

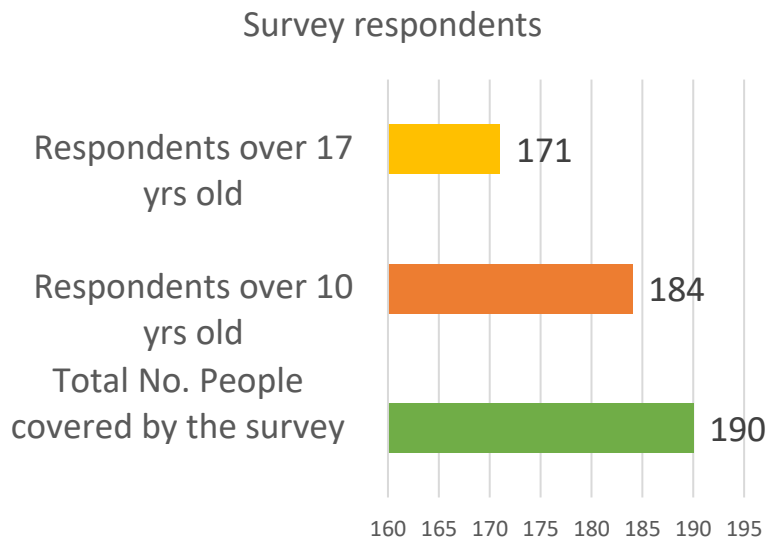
Draft Policies

The Hargrave Village Neighbourhood Plan

5th September 2020

POLICY INTENT:

Given the high level of engagement and the consistency of overwhelming responses the policies must follow the requirements of the villagers in order to be authentic and acceptable to the 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.
- This is a high degree of engagement and provides a clear mandate for the plan

The policies have been drafted by the HNP Steering Group.

So..... The question for you today:

Do the drafted policies faithfully reflect the village survey results?

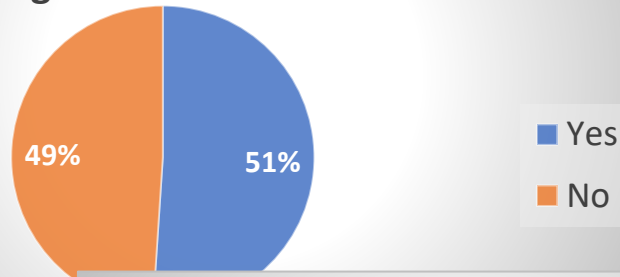
Just a reminder of what the HNP is for:

- *The HNP does not prevent individual applications of any type, nor does it inhibit any individual objections in the normal course of making planning applications, raising objections and planning considerations*
- *Once adopted by ENC, the HNP would provide planners with a consistent guide to the nature and extent of development in Hargrave, and the specific considerations that matter to the community, and form obligatory matters for consideration.*
- *ENC officials continue to encourage communities to develop their NP's and thereby have a stronger voice and a greater degree of self-determination than otherwise would be possible.*

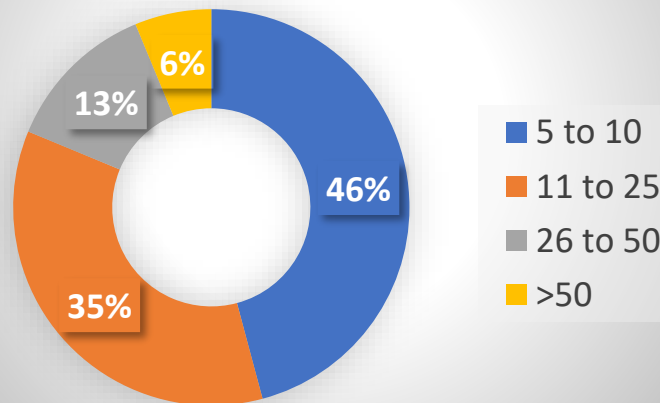
Survey Results:

Scale of growth

Would you like to see the numbers of houses and the population in Hargrave increase?



If so, what scale of expansion would be appropriate over 25 years?
Number of additional houses



- Majority of villagers want either **no growth or only low growth over the next 25 years**
- Stems from strong desire to retain the essential nature of our small rural community, whilst protecting its countryside and the environs in which to live and work
- 81% suggest less than 25 houses in the next 25 years, with nearly half of the respondents wanting less than 10.

POLICY INTENT: The level of any housing growth must be sufficiently few in number and sufficiently well-positioned so as to protect (not only “not damage”) the nature of Hargrave village and the surrounding countryside within the parish boundary.

