

Hargrave

Neighbourhood Development Plan

Submission Version

2021-2031



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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 this NDP will eventually become part of unless material considerations indicate otherwise.
- 1.2. For Hargrave, this is a great opportunity for people living in the village to help decide how the village should change.
- 1.3. 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.
- 1.4. Given the timing of this plan (ten years on from the Localism Act) and the scale of environmental changes sought by Government throughout the UK in terms of securing a sustainable society and carbon neutral economy, the consultations to date have considered both the requisite legislative period 2031, as well as a more extended period through to 2045. This "looking through and beyond 2031" - whilst seeking formal approval only until 2031 - is in order to avoid an imbalanced short-term perspective or "cliff-edge" approach, helping provide a continuity of vision in which to consider afresh the emerging needs in the light of any new legislation at the end point of 2031 – which is the current sunset date for the neighbourhood planning legislation under the Localism Act.
- 1.5. Therefore (whilst our village plan offers our village administrators on the Parish Council a researched, documented longer-term perspective from residents to assist their consistency of leadership and decision making) for the purpose of formal neighbourhood

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).
- For planning purposes Hargrave is within the local authority area of East Northamptonshire Council.
- 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.
- East Northamptonshire is also preparing Local Plan Part 2. In that emerging plan, Hargrave is identified as a small village.
- The ENC Local Plan identifies an indicative housing need (2011-2031) of 10-15 dwellings.
- The neighbourhood area has 9 Listed Buildings

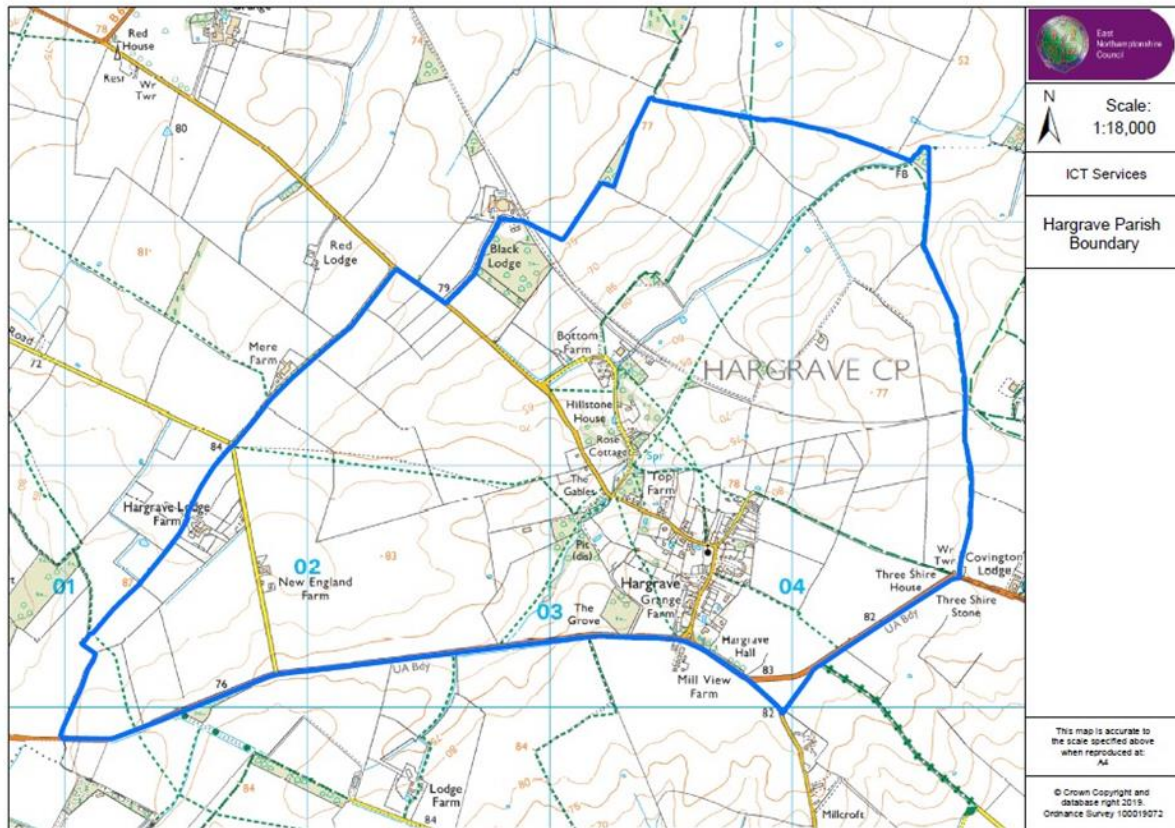
planning processes this document covers and submits for the consideration of East Northamptonshire Council (ENC) (or its successor Council authority) the plan period from 2021 to 2031 in line with the North Northamptonshire Joint Core Strategy, seeking no comment or direction from ENC beyond that legislative timescale.

- 1.6. Policies within this Plan will 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.
- 1.7. 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.
- 1.8. 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 East 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 consideration of the basic conditions against which a neighbourhood plan is tested"* ([NPPG, Paragraph: 009 Reference ID: 41-009-20190509](#)). The Regulation 14 Draft HNDP has, therefore, been prepared to take account of the reasoning and evidence informing the emerging Local Plan Part 2.

