

Hargrave

Neighbourhood Development Plan

2021-2031

(August 2022)



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1. Introduction

- 1.1 The Localism Act 2011 gave Parish Councils the power to prepare neighbourhood development plans (NDPs). Plans to help guide development in a community's local area. Through this NDP, local people in Hargrave parish now have the opportunity to help shape future development in the village and wider neighbourhood area. This is because planning applications are determined in accordance with the development plan of which the NDP forms part.
- 1.2. The Plan contains the vision for Hargrave that has been developed following consultation with the local community and sets out clear planning policies to realise this vision.
- 1.3. Policies within this Plan seek to allow the village to develop through steady but moderated growth, thereby meeting the housing needs of the community while at the same time preserving the importance of the open countryside, rural landscape, and environmental assets. The Plan also considers the infrastructure needed to support such growth.
- 1.4. A NDP must have appropriate regard to the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). The Hargrave NDP (HNDP) will help to meet some of the sustainable development objectives of the Government through the implementation of its local policies.
- 1.5. When complete the HNDP will sit alongside, and will be in general conformity with, the North Northamptonshire Joint Core Strategy 2011 to 2031. This was adopted in July 2016. The HNDP also takes appropriate account of North Northamptonshire's emerging Local Plan Part 2, published in November 2018. National Planning Practice Guidance (NPPG) advises in such instances that whilst an NDP *"is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the*

HARGRAVE KEY FACTS

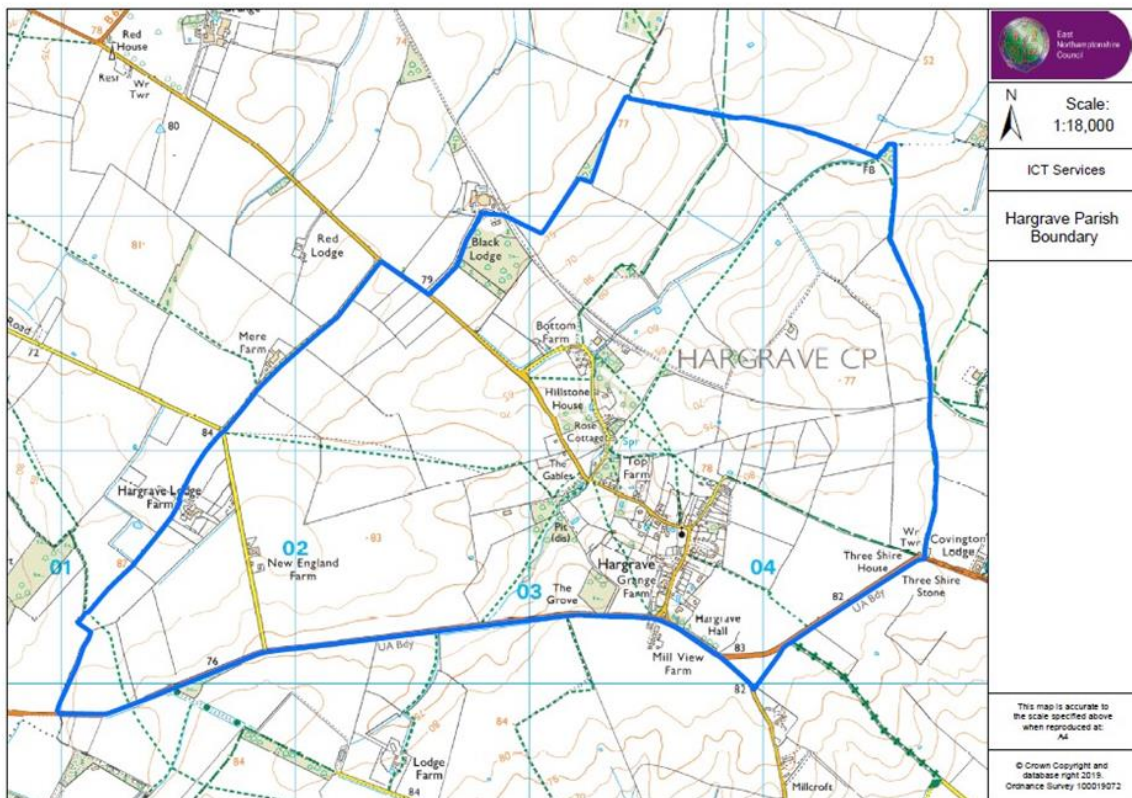
- Hargrave is a small Northamptonshire parish 30 miles east of Northampton and lies about 3 miles south east of Raunds.
- The designated Neighbourhood Area is the same as the Parish Boundary (Figure 1).
- At the time of the last Census in 2011 Hargrave Parish had a resident population of 242 and it extends over 577 hectares.
- The development plan for the area comprises the North Northamptonshire Joint Core Strategy 2011-2031, adopted July 2016.
- The neighbourhood area has 9 Listed Buildings and no Conservation Area.
- The neighbourhood area does not have any international or national nature designations.