POLICY INTENT: Housing Growth

- 1. The Hargarve Neighbourhood Plan therefore 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 would increase village housing by 15 new homes, growing from the total of 111 homes extant at Dec 2019, to a recommended maximum 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.*

NB. Within the drafted policies of the HNP, housing development is only commended within the existing settlement boundary of the parish, and that settlement boundary has been updated in the plan to reflect the current shape of the village of the village settlement

Village settlement boundary for inclusion within the HNP

Scale of growth

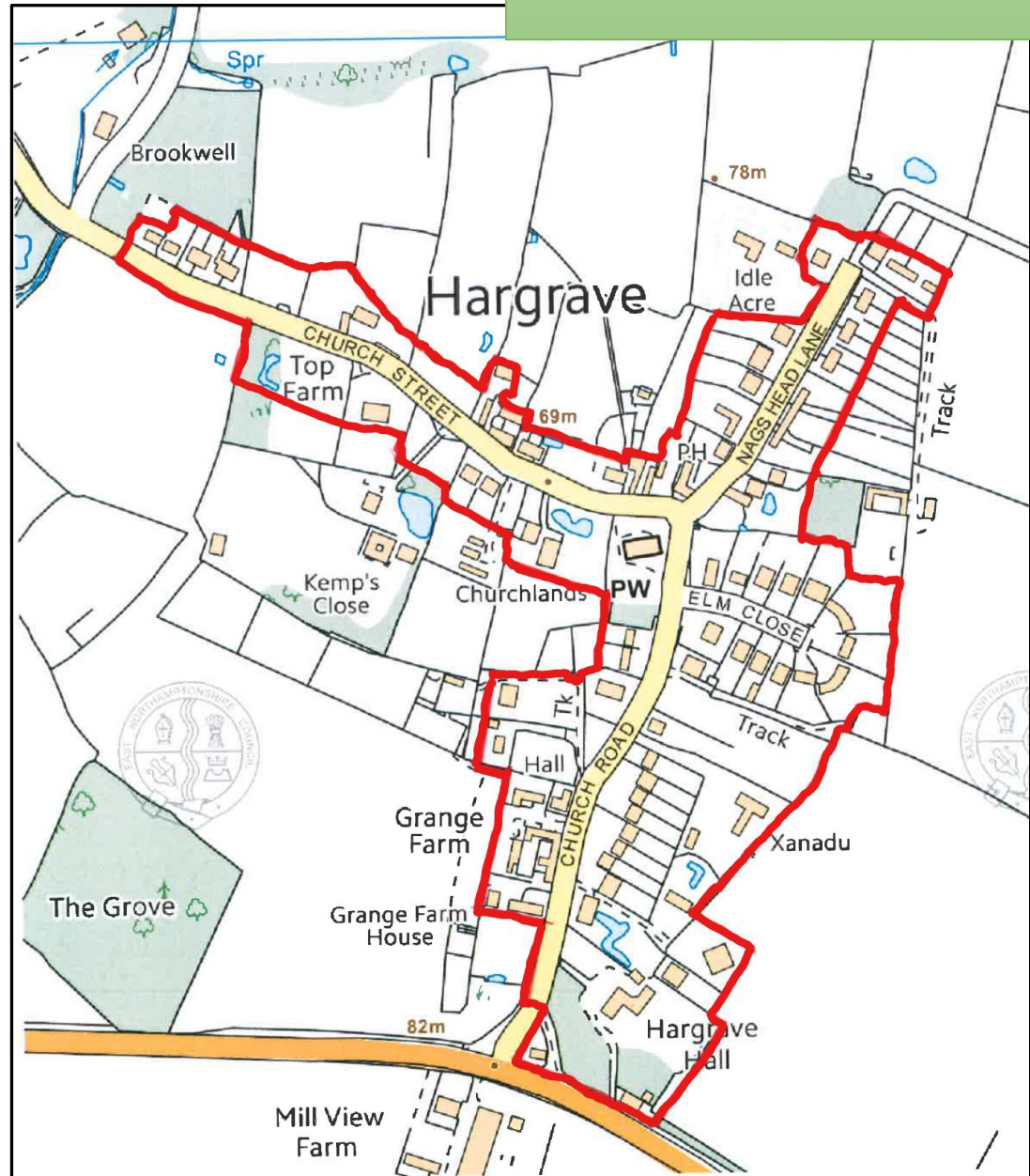
Survey Results:

The survey results are clear that in 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.

POLICY INTENT:

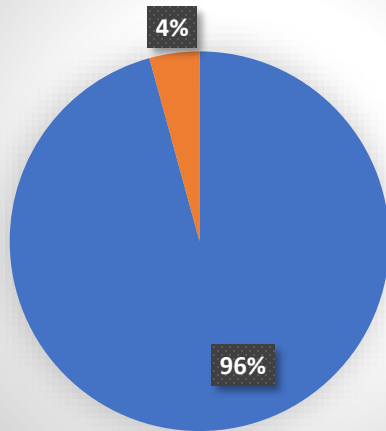
This proposed settlement boundary has therefore been carefully considered to reflect the views of the residents of Hargrave, and contains room for roadside infill development of between 10-20 properties.



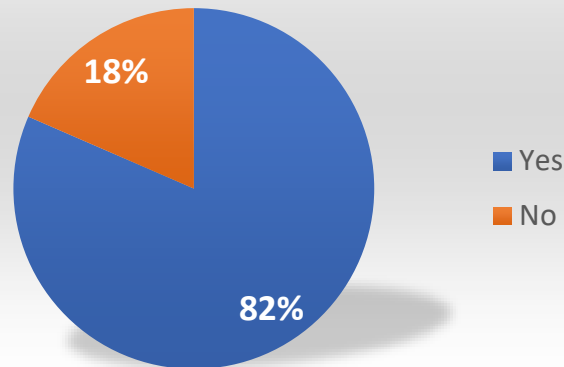
Pattern of development

Survey Results:

Do you like the established pattern of development?



Would you prefer the current pattern of development to be continued?