Neighbourhood Plan Process and Preparation

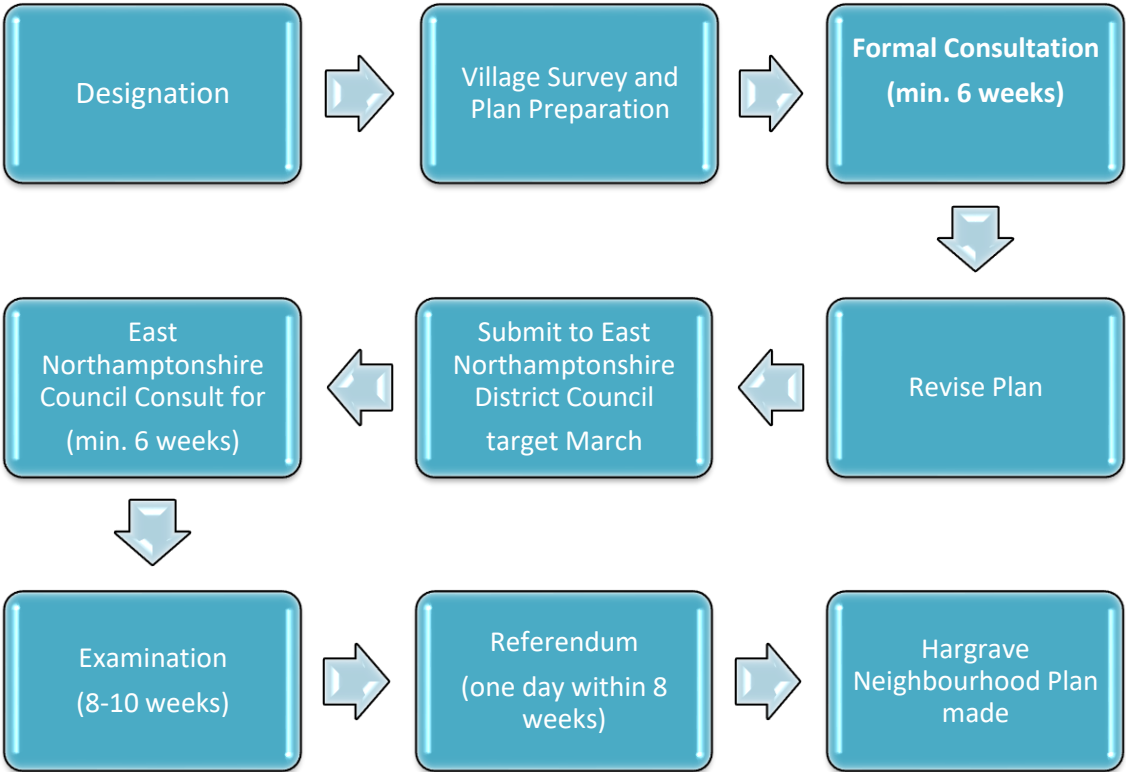
- 1.9. Hargrave Parish Council, as a qualifying body, believes neighbourhood planning is an important power for local people to use, and consequently decided in 2019 to prepare an NDP for the parish.
- 1.10. The neighbourhood area covered by the HNDP is aligned to the current Hargrave parish boundary (Figure 1). The neighbourhood area boundary was designated on 6th September 2019.
- 1.11 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)



1.11. 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 HNDP can be found at (<http://www.parish-council.com/hargrave/index.asp?pageid=701463>). The steps in preparing a Neighbourhood Plan are set out in Figure 2. The HNDP has now reached the first stage of formal consultation: The Regulation 14 consultation.

Figure 2. Neighbourhood Plan Process



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
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

Name	List Entry	Grade	Location
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

- 2.6.** 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.
- 2.7.** 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 through to 2045, 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 over the next 25 years a number of objectives have been set for the HNDP:

Table 1. Key Issues and HNDP Objectives

Key Issues	HNDP Ten 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> <p><u>Objective 3</u> To ensure any developments do not encroach upon the surrounding countryside beyond the village settlement boundary.</p>

¹ See Glossary for definition

Key Issues	HNDP Ten Strategic Objectives
<p>Design</p>	<p><u>Objective 4</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 5</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 6</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 7</u></p> <p>To ensure the village environment is not damaged or harmed by traffic hazard, air, noise, water, or light pollution.</p>
<p>Sustainable Infrastructure</p>	<p><u>Objective 8</u></p> <p>To ensure any development within the village can be accommodated using existing infrastructure or where this is not the case, that the development provides full provision of new sustainable infrastructure without damage to the village character or environment.</p>
<p>Village Amenities</p>	<p><u>Objective 9</u></p> <p>To maintain and enhance amenities currently enjoyed by residents of the village.</p>

Key Issues	HNDP Ten Strategic Objectives
Supporting Rural Diversification and Employment	<p><u>Objective 10</u></p> <p><u>To aid rural diversification and support appropriate small-scale employment opportunities, including potential village amenities.</u></p>

3.8. In September 2020 a set of draft policies was consulted on (<https://s3-eu-west-1.amazonaws.com/s3.spanglefish.com/s/35145/documents/neighbourhood-plan/feedback-comments-on-draft-policies-sept-2020.pdf>). In total 62 responses were received (Appendix 1), these responses broadly supported the approach outlined in the consultation document. These responses were fully considered by the Steering Group along with the responses to the Regulation 14 consultation and have now informed this final version of the HNDP.

4. Hargrave NDP Planning Policies

Introduction

- 4.0.1.** This section of the HNNDP sets out the planning policies (blue boxes) to manage development in the Parish up to 2031. The policies are defined below each HNNDP objective. Whilst the policies are divided between the objectives the policies of the plan should and will be read as a whole. This written document is also illustrated by a Policies Map (available separately) that cross-references with the relevant policy, where applicable. This section of the HNNDP also includes a number of non-planning - Parish Council Supporting Actions. These are actions that cannot be included in planning policy, but if implemented in other ways they are activities that will complement the HNNDP's planning policies and benefit the parish. Parish Council Actions are highlighted in a different way to separate them from the planning policies.

Neighbourhood Plan Policies and other Planning Policy

National Planning Policy and Guidance

- 4.0.2.** Neighbourhood Development Plans must be consistent with 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). It is therefore important that as the HNNDP is prepared, the emerging draft policies reflect this higher-level planning framework.
- 4.0.3.** National planning policy is set out in the National Planning Policy Framework (NPPF) published in February 2019. 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 HNNDP.
- 4.0.4.** 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.”

East Northamptonshire's District Strategic Planning Policy

- 4.0.5.** Strategic planning policy is set out in the North Northamptonshire Joint Core Strategy. East Northamptonshire Council are also preparing a Local Plan Part 2.
- 4.0.6.** National Planning Practice Guidance (NPPG) advises that where merging strategic level plans are being prepared that an NDP *“is not tested against the policies in an emerging local plan [but] the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against 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.

4.1 Housing Growth

Objective 1

To support limited residential development which provides modest homes meeting local need, consistent with the historic architecture and green setting of the village.

POLICY HN1P1: Housing Growth

Housing growth, to provide 6 additional dwellings over the plan period (2021 - 2031) will be supported within the Hargrave village settlement boundary, as shown on the Policies Map.