which a neighbourhood plan is tested” ([NPPG, Paragraph: 009 Reference ID: 41-009-20190509](#)). The Regulation 14 Draft HNBP has, therefore, been prepared to take account of the reasoning and evidence informing the emerging Local Plan Part 2.

Neighbourhood Plan Process and Preparation

- 1.6. Hargrave Parish Council, as a qualifying body, believes neighbourhood planning is an important power for local people to use, and consequently decided in 2019 to prepare an NDP for the parish.
- 1.7. The neighbourhood area covered by the HNBP is aligned to the current Hargrave parish boundary (Figure 1). The neighbourhood area boundary was designated on 6th September 2019.
- 1.8 All maps included in this Hargrave Neighbourhood Development Plan are produced on the latest base maps provide by Ordnance Survey. In this case the update dated January 2021.

Figure 1. Designated Neighbourhood Area (Source: East Northamptonshire District Council)



- 1.9.** A steering group comprising Parish Councillors and local residents was established to progress work on the plan. Further information on the background and work undertaken so far on the HNPD can be found at (<http://www.parish-council.com/hargrave/index.asp?pageid=701463>).

2. Parish Profile

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

“The four largest towns, Corby (population 54,927) Kettering (56,226), 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.”

- 2.2.** Hargrave parish is situated on the far eastern edge of this “rural catchment” sharing its parish boundaries with Cambridgeshire and Bedfordshire, and within the landscape classification of “Farmed Claylands” referred to in Fig 13 of the NNJCS.
- 2.3.** Hargrave village is located approximately 3 miles south-east of Raunds. The village settlement is only a small area within this predominantly agricultural parish. The village has developed over the centuries in a linear form along its single through road. This road turns a sharp right-angle corner in the centre of the village around the churchyard of the listed parish church of “All Hallows”. One side of the church, the road is named Church Street, and on the other Church Road.
- 2.4.** The village was recorded in the Domesday Book as Haregrave. All Hallows’ Church dates from the late 12th Century and was restored in 1868-70. On the eastern boundary of the village, on the B645, stands Three Shires House, so called because this is where the three counties of Northamptonshire, Bedfordshire and Cambridgeshire actually meet.
- 2.5.** The parish has 10 entries on the National Heritage List for England. There is no conservation area within the neighbourhood area.
- 2.6.** The Statutory Listed buildings in the Neighbourhood Areas are as follows:

Name	List Entry	Grade	Location
Hillstone Cottage	1040385	II	Brook Street, Hargrave

Name	List Entry	Grade	Location
Churchlands	1040386	II	Church Street, Hargrave
Stone coffin abutting south aisle of Church of All Saints	1040387	II	Church of All Saints, Church Street, Hargrave
Wildacre	1191808	II	Church Street, Hargrave
Church of All Saints and chest tomb attached to north aisle	1191820	II*	Church Street, Hargrave
Pair of chest tombs approximately 7 metres south of tower of Church of All Saints	1191833	II	Church of All Saints, Church Street, Hargrave
The Nags Head Public House	1286890	II	Church Street, Hargrave
Box Tree Cottage and attached house	1371884	II	Church Street, Hargrave,
Group of 3 chest tombs approximately 2 metres east of Church of All Saints	1371885	II	Church of All Saints, Church Street, Hargrave
Hargrave War Memorial	1429163	II	The churchyard of All Hallows Church, Church Road, Hargrave

2.7. Emerging strategic planning policy identifies Hargrave as a small village. Over the full 2011- 2031 plan period the emerging indicative housing target for the village from the County is 10-15 dwellings. This acknowledges that the general form of the village is such that it is unable to accommodate significant development without adversely affecting the village’s character and setting. The historic context, character and setting of the village are highly valued by the community.