- Unanimous affection for the historic pattern of expansion by “ribbon infill” along a small number of streets in the village
- A strong desire amongst a large majority of villagers for that to remain the future pattern of development, too.

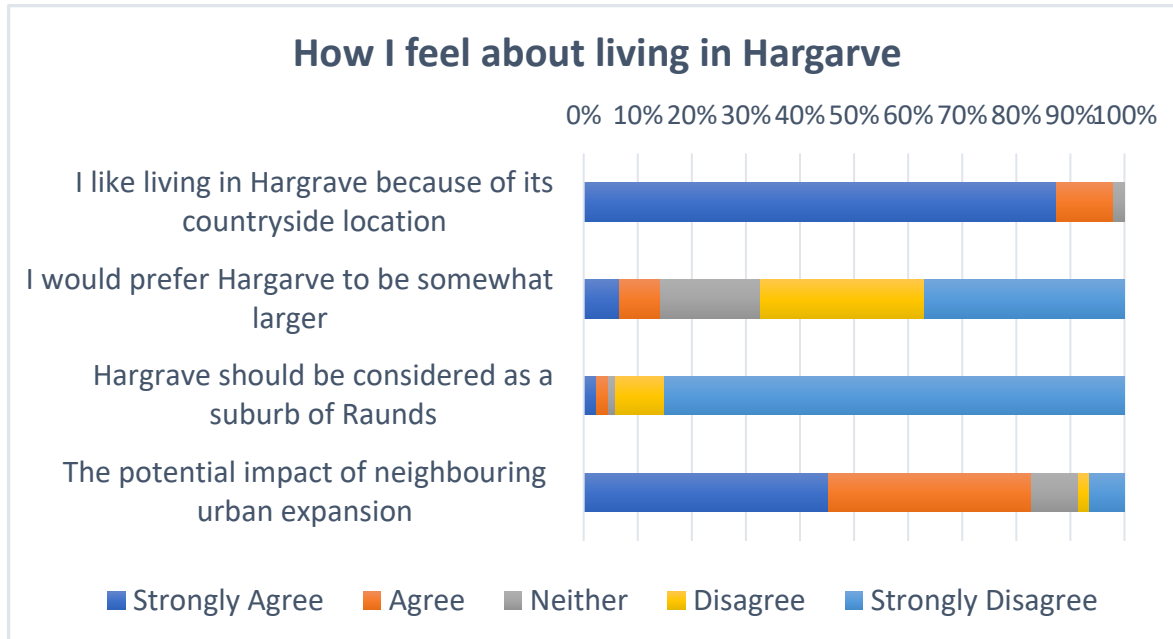
POLICY INTENT: New housing development should follow the pattern of roadside infill, between and alongside the existing properties, and not be behind the existing building line.

- *Given the high level of engagement and 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/regional planning guidelines.*
- *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*
- *New housing development should follow the pattern of roadside infill, between and alongside the existing properties, and not be behind the existing building line*
- *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.*
- *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.*
- *Any development within the parish boundary should:*
 - ✓ *Retain the nature of Hargrave as a small historic village, well integrated with its surrounding agricultural land*
 - ✓ *Remain within the existing settlement boundary so that it does not encroach on the surrounding fields and countryside*
 - ✓ *Protect established green spaces within the settlement boundary*
 - ✓ *Retain the spacious character of the village*
 - ✓ *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.*
 - ✓ *Not harm existing trees, their canopies or their roots*

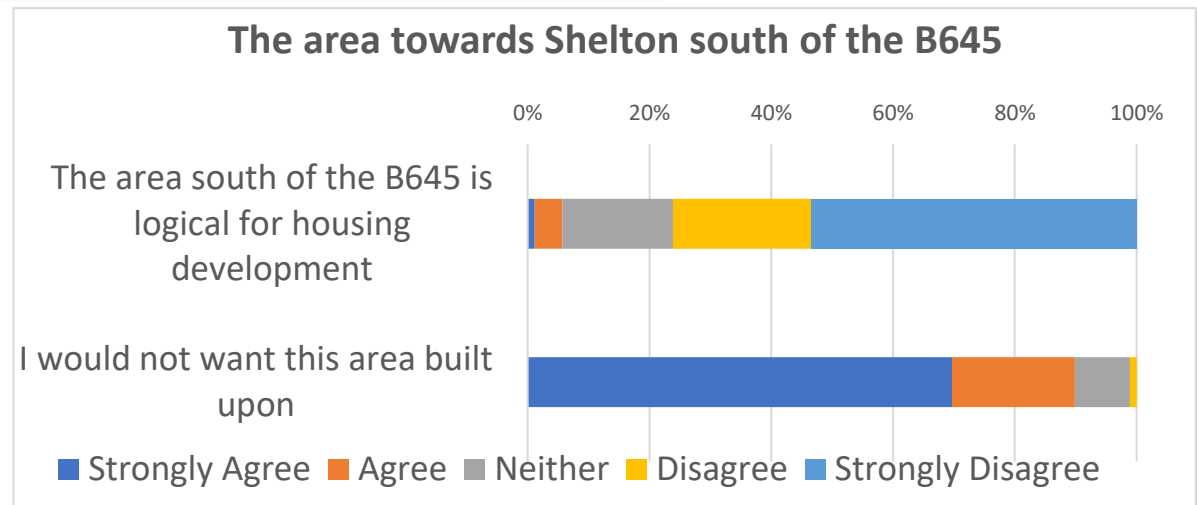
Survey Results:

- How we feel about living in Hargrave...