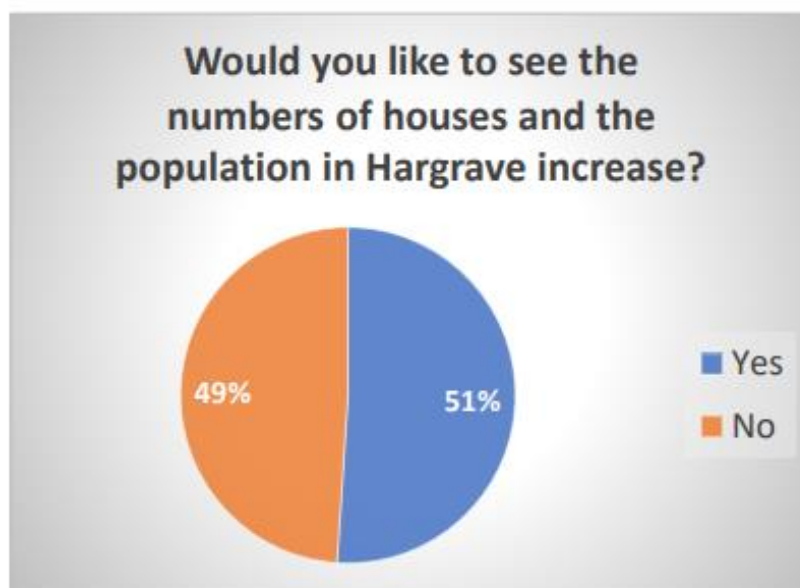
- 4.1.1. The HN1P1 plans to accommodate an average annual growth in the number of homes of up to 0.45% per annum. Compounded through the period of the HN1P1 (2020 to 2031) this growth rate will increase village housing from 111 in 2019 to a total of 125 in 2031.
- 4.1.2. The addition of 6 more homes between 2020 and 2031 would be in addition to the 15 new homes already constructed since 2011, totalling 21 new homes within the Plan period 2011-2031 (in comparison to the increment of 6-10 originally envisaged by the County) and would need to be suitably supported by any necessary infrastructure enhancement.
- 4.1.3. Were that rate of growth to continue beyond the legislative plan period of 2031, through to 2045, this would increase the houses to 133 in total in the year 2045 – an increase of 14 from the Residents' Survey in 2020 i.e., in keeping with the very moderate expectations of that survey result.

Background/Justification

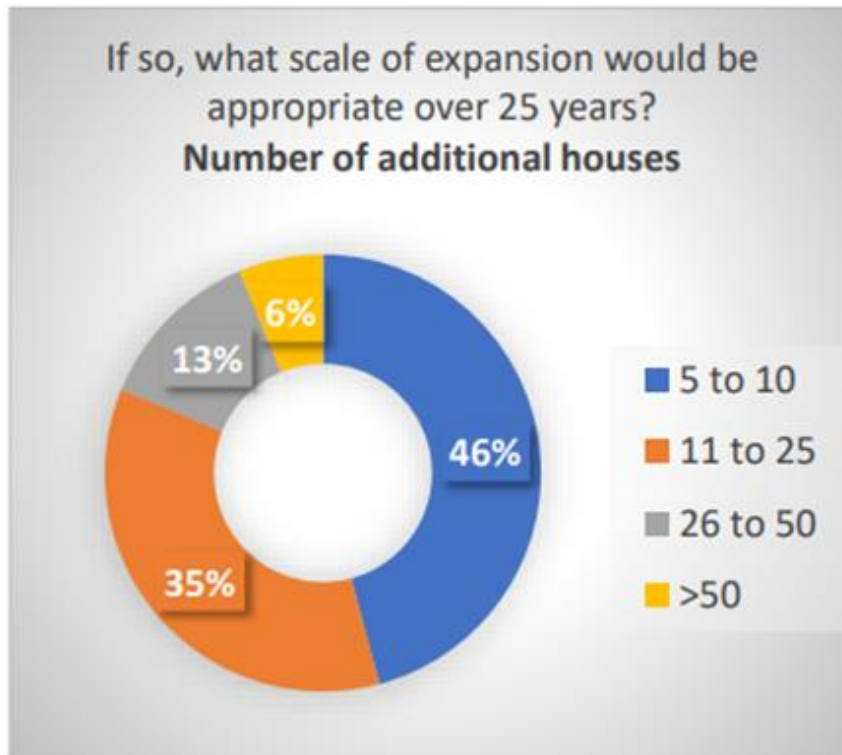
- 4.1.4. The NNJCS cites the Office of National Statistics (ONS) forecast data, and projects population growth for the population of North Northamptonshire will grow from around 321,400 people in 2012 to 370,600 in 2031, an increase of 15.3% or 0.7% per annum. For comparison, the population of England is projected to grow by 12.9% or 0.6% over this same period. Population growth in urban environments is expected to be higher than in rural areas.
- 4.1.5. In Hargrave in December 2011, the village population was 241, with 104 homes distributed along Church Road, Church Street, Nag's Head Lane, Elm Close and Brook Street with outlying farms at Hargrave Lodge, New England and Black Lodge as well as Three Shire House.
- 4.1.6. More up to date figures for the end of 2019, estimate the population of Hargrave at 225 people (188 adults, 37 children), living in 111 dwellings. In

Hargrave, the growth of new housing since the end of 2011 has seen an increase of 7 homes through to the end of 2019. Expressed in terms of percentage growth this is growth of 6% over the period. During 2020, an additional 8 homes have been either completed or are in the final stages of construction – doubling the growth of the preceding 8 years.

- 4.1.7.** Across the decade 2011-2020, the village has grown by 15 homes (14%), substantially above the average rate projected in the NNJCS for the county. This average growth rate of 1.6 homes per year (1.5% per annum growth – significantly above the county and national averages is not sustainable within the village and has already placed a high burden on village infrastructure and community amenities).
- 4.1.8.** As the Residents' Survey indicated, this has placed considerable stress on roads, footpaths, storm, and foul sewerage. Should this high growth rate continue, the village would not only have a growth rate far above the average projected growth rate of the NNJCS, but will require substantial investment in infrastructure, disproportionate with the scale of the housing opportunity: e.g. works such as road widening, new storm and foul sewers which would also be to the detriment of the very village character and rural environment that for the vast majority of residents makes the village an attractive environment in which to live and work.
- 4.1.9.** Were the village to grow at the NNJCS average annual growth rate of 0.765% then projected forwarded across a 25-year period an increase of 21 houses would be achieved. This would represent an increase in scale of our village housing of 19% from the 111 homes extant in December 2019 to a total of 132 homes in December 2045.
- 4.1.10.** Conversely, in the survey, almost half of the respondents (49%) did not agree with any further growth of the village during the 25-year period considered by the HNDP process.



- 4.1.11.** Of the other 51% of respondents who agreed with the prospect of some growth in the village, 23% favour growth of only 5-10 houses whilst 18% considered growth of 11-25 homes across the next 25 years acceptable (1 home per year). Only 9% of all respondents considered greater growth than 25 homes would be acceptable.



Note; Percentages shown are the proportion of the half of respondents who considered some order of growth is acceptable.