2.8. 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.

3. A future Vision for Hargrave

3.1 To kick-start the preparation of the HNDP a Residents’ Survey (RS) was undertaken in November 2019. The RS was distributed to all households with 91 forms returned representing responses of 190 people, of whom 171 were

over the age of 17 years old. This from the total population of 188 adults. A very good response rate of 91%.

3.2. The RS was very comprehensive asking questions of the following:

The Resident's Survey sought views on:

- *The Parish and Settlement Boundary*
- *The Shape of Our Village...*
- *Our Local Green Space and the Environment*
- *The Character of our Village and the Landscape around us...*
- *Sustainable Infrastructure*
- *The Design and Architecture in our Village...*
- *Transport, Traffic and Road Safety*
- *Protecting existing (and supporting new) community and recreational facilities*
- *Housing Developments and their nature*
- *Supporting Rural Diversification and Employment...*
- *Crime and anti-social behaviour*

3.3. The full RS results can be accessed here (<https://s3-eu-west-1.amazonaws.com/s3.spanglefish.com/s/35145/documents/neighbourhood-plan/hargrave-residents-survey--results-report-v3.pdf>). In summary, we found the following:

What the Resident's Survey told us

- *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.*
- *The form of new housing development should be “ribbon infill”, rather than backfill and cul-de-sacs.*
- *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 village is short of amenities to serve the community.*
- *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.*

3.4. From the RS and what the community told us about the current and future issues facing the village and wider parish the following HNBP Vision and strategic objectives have been identified.

3.5 Based on the village survey results, this vision is currently anticipated to be sustainable beyond 2031, principally comprising a peaceful village with:

- gentle well-designed housing growth,
- sustainable infrastructure,
- connection with its agricultural unspoiled surroundings, and
- the successful mitigation of impacts from traffic noise and pollution.

Hargrave NDP 2031 Vision

“In 2031, Hargrave village will remain a tranquil, friendly and highly attractive community. Although not significantly larger, the village will benefit from:

- *Limited increase in well-designed new dwellings which, together with improvements to existing dwellings and infrastructure will move the community significantly towards carbon neutrality.*
- *Agriculture remaining the dominant land use.*
- *An excellent network of public rights of way interconnecting with the heart of the village and community open spaces.*
- *Improved amenities, with strong internet connections that facilitate home working.*
- *The village will have successfully mitigated the damaging impacts from road traffic growth which were experienced in the earlier decade.*
- *Residents being able to fully enjoy the surrounding peace of the countryside.*

3.6. From the RS it was identified that the key issues to be addressed in the NDP should be as follows:

Key Issues to be addressed in the HNDP.

- *Housing Growth*
- *Pattern of development*
- *Design*
- *Landscape Character and Green Space*
- *Environment*
- *Sustainable Infrastructure*
- *Village Amenities*
- *Supporting Rural Diversification and Employment*

3.7. In order to address these key issues, a number of objectives have been set for the HNDP:

Table 1. Key Issues and HNDP Objectives

Key Issues	HNDP Eight Strategic Objectives
Housing growth	<p><u>Objective 1</u> To support limited residential development which provides modest homes meeting local need, consistent with the historic architecture and green setting of the village.</p>
Pattern of Development	<p><u>Objective 2</u> To encourage small scale roadside¹ infill developments which are appropriate to the linear layout of Hargrave Village, retain the village character and are within its defined settlement envelope.</p>