How we feel about living in Hargrave..

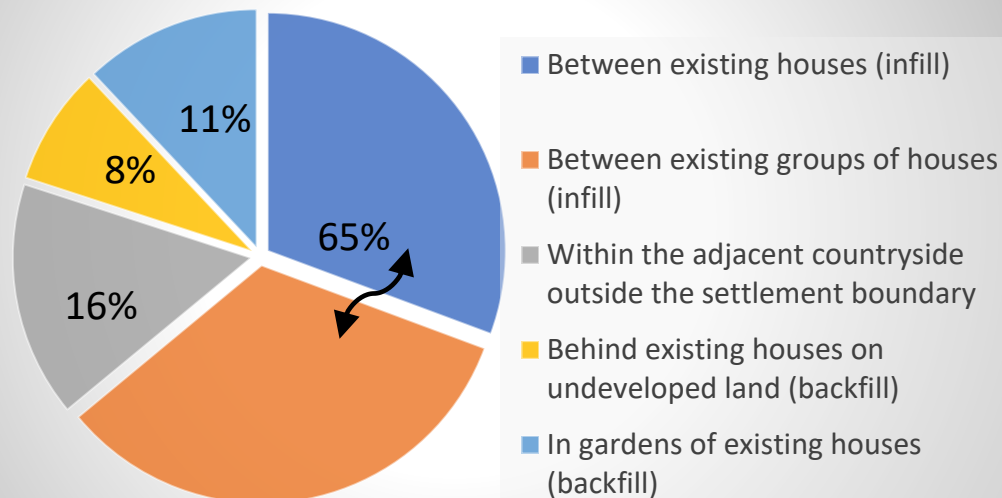


- We like the countryside
- Don't want Hargrave to be somewhat larger
- Feel threatened by urban growth
- Don't want the site across the B645 developed for housing



Survey Results:

Where should new developments typically be located?



Location of new homes

Strong affirmation from specific response to the question asking where any future new housing should be located....

The level of housing development potentially available through roadside infill sites exceeds the numbers of homes that the villagers considered acceptable in the coming 25 years. Given this, there is little reason to accept backfill land, back-garden plots or rural development as an alternative that is less preferable to the majority of villagers, and which would change the nature of the village environment and community.

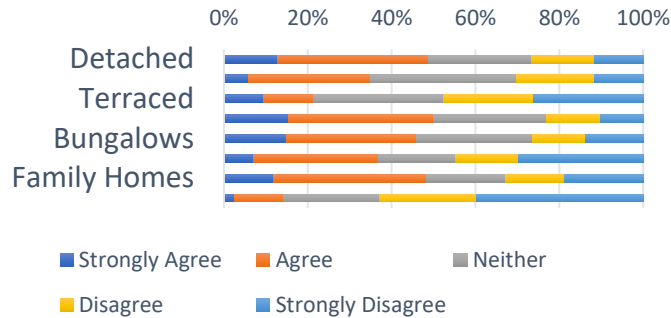
***POLICY INTENT:** Given the availability of a considerable number of roadside infill plots which would continue the historic development pattern and align with the preference of villagers, appropriate roadside infill housing development should be the place for a limited number of new houses in Hargrave*

Any other proposals should be resisted by Planning Authorities and Parish Council unless providing demonstrably exceptional benefits for the village.

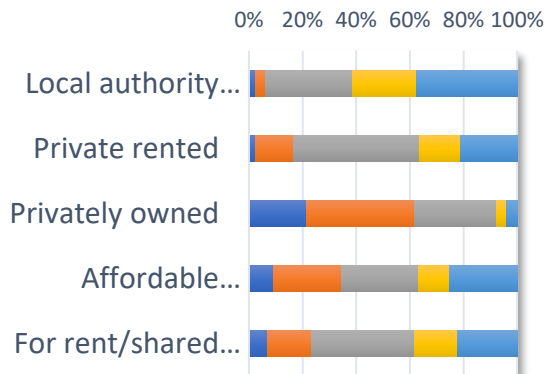
Survey Results:

Design & Architecture

More of the these types of housing would be desirable:



More of these types of ownership would be desirable:



Traditional styles of detached and semi-detached homes are preferred

Some desire for traditional styles of cottages and bungalows.

Terraced houses and executive homes are the least favoured styles

Private ownership is the dominant preference for ownership

c.80% prefer 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

Conversions and extensions should complement the existing property

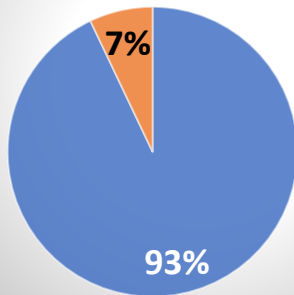
POLICY INTENT:

- 1. Policy 11.2 Rural Areas and Policy 13 Rural Exceptions will apply*
- 2. New homes should reflect the character of the historic village and its surroundings in terms of size, scale, density, layout and landscaping, contributing to the character and amenity of the village.*
- 3. Architecture of new homes, conversions and extensions complement the nearby style of housing*
- 4. New housing 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 public roadside footpaths in order to safely serve the needs of pedestrians and pedestrian access throughout the village*
- 11. To avoid further congestion, house architecture should provide for adequate off-road parking*
- 12. New housing should retain and incorporate existing natural features such as trees and hedgerows, avoiding loss of habitat for wildlife*

Survey results:

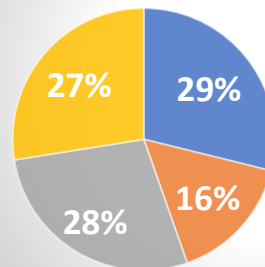
Green Space and the Environment

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



■ Yes
■ No

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



■ Trees & Plants
■ Buildings

- 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.