- 4.1.12.** During the Consultation on drafted policies carried out in September 2020, the comments received supported the proposed growth for the village over the plan period. 62 responses were received to this policy area and 61 respondents supported this policy.
- 4.1.13.** Hargrave is a distinctly rural area with no amenities other than the Village Hall (no school, no shop, no leisure facility, no village green, no sports pitch, no restaurant, pub, or cafe). The village is served relatively poorly by utilities and transport networks (no bus, no rail, narrow country roads, infrequent pavements, inadequate sewerage, and prone to winter flooding of its three roads and houses on Church Road, Church Street and Brook Street). Consequently, the village is not able to sustain growth successfully.
- 4.1.14.** The Joint Core Strategy sets out a generic spatial development strategy for all established villages, focussing upon development that meets a locally identified need. It must be recognised, however, that rural settlements within the Plan area vary greatly in character, function, and role. East Northamptonshire's Local Plan Part 2, therefore, gives recognition to the

variety of settlements throughout the rural area and identifies the following settlement hierarchy:

- Larger freestanding villages;
- Smaller freestanding villages;
- Urban outliers;
- Rural outliers.

4.1.15. Hargrave is identified as a smaller freestanding village. In such villages Neighbourhood Plans may seek to promote growth as a way to sustain or improve local services. Otherwise, development will be limited to small scale infill developments and/ or 'rural exceptions' affordable housing schemes.

4.1.16. The emerging Local Plan Part 2 also provides an indicative housing figure for Hargrave that supports limited growth for Hargrave between 2011-2031 of 6-10 dwellings. Policy HN1, reflects this indicative target growth rate within the Hargrave village boundary throughout the longer plan period, anticipating only gentle further growth in our community to a maximum of 125 dwellings in 2031 (a further 6 houses from 2020).

4.1.17. Of course, the potential of 6 more homes between 2020 and 2031 would be in addition to the 15 already constructed since 2011, totalling 21 new homes in the Plan period 2011-2031 (in comparison to the 6-10 originally envisaged by the County) and would need to be suitably supported by any necessary infrastructure enhancement.

4.1.18. Were that rate of growth continued beyond 2031 through to 2045, this would increase the houses to 133 – an increase of 14 from the Residents' Survey in 2020, in keeping with the very moderate expectations of that survey result.

4.2 Settlement Boundary

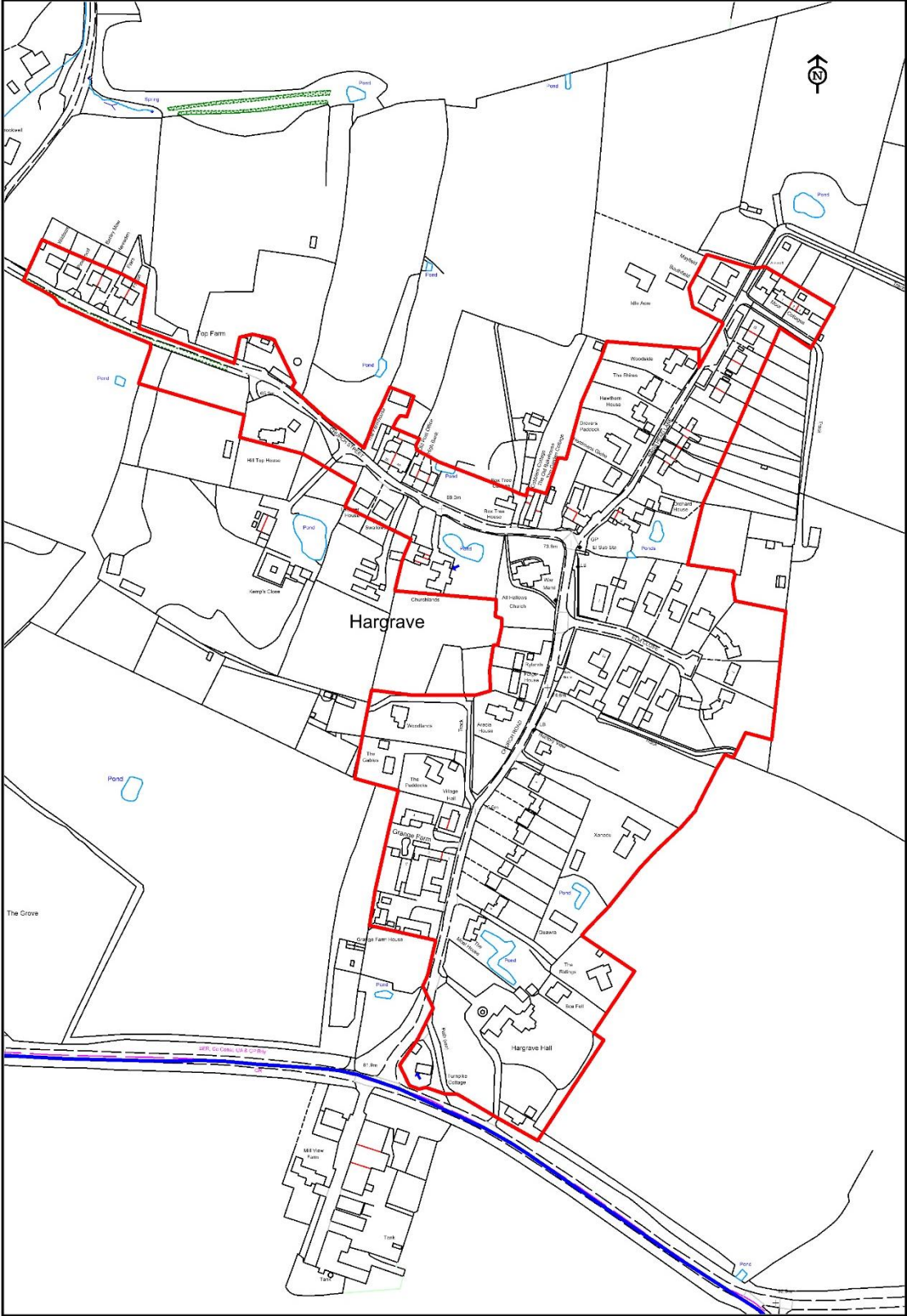
4.2.1. Figure 3 below shows the Settlement Boundary as it was defined by East Northamptonshire Council in 2007, as part of the development of the Raunds Area Plan. The boundary lines are closely wrapped around the centre of the village. Brook Street, Raunds Road and a large part of Church Street was not included. On Church Street, the envelope for development finished at the Old Farmhouse opposite Kems Vineyard. Most of the open spaces were excluded and the boundary at these points followed the roadside.

Figure 3. Draft Hargrave Settlement Boundary 2007



4.2.2 Figure 4 shows the settlement boundary as proposed by the Hargrave NDP. The new settlement boundary has been drawn to extend westwards along Church Street. This takes in a number of existing residential properties.

Figure 4: Proposed Hargrave Settlement Boundary



4.3 Pattern of Development

Objective 2

To encourage small scale roadside infill developments which are appropriate to the linear layout of Hargrave Village, retain the village character and are within its defined settlement envelope.

Objective 3

To ensure any developments do not encroach upon the surrounding countryside beyond the village settlement boundary.