¹ See Glossary for definition

Key Issues	HNDP Eight Strategic Objectives
<p>Design</p>	<p><u>Objective 3</u></p> <p>To encourage design of new houses to reflect the local character, materials and surroundings whilst embracing and encouraging sustainable design and technology which maximise energy and water efficiency whilst minimizing waste and environmental impact. For existing properties, upgrades providing greater energy efficiency and sustainable solutions including reduced water consumption will be supported wherever not having an adverse impact on the amenity of neighbours or the village at large.</p> <p><u>Objective 4</u></p> <p>Any new development retains and incorporates where possible existing natural features such as trees and hedgerows, whilst ameliorating any loss of habitat for wildlife.</p>
<p>Environment</p>	<p><u>Objective 5</u></p> <p>To conserve the essential rural character of the parish, including local green spaces, wildlife habitats, paths, bridleways, and distinctive open views from the village so as to retain a close visual and physical relationship with the surrounding countryside.</p> <p><u>Objective 6</u></p> <p>To limit the impacts of traffic, air, noise, water, or light pollution.</p>
<p>Village Amenities</p>	<p><u>Objective 7</u></p> <p>To maintain and enhance amenities currently enjoyed by residents of the village.</p>
<p>Supporting Rural Diversification and Employment</p>	<p><u>Objective 8</u></p> <p>To aid rural diversification and support appropriate small-scale employment opportunities, including potential village amenities.</p>

4. Hargrave NDP Policies

Neighbourhood Plan Policies and other Planning Policy

National Planning Policy and Guidance

- 4.0.1.** Neighbourhood Development Plans must have regard to national planning policies and advice; and be in general conformity with the strategic planning policies for their area. The Strategic Planning Policies are contained within the North Northamptonshire Joint Core Strategy (2011-2031).
- 4.0.2.** National planning policy is set out in the National Planning Policy Framework (NPPF) published in July 2021. This sets out in paragraphs 7 and 8 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system performs an economic role, a social role, and an environmental role. These components are all reflected throughout the intent, vision, and policies of the HNDP.
- 4.0.3.** The benefit of neighbourhood planning is set out in paragraph 29 of NPPF:

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct, and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.¹⁶”

Footnote 16: Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”

4.1 Design

Policy HNPD1 – Housing Design

New dwellings should be designed in such a way as to reflect the character of the village and its surroundings in terms of size, scale, density, layout, and landscaping.

New dwellings, dwelling conversions, alterations, and extensions should be sympathetic to the style of housing in their immediate vicinity.

The use of local materials and building styles, sustainable design and technologies – including the minimisation of water and energy use, and the

incorporation of renewable energy, sustainable drainage and electric vehicle charging points, will be supported.

Development should respect highway safety and should retain and incorporate existing natural features, including trees and hedgerows and avoid loss of habitats for wildlife.

Background/Justification

- 4.1.1.** 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.
- 4.1.2.** There is a strong preference (c.80%) that new homes complement the style of nearby housing, providing continuity of architecture.
- 4.1.3.** 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.
- 4.1.4.** In style, large executive homes (chosen by less than 10%), and terraced houses (less than 15%) are the least favoured styles in the survey responses.
- 4.1.5.** 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. Conversions and extensions should complement the architecture of the existing property.
- 4.1.6.** As part of the plan making process, a draft design code for Hargrave was developed. This is intended to provide helpful background information and the Parish Council will seek to finalise the document and encourage prospective developers to make use of it.

4.2 Landscape Character and Green Space

Policy HNDP2 – Landscape Character

Development proposals should take into account and respond to their landscape setting.

Landscaping should soften the visual impact of built development. Where planting is used this must utilise native tree and shrub species that are appropriate to a natural rural environment, they should produce a net gain in biodiversity and not appear incongruous when compared with the surrounding landscape.

Native trees should be planted where feasible to break up the boundary lines between properties and wherever gardens meet the open countryside. Mature trees should be retained, where this is not feasible replacement native tree species should be planted.