POLICY INTENT: Any development within the parish boundary should not be harmful to existing trees, historic buildings/sites or green spaces – protection measures must be rigorously enforced by the Planning Authorities

Survey Results:

Green Space and the Environment

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

95

1

Yes

No

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

94

2

YES

NO

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

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

1

1

0

0

Modern urbanised

Suburb

Dense Housing

Built-up

POLICY INTENT:

Any development within the parish boundary should:

- Remain within the existing settlement boundary and not encroach on the surrounding fields and countryside
- Retain the spacious character of the village
- Retain Hargrave as a small historic village (not a dormitory)
- 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 which provide interconnection with adjacent parishes.

Green Space and the Environment (cont.)

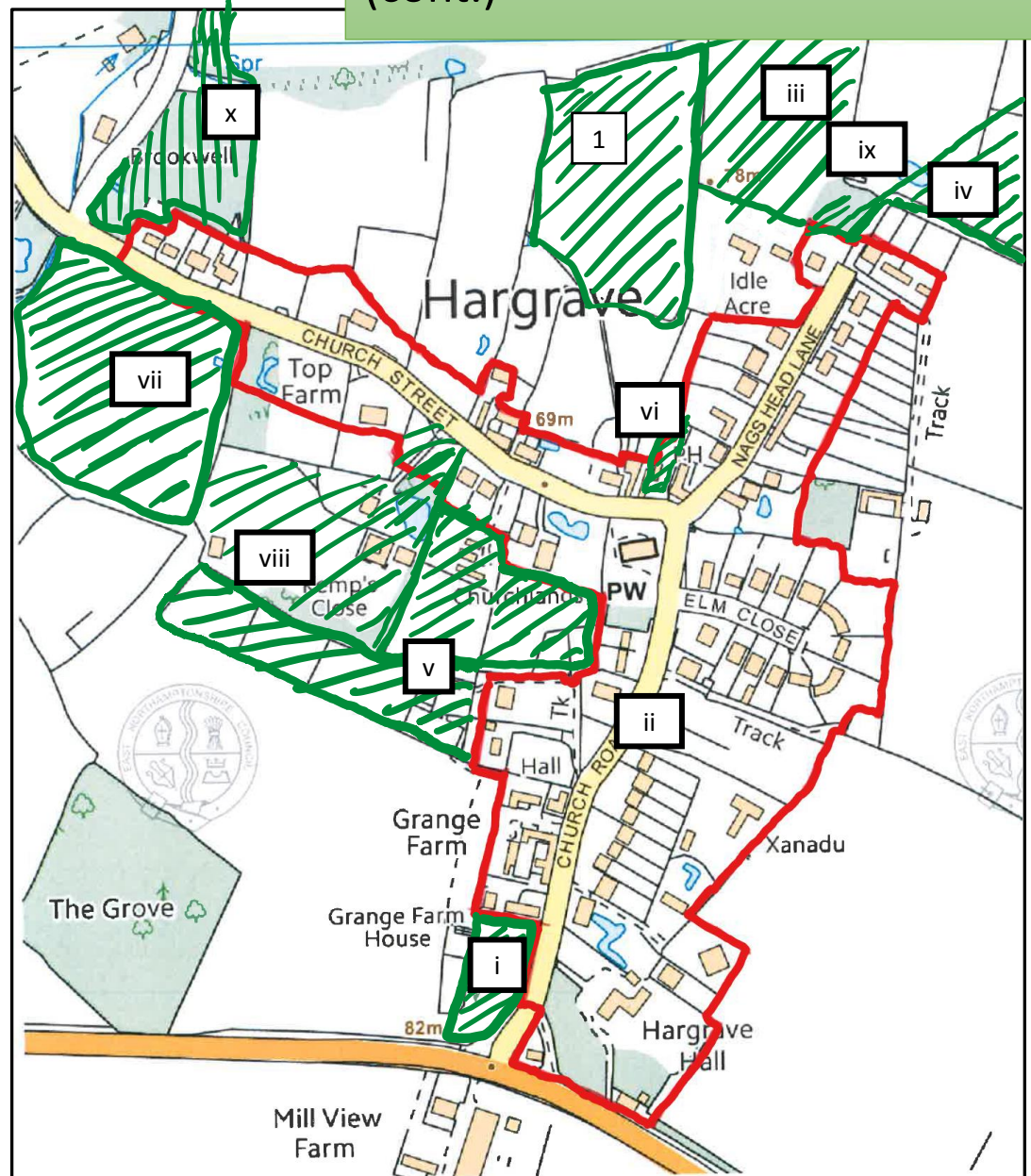
POLICY INTENT: Some of the specific requirements -

- 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*
- It must be recognised that trees have an important practical role in minimising carbon emissions and in absorbing local pollution.*
- Plans for new properties will be required to provide a comprehensive landscaping scheme that is compatible with the surrounding landscape and environment and 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.*
- Front gardens of new properties should be able to accommodate at least one deciduous native tree.*
- 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.*
- Care must be taken in the management of mature village trees and every effort made to avoid damage or felling. 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.*
- 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.*

Green Space and the Environment (cont.)