Policy HNDP2 – New Development within Hargrave

Within the Hargrave settlement boundary (Figure 4), new development will be supported when it:

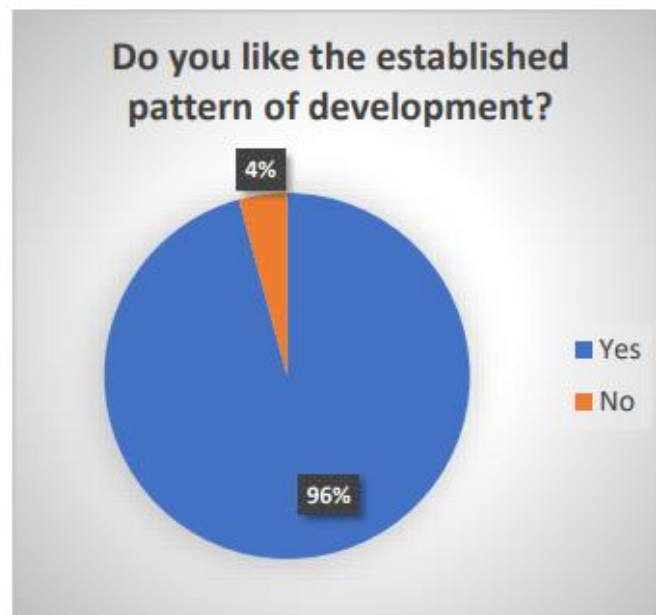
- a) is small scale roadside² infill, in between and alongside existing built development;**
- b) reinforces the character of Hargrave as a small historic village, well integrated with the surrounding countryside;**
- c) protects identified green spaces and the low density development within the settlement boundary; and**
- d) conserves built and natural heritage assets.**

Background/Justification

- 4.3.1.** New housing development in Hargrave Parish shall be contained within the settlement boundary. A newly proposed settlement boundary has been drawn up for Hargrave to identify the built-up area within which future development is considered appropriate. Outside this identified settlement boundary, the Parish area is regarded as open countryside for the purposes of planning and hence development opportunities, if any, will be extremely limited and subject to approval as exceptions under the NNJCS Policy 13 (Rural Exceptions). Any exception must demonstrate how it accretes to the value of the village and why it becomes preferable to accommodating growth within the defined village settlement boundary as has been planned, and that it will be fully supported within the capacity of the existing village infrastructure (including roads, storm drains, sewers) without strain.
- 4.3.2.** Figure 4 shows the proposed settlement boundary marked in red. This recognises the existing strong linear form along Church Street and Church Road.

² See Glossary for definition

- 4.3.3.** This proposed settlement boundary has been carefully considered to reflect the views of the residents of Hargrave, containing appropriate room for development of “roadside infill” properties through the period of the plan. The survey results are clear that when considering the next 25 years, 49% of the village respondents do not favour any further development, whilst 23% favoured development of 5 - 10 dwellings and 18% favoured an increase of up to 25 properties. The overwhelming number of residents (96%) like the pattern of roadside development, and 82% would like the current pattern to continue.
- 4.3.4.** The HNDP supports and endorses the development of roadside infill sites that are within the settlement boundary; avoid development of land designated as Local Green Space and/or designated as Important Open Space within the Raunds Area Plan 1996; are consistent with the historic and established nature of the village; and do not damage the character and green nature of Hargrave village.
- 4.3.5.** The residents’ survey enjoyed a very high response rate throughout the village community. Its findings, taken together with public meetings and other feedback indicate unequivocally the preferred pattern for any future housing development in the village is the historic pattern of roadside infill within the village settlement boundary.
- 4.3.6.** There is an almost unanimous affection for the historic pattern of expansion by “roadside infill” along the main street of the village, with a strong desire amongst a large majority of villagers for that to remain the future pattern of development, too.
- 4.3.7.** There is a clear majority preference for no further development of cul-de-sacs like Elm Close. This is unsurprising given the strong desire of residents for only low levels of development, and no erosion of the countryside or green spaces within the village.
- 4.3.8.** There is very strong preference in the survey result for:
1. Either no, or only a low level, of new housing development
 2. Retaining the historic “roadside infill” development pattern
 3. Rejection of both backfill and cul-de-sac development.
- 4.3.9.** There is neither appetite nor need for property development that could not be accommodated within the existing pattern of “roadside infill” along the existing streetscape – as has been the case for some properties built as backfill along Church Road.
- 4.3.10.** This approach is strongly affirmed by the specific responses to survey questions asking where any future new housing should be located, in which 65% of respondents indicated their opinion that new housing should typically be located between existing houses, in contrast with 16% who indicated “outside the current village settlement boundary”, and only 8% who considered either in the gardens of or behind existing houses to be acceptable.



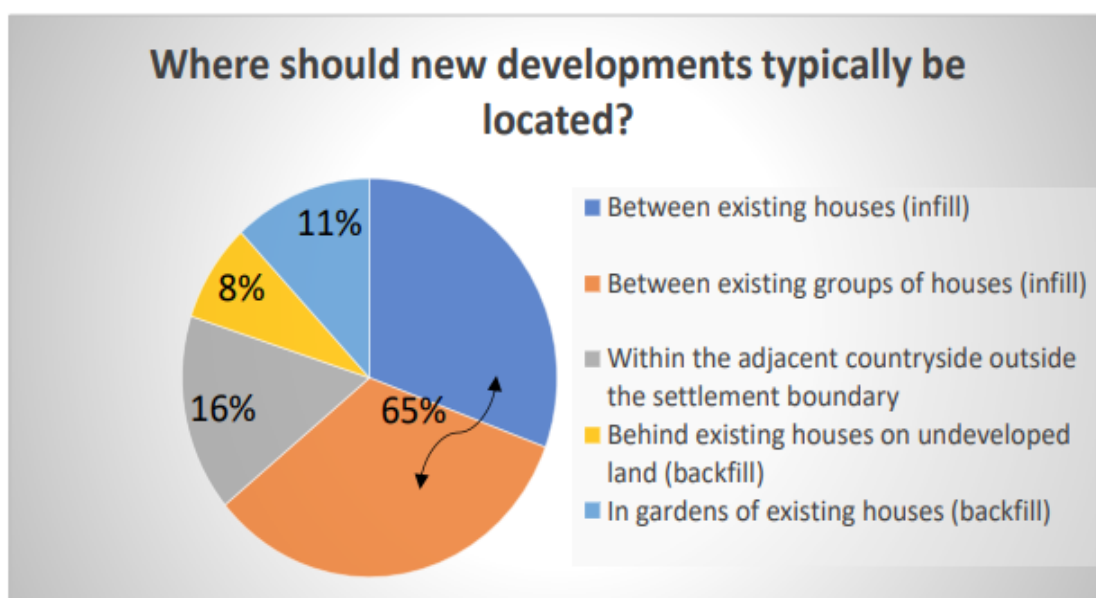
- 4.3.11.** Walk through surveys have indicated that there is room for development of up to 20 new dwellings on undeveloped land that constitutes roadside infill within the settlement boundary.
- 4.3.12.** The call for sites specifically brought forward proposals for two roadside infill sites within the settlement boundary which between them potentially could accommodate up to 16 new homes, depending on developers' choice of layout and architecture.
- 4.3.13.** However, one of those sites proposed is on land designated as Local Green Space (formerly identified as Important Open Space within the ENC Raunds Area Plan 1996). Refer para 4.4.4 below. That site has therefore been discounted from the land allocated for development, leaving the one allocated site which the developer has demonstrated contains room for up to 8 semi-detached dwellings, albeit only 6 dwellings are anticipated within the period covered by this Neighbourhood Plan.
- 4.3.14.** There is therefore room within the village settlement boundary to accommodate the levels of growth requisite with county plans (in a manner acceptable to the vast majority of residents) with no further encroachment into the surrounding countryside and farmland.
- 4.3.15.** It is important that any future housing should offer off-street resident parking because of the tightness of Hargrave's single through-road of Church Road/Church Street (which is single vehicle width in parts and joined by a sharp right-angle bend at the junction with Nag's Head Lane).
- 4.3.16.** In the consultation carried out in September 2020, of the 62 responses, 60 were in favour of this policy. There were a number of comments, the majority of which supported this policy.