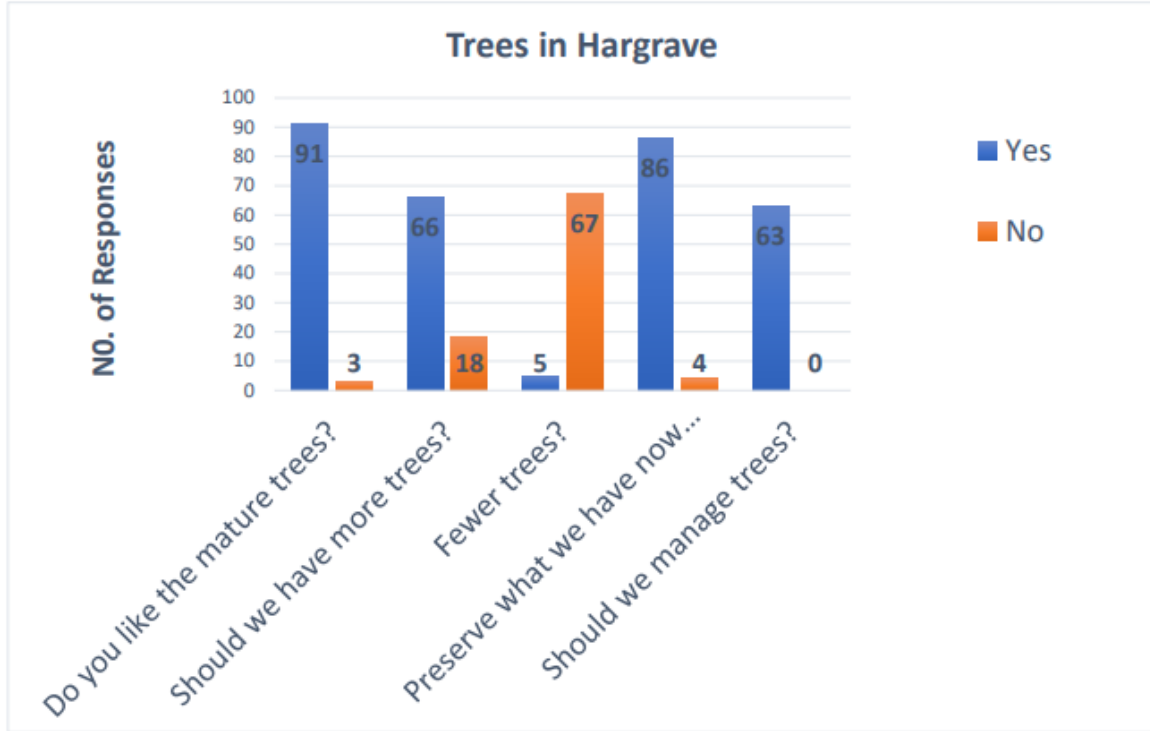
Boundaries for new properties should seek to avoid the use of “hard” fencing materials and seek to establish native hedges that provide “soft” edges and merge effectively into the local scene.

Background/Justification

- 4.2.1.** 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”.
- 4.2.2.** A similar majority (94 to 2) also want Hargrave to remain as “a rural community connected with agriculture”.
- 4.2.3.** The Northamptonshire Environmental Assessment (NEA) identifies Hargrave as lying within East Northamptonshire Claylands.
- 4.2.4.** 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.
- 4.2.5.** 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.
- 4.2.6.** However, the positioning of Hargrave is in a swathe of countryside that the NEA rightly recognises as having less common, more undulating, and exaggerated landscape features, noted as being to the east of Higham Ferrers and into Cambridgeshire towards Kimbolton.
- 4.2.7.** 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.

Trees

4.2.8. 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.



4.2.9 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.

Local Green Space

Policy HN3 - Local Green Space

The following sites identified below, and shown on Figure 2, are designated as Local Green Spaces

1. Triangular space immediately to the North of the Village Hall
2. Churchlands Garden
3. Land at the top of Nags Head Lane
4. Land on Brook Street
5. The Brickyard
6. Land adjacent to Box Tree Cottage

The management of development within the areas of Local Green Space will be consistent with that for development within Green Belts as set out in national policy.

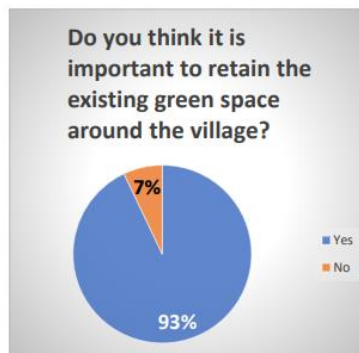
Background/Justification

- 4.2.10.** Paragraphs 101 to 103 of the NPPF enable local communities to designate protected Local Green Spaces within their area. Local Green Spaces are spaces that are of particular importance to local communities, for example because of their beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of their wildlife.
- 4.2.11.** Local policy for managing development within a designated Local Green Space should be consistent with planning policy for Green Belts.
- 4.2.12.** The Hargrave Residents' Survey provides a starting point in demonstrating how the local green spaces identified in Policy HN5 are demonstrably special to the residents of Hargrave.
- 4.2.13.** Paragraph 102 of NPPF, reproduced in full below, sets out the criteria for designating local green spaces. One of these criteria is that the space is "demonstrably special to a local community".