Included within the
drafted policy there
is:

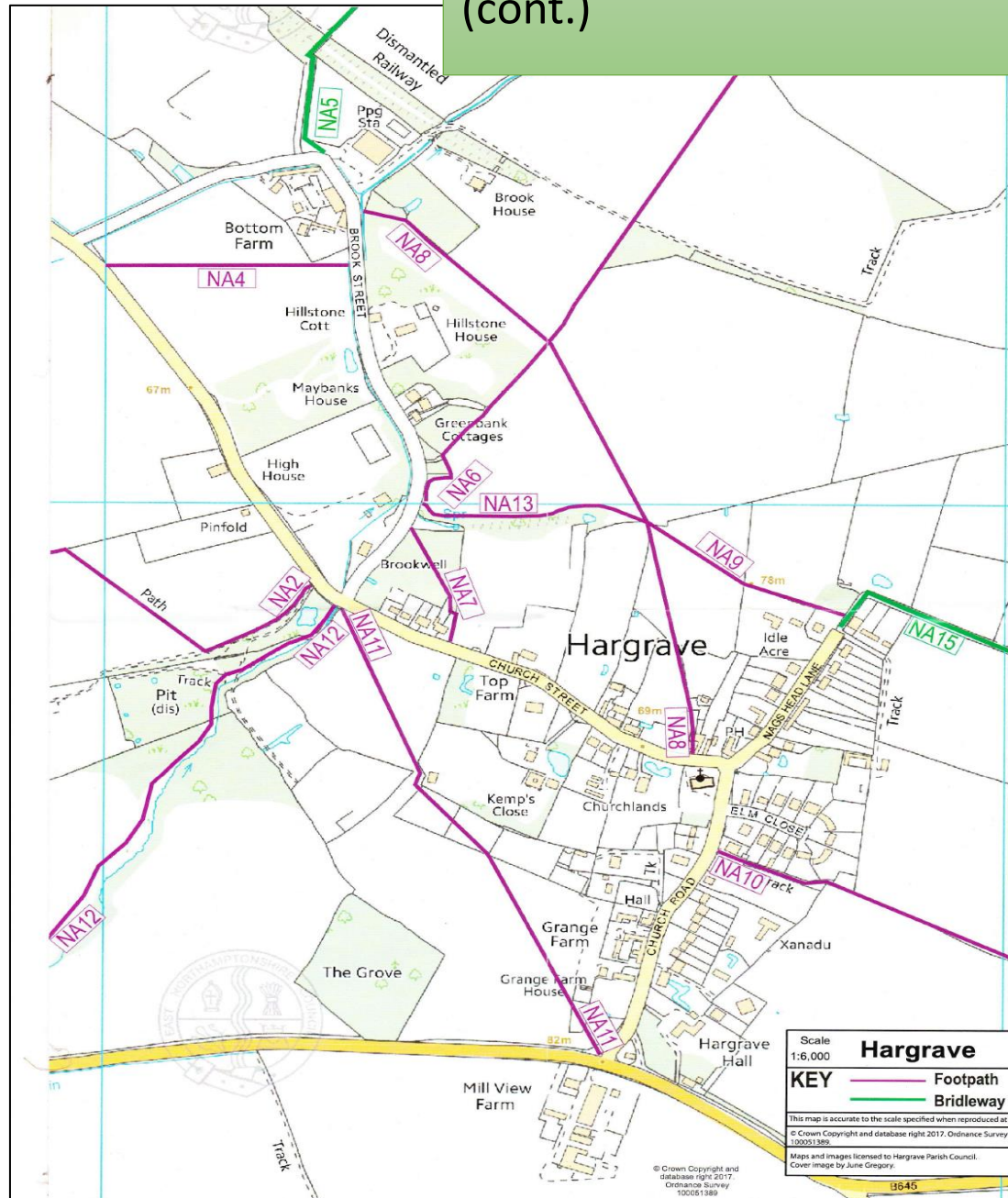
- A map of
designated green
spaces within the
village



Green Space and the Environment (cont.)

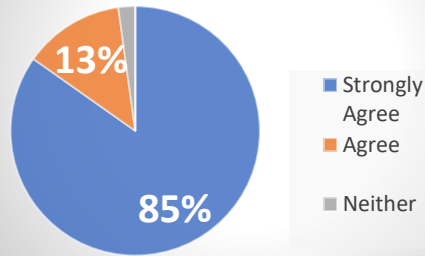
...and...