4.3.17. Outside the settlement boundary, any development will be limited to [extract from North Northamptonshire JCS policy 11]:

- a. *Development in the rural areas will be limited to that required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement;*
- b. *Small scale infill development will be permitted on suitable sites within Villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services. Part 2 Local Plans and/ or Neighbourhood Plans may identify sites within or adjoining Villages to help meet locally identified needs or may designate sensitive areas where infill development will be resisted or subject to special control;*
- c. *Local and Neighbourhood Plans will identify sites within or adjoining the villages to meet the rural housing requirements identified in Table 5. Other than small scale infilling or 'rural exceptions' schemes, development above these requirements will be resisted unless agreed through the Part 2 Local Plan or Neighbourhood Plans to meet a particular local need or opportunity;*
- d. *Rural diversification and the appropriate re-use of rural buildings will be supported in accordance with Policy 25. Renewable energy developments will be considered under Policy 26. Other forms of development will be resisted in the open countryside unless there are special circumstances as set out in Policy 13 or national policy;"*

4.4 Housing Development Sites

- 4.4.1. A key area for consideration in the HNDP is the provision of a positive planning framework to support appropriate future housing growth in the neighbourhood area. Key Policies within the NNJCS which provide direction in this context are Policy 11.2 (Development in Rural Areas) and Policy 13 (Rural Exceptions).
- 4.4.2. Through street walk and map studies the HNDP Steering Group Committee has identified a number of sites within the settlement boundary with potential for infill roadside development.
- 4.4.3. These total a potential of some 20 additional properties. For any of these locations to become viable requires as a minimum the evidence of necessary supporting infrastructure.



- 4.4.4. A call for sites was also held. This resulted in two roadside sites being commended within the draft Regulation 14 Plan as potentially suited to development. One of the sites has subsequently been discounted following consultation responses at Regulation 14, and the realisation that it stood on land appropriately designated as Important Open Space under the ENC Raunds Area Plan 1996.
- 4.4.5. This evidence demonstrates that there is more than sufficient capacity within the village boundary to accommodate the indicative housing increment for Hargrave of 6 dwellings between 2020-2031, in locations complying with the requisite disposition of roadside infill.
- 4.4.6. In addition, since November 2016 applications for development in Hargrave Parish, which have all been completed, are as follows:

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

4.4.7. Under construction in March 2020 were 5 additional dwellings:

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

4.4.8. A call for sites was carried out in Autumn 2020. This resulted in 3 sites being submitted. These are as follows:

- Site 1 Land north of Church Street
- Site 2 Land south of Church Street
- Site 3 Land north of Nags Head Lane

4.4.9. The sites were assessed by the Steering Group and this initially resulted in identifying 2 sites for allocation in the neighbourhood plan in the Regulation 14 Consultation version. However, during the consultation a number of comments were received that the Steering Group considered carefully. It came to light that one of the sites (Site 1 Land to the North of Church Street) was previously designated as Important Open Space in the village.

4.4.10. It was therefore subsequently agreed that the site to the north of Church Street should be retained as open space to protect appropriately designated land and preserve the character of the village in accordance with Objective 6 of the Hargrave NDP.

4.4.11. The Site Assessment Report forms part of the evidence base and is available on the Parish website.

Surface Water Flooding/Foul water flooding

4.4.12. In recent years the village has suffered significant increases in the frequency and degree of flooding during winter months. The storm drains have overtopped throughout the length of the single through road (Church Road and Church Street) together with discharge onto the street of foul sewage causing health and traffic hazard. The County Council (responsible for the storm sewers) and Anglian Water (foul sewers) have both been notified numerous times by residents and the Parish Council.

4.4.13. The sudden increase in flooding of foul and storm sewers has intensified and coincided with a period of rapid growth in the village housing stock, with 13 new properties (12%) constructed in the last five years alone (Para 4.4.4 refers in detail).

4.4.14 Ahead of or at the time of making request for outline consent and full planning permission related to any new development, the developer must demonstrate that their proposal will not cause undue detriment or hazard to the village as a consequence of inadequate infrastructure provision. This must demonstrate with clear evidence that the infrastructure necessary to service the proposed property development safely and properly has sufficient peak capacity that the proposal will not increase or contribute to flooding or similar detriment within the Parish. As a minimum this demonstration must include both:

1. Clear statements upon which the Parish Council and Planning Authorities can place reliance from each of the relevant Authority/utility asset owners responsible for each infrastructure asset, as well as from the Office of the Lead Local Flood Authority (LLFA or future equivalent body) that sufficient capacity is available to safely and reliably service the village and to accommodate the additional planned loading from the new development.
2. Report from an independent, nationally-recognised engineering consultancy with demonstrable relevant experience which includes an overall engineering calculation made in accordance with the prevailing professional design standards, of the incremental loading, current foul sewer system capacity, storm drain system capacity and current sewerage and storm drain loading and thereby demonstrates more than adequate capacity is available to accommodate the new development without detriment or increased risk of flooding. The Parish Council and Planning Authority must be able to place reliance on this report.

4.4.15. All new property development or redevelopment which increases the scale of property within the village must adhere to this minimum requirement to demonstrate infrastructure adequacy before proceeding to seek any permission to proceed.