"102. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land."*

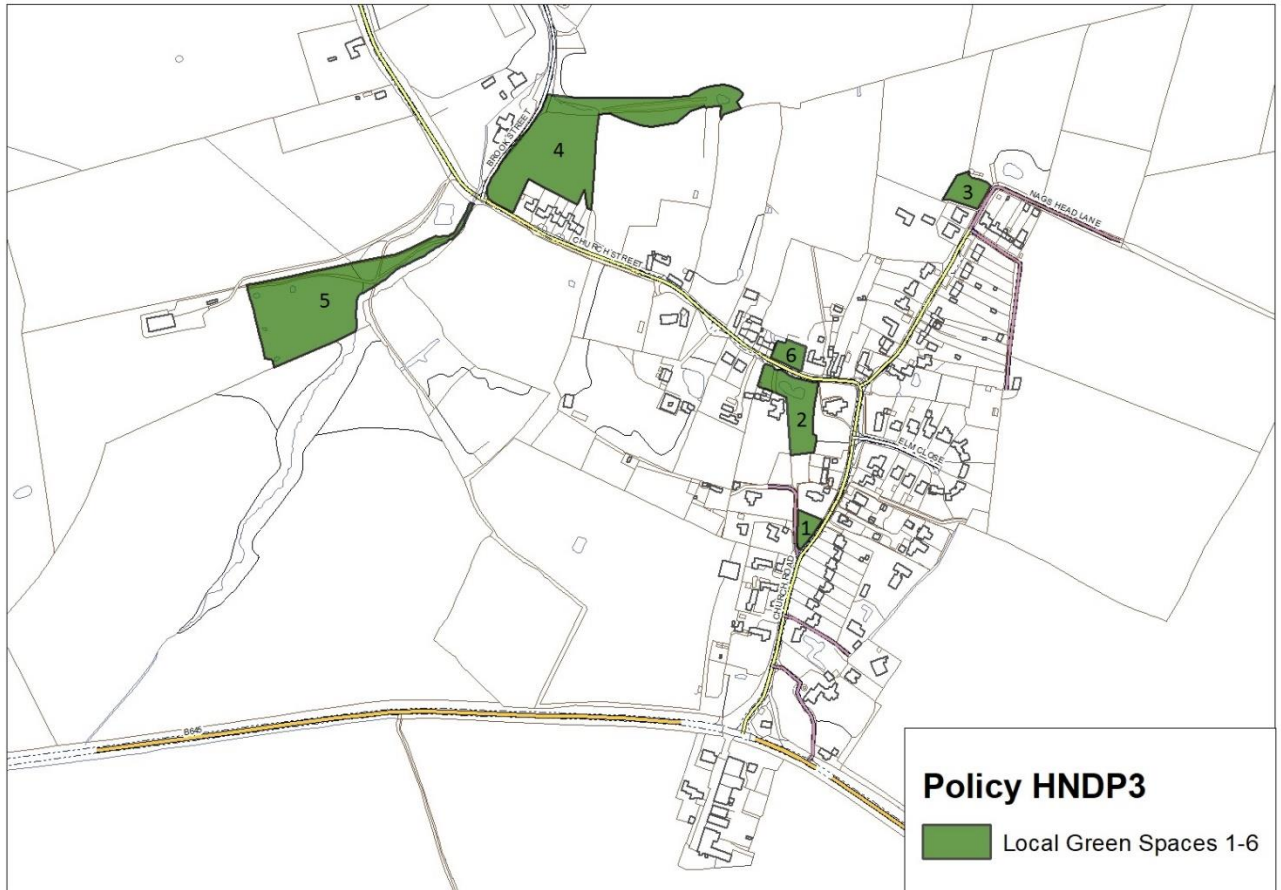
- 4.2.14.** The HN5 provides direction on the identification and protection of green space. A local Green Space Assessment has been carried out to identify and assess the Local Greenspaces that should go forward as a designation in the Neighbourhood Plan.