- A map of the recognised footpaths and bridleways

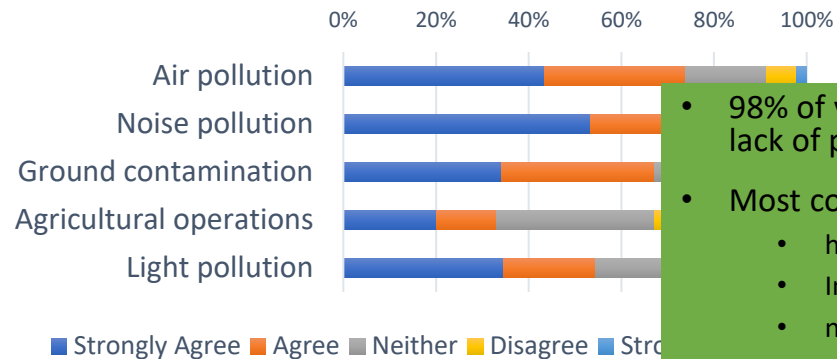


Survey Results:

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



I am concerned about Hargrave being contaminated by:



Environmental Pollution

- 98% of village residents value the lack of pollution highly.
- Most concern is exhibited about
 - housing estates (97%)
 - Industrial development (95%)
 - noise (83%);
 - air pollution (73%); and
 - ground contamination (67%)

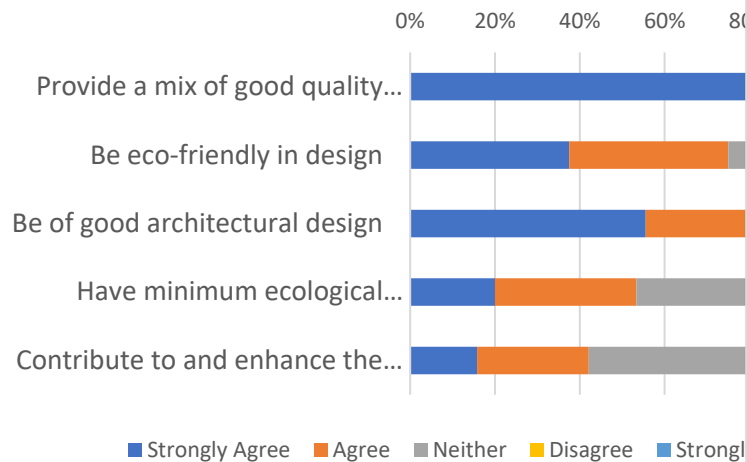
POLICY INTENT: Any housing, agricultural or industrial development should assess and demonstrate to the satisfaction of the Planning Authorities and Hargrave Parish Council (HPC) :

- 1. The nature, location, scale and impact of external lighting associated with the scheme*
- 2. 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).*
- 3. The expected noise, dust and emissions from the development during construction and future use*
- 4. How ground contamination will be avoided during construction and during use.*
- 5. 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 on any report by its author.*
- 6. 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).*

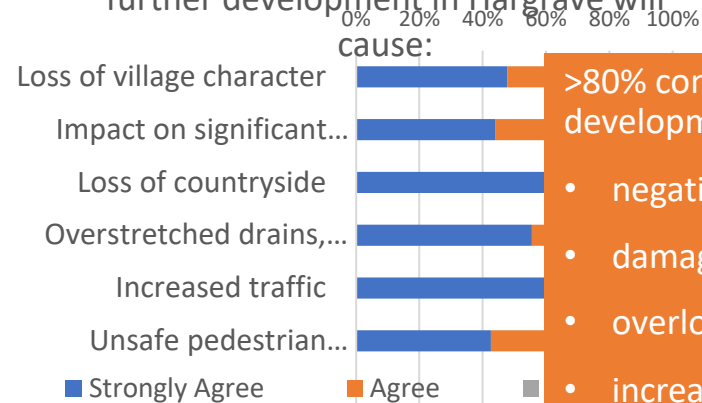
Survey Results:

Sustainability

Thinking of future sustainability of Hargrave, I consider it is important new housing should:



I am concerned and worried that further development in Hargrave will cause:



>80% concerned property developments will cause:

- negative impact on views;
- damage to the countryside;
- overload of drains and utilities;
- increase danger on Hargrave's roads and footpaths.

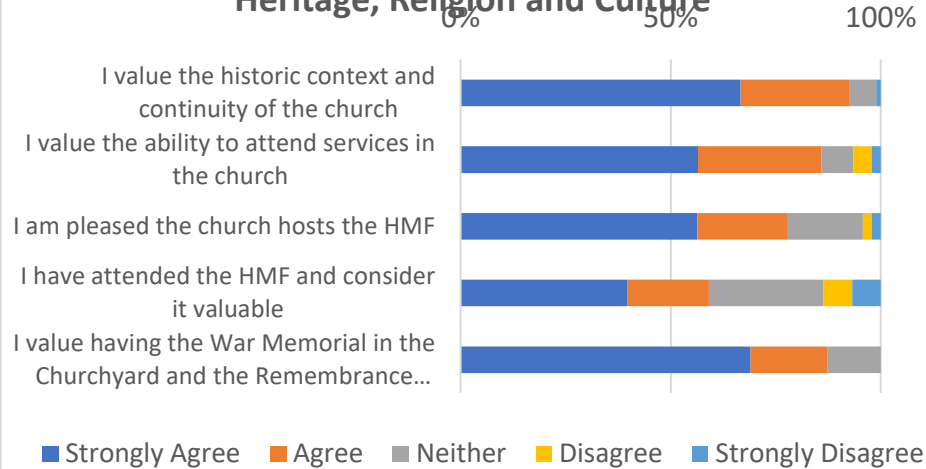
POLICY INTENT: Sustainable Infrastructure