Highway Safety

4.4.16. Through consultation with Northamptonshire Highways, it has been established that the carriageway width of Church Street is substandard (at certain points this road is single lane traffic only). The road also has no footpath for the majority of its length.

4.4.17. The development of any additional housing or businesses along this road would create intensification in use of the carriageway with consequent increase in hazard, particularly for pedestrians, cyclists and horse riders.

4.4.18. Northamptonshire Local Highways Authority consequently notes that provision of carriageway and footpath enhancements along Church Street would be required in order for any scheme to enjoy their support. The HNDDP wholly agrees with this concern which reflects feedback not only from the Local Authority but that expressed by residents through the Regulation 14 consultation as well as the preceding resident surveys.

- 4.4.19.** These concerns must be successfully addressed to the satisfaction of both the Local Highways Authority and the Parish Council ahead of proceeding with any new development which imposes additional traffic loading onto Church Street. This may be either through physical enhancement of the carriageway standard and an associated footway along Church Street, or by means of restrictive traffic management measures, or combination of both, which bring risks to an acceptably low level for road and footpath users alike.
- 4.4.20.** The Design Code associated with the HNDP provides guidance as to some measures which, if adopted, will reduce risk. These include permitted yet relatively innovative physical measures to limit speed and trajectory of traffic movement, thereby reducing risk significantly at relatively low cost. Further legal speed restriction may also be necessary in conjunction with physical measures.
- 4.4.19.** Any measures adopted, whether enhancement or restrictive, must protect the rural nature of the village and its streetscape, and avoid urbanisation of this village's environment.

Policy HNPD3 – Housing Allocations within Hargrave village

The following site is allocated for housing development within the plan period and is shown in Figure 5.

3.1 Land south of Church Street

The following details the key expectations for all development on this site.

Site 3.1 Key Expectations

- a) Any development must remain within the limitations of the village settlement boundary.**
- b) Any development should be of a limited number of modest scale, roadside properties in accordance with the indications of the HNPD and not impair the amenity of existing neighbouring properties.**
- c) Each house should therefore only be positioned within plots which abut the roadside (i.e., roadside infill) with no plans for (and avoiding opportunity to create) later backfill development of the adjacent land or included land within the plot. All development should therefore remain within the village settlement boundary.**
- d) Provision of a singular safe roadside access with good visibility onto Church Street is essential. Vehicle visibility splays would need to be displayed at 43 m from the proposed accesses in each direction for a road with a 30 mph speed limit.**

- e) Provision of ample off-road parking for the homes and their visitors in order to avoid congestion of Church Street in accordance with Northamptonshire's adopted Parking standards.**
- f) Importantly, sustainable design of any development should place least pressure on existing village infrastructure and drainage. Moreover, any development of additional property within the village must be responsible for demonstrating independent verification of whether or not the existing infrastructure (particularly foul and storm drainage) has capacity capable of meeting their future need before proceeding. In considering sustainability, any development must be self-sufficient in relation to storm water run-off, and in any case must include the use of porous materials such as block paving for driveways and rainwater harvesting for the homes.**
- g) Other sustainable technologies should be considered to create a low impact on utility infrastructure. At the least, these should be sustainable properties with low energy, low water use (and therefore low impact on utility infrastructure).**
- h) Prior to submission for planning, any development must demonstrate that sufficient capacity is available to safely and reliably service the village and to accommodate the additional planned loading from the new development in the form of a report from an independent, nationally-recognised engineering consultancy with demonstrable relevant experience which includes an overall engineering calculation made in accordance with the prevailing professional design standards, of the incremental loading, current foul sewer system capacity, storm drain system capacity and current sewerage and storm drain loading and thereby demonstrates more than adequate capacity is available to accommodate the new development without detriment or increased risk of flooding.**
- i) The overall architectural style and layout of any development on this section of land in the village must be very carefully considered as there has not been any residential development here since the mid-19th century. Top Farm lies to the West and the Post Office Cottages and Box Tree Cottage are to the East - all of which have significant architectural and historic merit within Hargrave village.**
- j) The nature of any development must complement and enhance this historic part of Church Street which contains some of the village's remaining pre-20th century architecture and rural appearance.**
- k) As the carriageway is not wide enough for two lanes, white lines could be painted at both sides to indicate where cars, pedestrians and cyclists could travel. This would ensure the continued rural nature of this street in accordance with the Hargrave Design Code.**
- l) An archaeological investigation in connection with development site should be produced and submitted, in line with the North Northants Core Strategy policy 2(d).**
- m) New development should be served by high quality full fibre networks.**

4.4.14. The proposed housing allocations are identified in Figure 5 below.

4.5 Design

Objective 4

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.

Objective 5

Any new development retains and incorporates where possible existing natural features such as trees and hedgerows, whilst ameliorating any loss of habitat for wildlife.

Policy HNPD4 – 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. Overall new development should enhance the character and amenity of the village, without encroaching on the surrounding countryside and green spaces within the village.

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

Local materials and building styles should be used whilst at the same time being innovative and using sustainable design and technologies.

New housing should be environmentally sustainable, providing accommodation that minimises water and energy use and uses renewable energy wherever possible. Sustainable drainage should be used, and new properties should be equipped with charging points and battery storage for electric vehicles.

Designs should include safe access for all users, adequate roadside footpaths, and off-road car parking in accordance with Northamptonshire's adopted Parking standards.

New housing should retain and incorporate existing natural features such as trees and hedgerows, avoiding loss of habitat for wildlife, and not impair amenity for its neighbours.

The published Design Code produced alongside this neighbourhood plan sets out general standards and specific guidance for the design of new development in Hargrave.

Background/Justification

- 4.5.1.** 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.
- 4.5.2.** There is a strong preference (c.80%) that new homes complement the style of nearby housing, providing continuity of architecture.
- 4.5.3.** 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.
- 4.5.4.** 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.
- 4.5.5.** 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.
- 4.5.6.** New houses should provide adequate off-road car parking and charging facilities.
- 4.5.7.** Given the rural nature of the village, new homes should be of low density and be designed within large garden plots.
- 4.5.8.** During the consultation carried out in September 2020, 100% of respondents support the above policy. There were a number of comments that further supported the policy.

4.6 Landscape Character and Green Space

Objective 6

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.

Policy HN5 – Landscape Character

Development proposals should take into account and respond to their landscape setting. Where adverse impacts are identified, proposals should seek to mitigate any impact.

Mitigation proposals 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.