4.2.15. 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”.

Figure 2. Designated Local Green Spaces



4.3 Village Amenities

Policy HNPD4 - Protecting and Enhancing Village Amenities

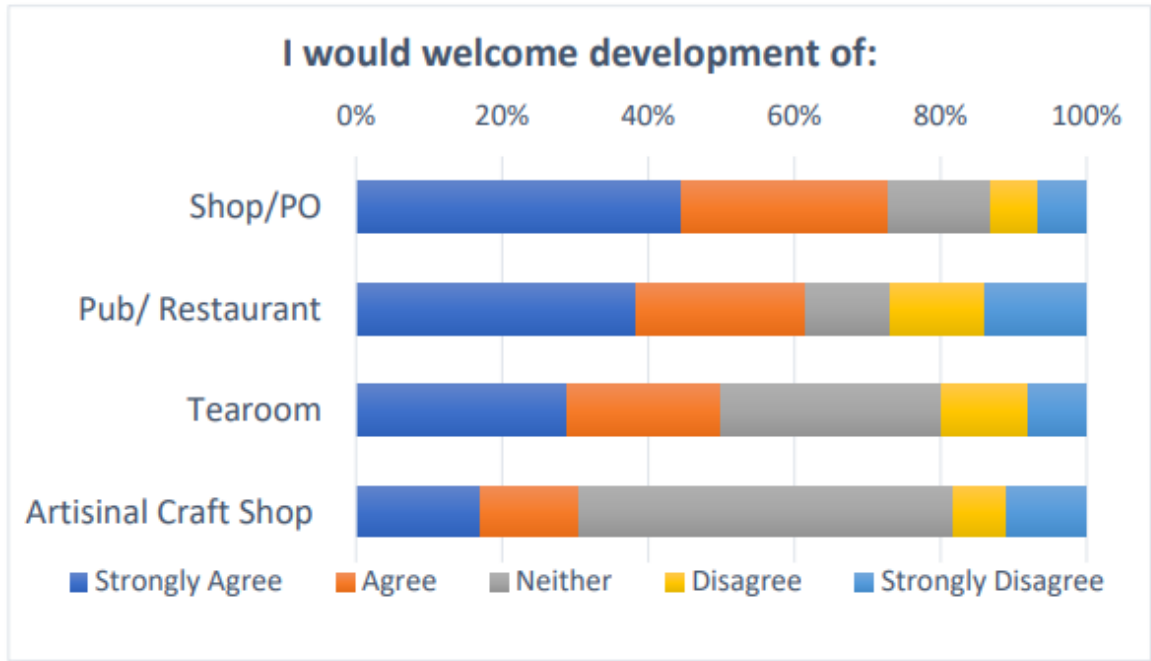
Hargrave Village Hall and All Hallows' Church are important community facilities. Proposals to enhance community facilities will be supported, whereas their loss will not be supported.

The provision of new community facilities will be supported. New community facilities should respect local character, residential amenity and highway safety. Improvements to the Neighbourhood Area's footpath and bridleway network will be supported.

Background/Justification

- 4.3.1. 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.
- 4.3.2. 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.
- 4.3.3. 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.
- 4.3.4. 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.
- 4.3.5. 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 tearoom. Ambivalence was shown towards having a craft shop.

4.3.6. 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.



Health and Well-being

4.3.7 In producing the HNPD, the need for facilities to support the sustained health and well-being of residents is recognised as very important.

4.3.8 Whilst the village is unlikely to ever have its own surgery or medical facilities, residents are served by those in nearby Raunds and Kimbolton.

4.3.9 However, there is much that residents themselves can do to sustain and enjoy healthy lives. The HNPD seeks to facilitate this.

- The village currently enjoys healthy amenity from the network of walks along designated country footpaths and bridleways. Much has been done in recent years to improve these. The Parish Council, farm-owners, landowners and residents should continue to work together to protect, enhance or extend these assets which are important facets of our village life.
- The Parish Council is encouraged to continue seeking to own or lease an appropriate portion of land within or adjacent to the village settlement boundary for use as a parish playing-field suitable for safe use by both the children and adults of the neighbourhood.