- 1. All new developments must demonstrate that they will not put undue pressure on available infrastructure or provide enhanced infrastructure 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 a 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.*

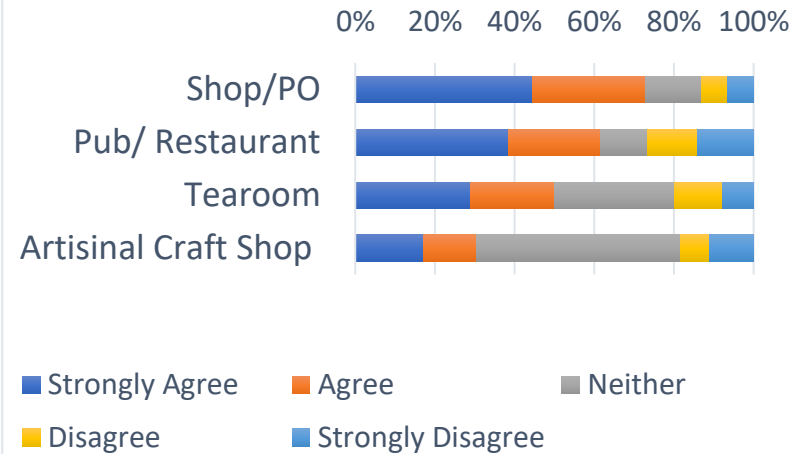
Survey Results:

Amenities

Heritage, Religion and Culture



I would welcome development of:



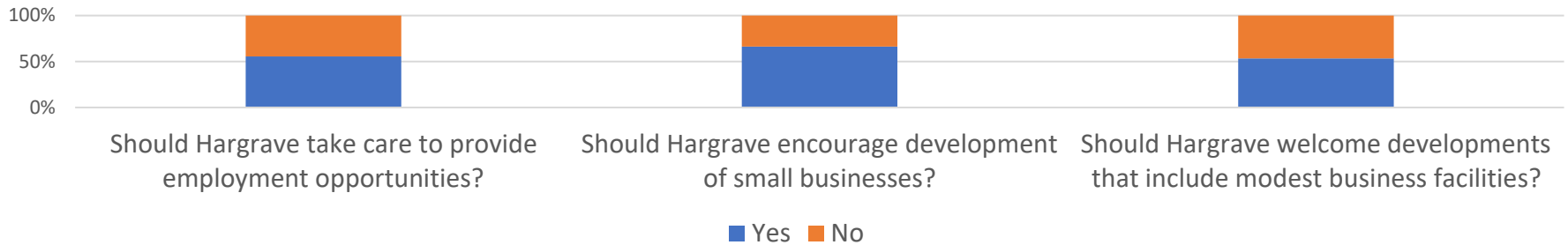
POLICY INTENT: Village Amenities

1. Any development should enhance the extent and quality of the village amenities and natural beauty.
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
4. 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.
5. 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.

Survey Results:

Rural diversification & Employment

Should we encourage business in Hargrave?



POLICY INTENT: 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.*
- 4. Agricultural development of a suitable scale and design will be considered on its merits.*
- 5. All proposed developments will be subject to specified criteria that protect the village and its environs. (Detail in policy docs).*
- 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.*

THANK YOU!

- The survey results provided detailed insight into matters related to development of the village – both physical development and growth as a community.
- The high proportion of responses indicate that a coherent neighbourhood plan matters to the majority of residents.
- The results expressed 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 or needs identified by the Neighbourhood Plan, they are obliged to take any adopted neighbourhood plan into account when deciding any application.

Our Request

- Please consider the Policies proposed for inclusion in the HNP.
- We shortly start the drafting of the full plan and need to ensure we remain in tune with the majority views expressed by the village in order that the HNP will secure support from your Parish Council and also the ENC to enable its future adoption.
- The detail policy document (as well as this presentation) are on the parish website. It is worth a read and really matters! It is simple to download and read on line or print for yourself. Help is available to do that from the Committee members if you are unsure. (We are your neighbours too!)
- A few individual copies are available here today if you unfortunately do not have web access (We have done our best to keep these clean – however, just like with goods in a shop, if you are taking a printed policy document then any “covid risk” must be yours and yours alone in this respect).
- YOU ARE ASKED TO RESPOND WITH COMMENTS – even if it is simply “I support”. If it is an improvement suggestion please suggest the alternative.
- Please remember the policies are intended (and must) to reflect the views of the village expressed through the survey – not your personal preference. Criticism should be couched in that understanding, please.

YOUR RESPONSE IS VITAL

- There is a SIMPLE form for expressing your response to the policies on the parish website – please **email it back to us (PREFERRED)**

(website is.....)

or if you cannot email it, please print it off in hard copy and return it by hand

- There are also forms available today to take with you if you do not have internet access
- Hard copies can be returned by posting (anonymously) in the “black bin” outside the village hall, or also by handing them in to Ros Sheppard if you prefer.
- **PLEASE TELL YOUR NEIGHBOURS AND FRIENDS TO READ THE DOCUMENT AND FILL OUT A FORM TOO**
- Responses are sought from **each individual village resident** - not just per household. Make sure you each get your personal view expressed and considered.