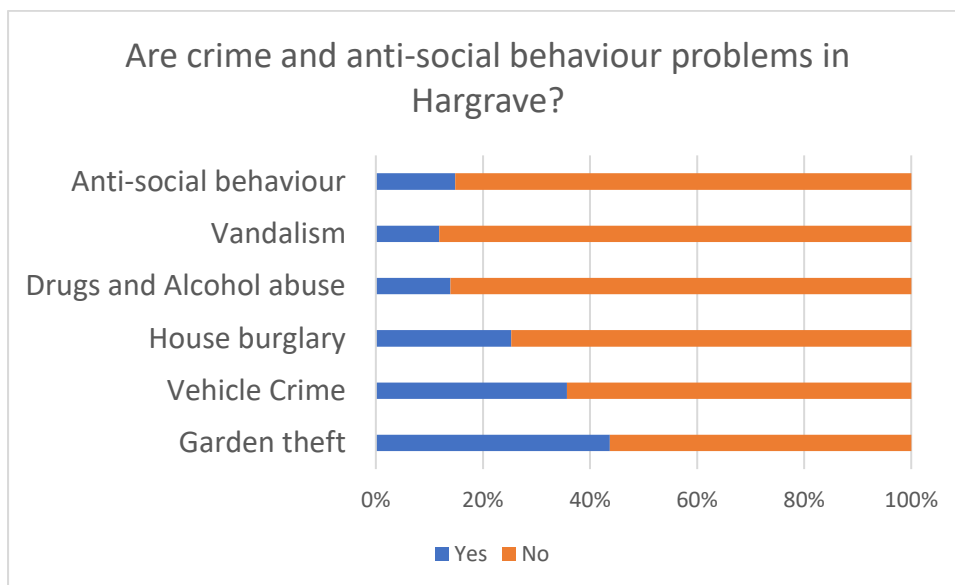
Businesses which help retain the desired connection with agriculture, and/or facilitate home working and take advantage of the modern era of telecommunications might be preferred in keeping with the current pattern.

Crime and Anti-Social Behaviour

People generally feel either “fairly safe” or “very safe” in Hargrave.



The most concerns raised are over risk of Burglary, Vehicle or garden crime



Summary

The low risk of crime is an appealing nature of our village. The neighbourhood plan should value and protect this.

HARGRAVE NEIGHBOURHOOD PLAN

Survey Responses: November 2019

Conclusion:

These survey results provide detailed insight into matters related to development of the village – both its physical development and its growth as a community.

The high proportion of respondents indicate that the construction of a coherent neighbourhood plan matters to the vast majority of residents.

The results express clear majority views, thereby providing relatively unambiguous mandates to shape the Neighbourhood Plan's policies, recommendations and contents.

Drafted appropriately, the neighbourhood plan should prove a useful document and yardstick that guides the Parish Council and the wider East Northamptonshire planning authorities when they are considering their support for and assessing planning applications.

Whilst there can be no guarantee that the Planning Officers will enforce the recommendations and needs identified by the Neighbourhood Plan, they are obliged to take any adopted neighbourhood plan into account when deciding any application.

Beyond the function of development planning, the survey results also might be used to guide and encourage some of the village community groups and their activities.

The Steering Committee thank those many villagers who returned surveys: and especially those people who drafted, printed, distributed, collected and counted them.

The next step will be to feedback the findings to residents during a Village Meeting in December. After listening to any further feed-back the Steering Committee will then start to draft policies and plans.

In parallel, other steps may also be taken to engage and secure more detail or expert recommendations on some matters (eg. traffic safety or specific development plots). This will be subject to the Steering Committee's determination. Any further steps will be confirmed through the Parish Council as well as publicly to residents.

Our intent is to have a draft neighbourhood plan available for ratification by the Parish Council in summer 2020.

Nicholas Pollard

Chair

Neighbourhood Plan Steering Committee

December 2019