- Residents, the Church and the Parish Council are encouraged to continue working together to make available within the village hall the facilities which accommodate clubs providing activities enhancing and promoting mental and physical well-being of the residents (e.g. indoor bowls, table tennis, dancing, yoga and the like).

4.4 Supporting Rural Diversification and Employment

Policy HNPD5 – Rural Diversification and Employment

Development that helps to diversify the rural economy will be supported when it is of good design, well sited and respects the rural character of the neighbourhood area.

Background/Justification

- 4.4.1.** 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 people, with around 12 of these being residents according to the Residents’ Survey.
- 4.4.2.** The survey shows that 52% of residents are of traditional working age, with around 25% working. Half of those who work in Hargrave are self-employed, with an increasing number working from home either full or part-time. Of residents who work outside Hargrave, a third indicated they would prefer to work in the village if the opportunity existed. The 2020 pandemic will likely increase the popularity of working from home in the future.
- 4.4.3.** 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.
- 4.4.4.** There is support for better village amenities. Whilst support for the Nags Head public house reopening is reducing, at 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.

- 4.4.5.** 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.
- 4.4.6.** Rural economic success depends on good infrastructure including telecommunications and road networks. Broadband connectivity has improved in Hargrave, offering superfast broadband in part of the village. 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.
- 4.4.7.** 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.

5. Monitoring and Review

- 5.1** The Parish Council will monitor the progress and performance of the HNDDP. Should things change considerably a review may be considered necessary.

Glossary

Accessibility: The extent to which employment, goods and services are made easily available to people, either through close proximity, or through providing the required physical links to enable people to go to locations where they are available.

Affordable Housing: Housing that is provided to eligible households at a price/rent below the market rate, whose housing needs are not met by the market. It includes socially rented, affordable rented and intermediate housing.

Biodiversity: The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

Connectivity: The linkages that exist between key locations.

Developer Contributions: Contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or by directly providing facilities or works either on or off-site.

Development Plan Document (DPD): These are planning documents forming part of the Local Development Framework (LDF) and which have a status of being part of the development plan.

Dwelling: A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or residentially converted farm building.

Economic Development: Development, including those within the B Use Classes, public and community uses, and main town centre uses (but excluding housing development).

Evidence Base: The information and data gathered to justify the policy approach set out in the Neighbourhood Plan including physical, economic, and social characteristics of an area. It consists of consultation responses and the finding of technical studies.

Greenfield Land: Land which has not previously been developed, including land in agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments).

Green Infrastructure: A strategically planned and delivered network of high quality green spaces and other environmental features. It is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments, and private gardens.

Listed Building: a building listed because of its special architectural or historic interest considered to be of national importance and therefore worth protecting.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies and other planning policies which under the Regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Localism Act: This is an Act of Parliament that changes the powers of local government in England. The Act includes provisions for local government finance, town and country planning, the Community Infrastructure Levy, and the authorisation of nationally significant infrastructure projects.

National Planning Policy Framework (NPPF): This document sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Physical Infrastructure: Includes existing and future development required to support utilities, transport, and waste management.

Section 106 Agreement/ Contribution: Refers to Section 106 of the Town and Country Planning Act 1990 and is a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health, and affordable housing.

Social Infrastructure: Includes education, healthcare, sports facilities, cultural and community facilities.

Strategic Environment Assessment: A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use.

Strategic Housing Land Availability Assessment (SHLAA): A technical document which assesses the amount and nature of land which could be made available for housing development. It is part of the evidence base that will inform the plan making process.

Strategic Housing Market Assessment (SHMA): A technical study which assesses housing need and demand across a defined market area, and which is used to inform housing and planning policies.

Supplementary Planning Document (SPD): Provides additional guidance on matters covered by a DPD/ Local Plan. They will be an important consideration in determining planning applications.

Sustainable Development: Development which meets the needs of the present, without compromising the ability of future generations to meet their own needs.

Topography: The gradient and variations in height within a landscape.

Viability Appraisal: An assessment of a proposed development to ensure all elements for the development, including required infrastructure and any required financial contributions can be successfully delivered in an economic context.

Wildlife corridors: Areas of habitat that connect wildlife populations.