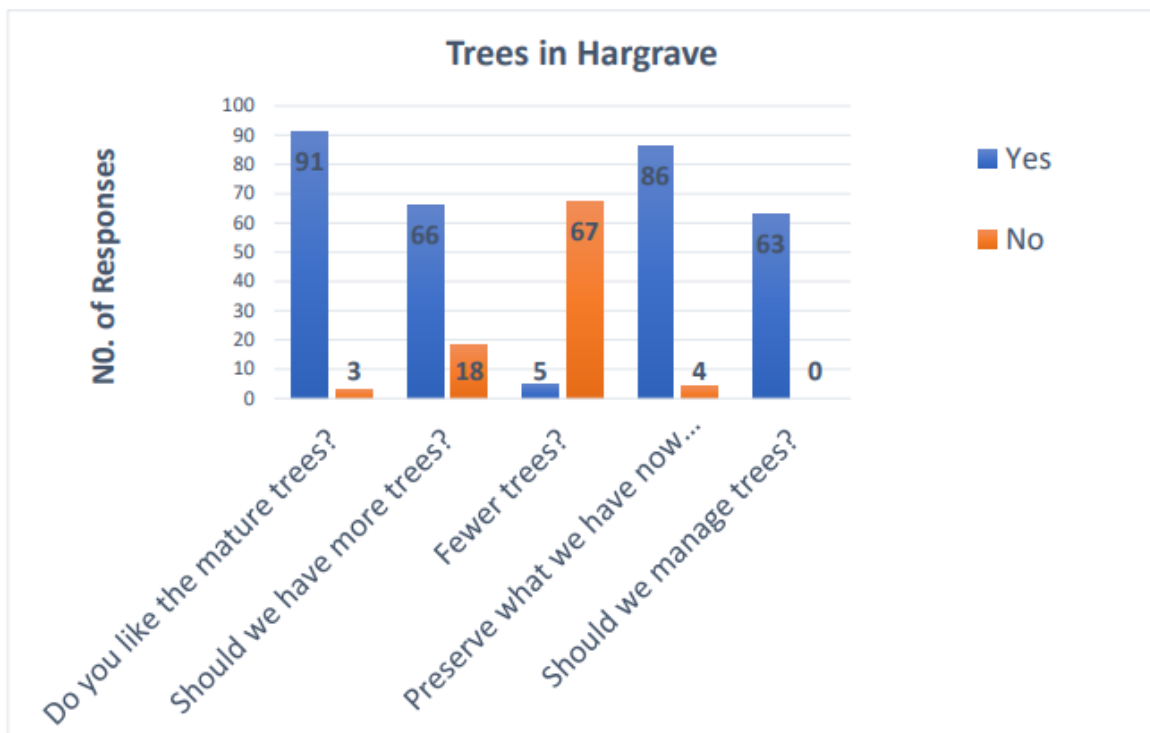
Background/Justification

- 4.6.1.** 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”.
- 4.6.2.** A similar majority (94 to 2) also want Hargrave to remain as “a rural community connected with agriculture”.
- 4.6.3.** The Northamptonshire Environmental Assessment (NEA) identifies Hargrave as lying within East Northamptonshire Claylands.

- 4.6.4. 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.
- 4.6.5. 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.
- 4.6.6. 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.
- 4.6.7. 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.
- 4.6.8. The possibilities for encroachment from accelerating urban development in nearby county towns to the west is recognised as a threat to the quiet, rural nature of Hargrave.

Trees

- 4.6.9. 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.



- 4.6.10** 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 HNNDP6 - Local Green Space

The following sites identified below, and shown on the Policies Map, are designated as Local Green Spaces

- 5.1 Triangular space immediately to the North of the Village Hall**
- 5.2 Churchlands Garden**
- 5.3 Land at the top of Nags Head Lane**
- 5.4 Land on Brook Street**
- 5.5 The Brickyard**
- 5.6 Land to the north of Church Street**
- 5.7 Land adjacent to Box Tree Cottage**

The Local Green Spaces identified above are protected from any new development other than in exceptional circumstances, such as provision of appropriate facilities and/or infrastructure to service a current use or function.

Background/Justification

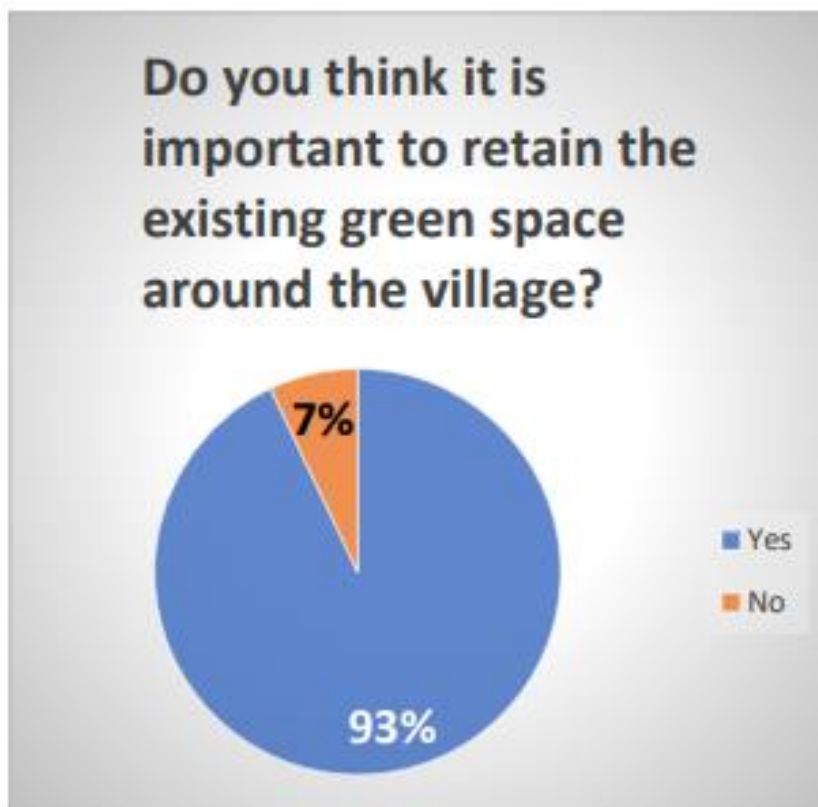
- 4.6.11.** Paragraphs 99-101 of the NPPF enable local communities to designate protected Local Green Spaces within their area. Local Green Spaces are spaces that are of particular importance to local communities, for example because of their beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of their wildlife.
- 4.6.12.** Local policy for managing development within a designated Local Green Space should be consistent with planning policy for Green Belts.
- 4.6.13.** The Hargrave RS provides a starting point in demonstrating how the local green spaces identified in Policy HNNDP5 are demonstrably special to the residents of Hargrave.
- 4.6.14.** Paragraph 100 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”.

“100. 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.”*

4.6.15. The HNDP 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.



4.6.16. NNJCS Policy 11.2. (b) provides that

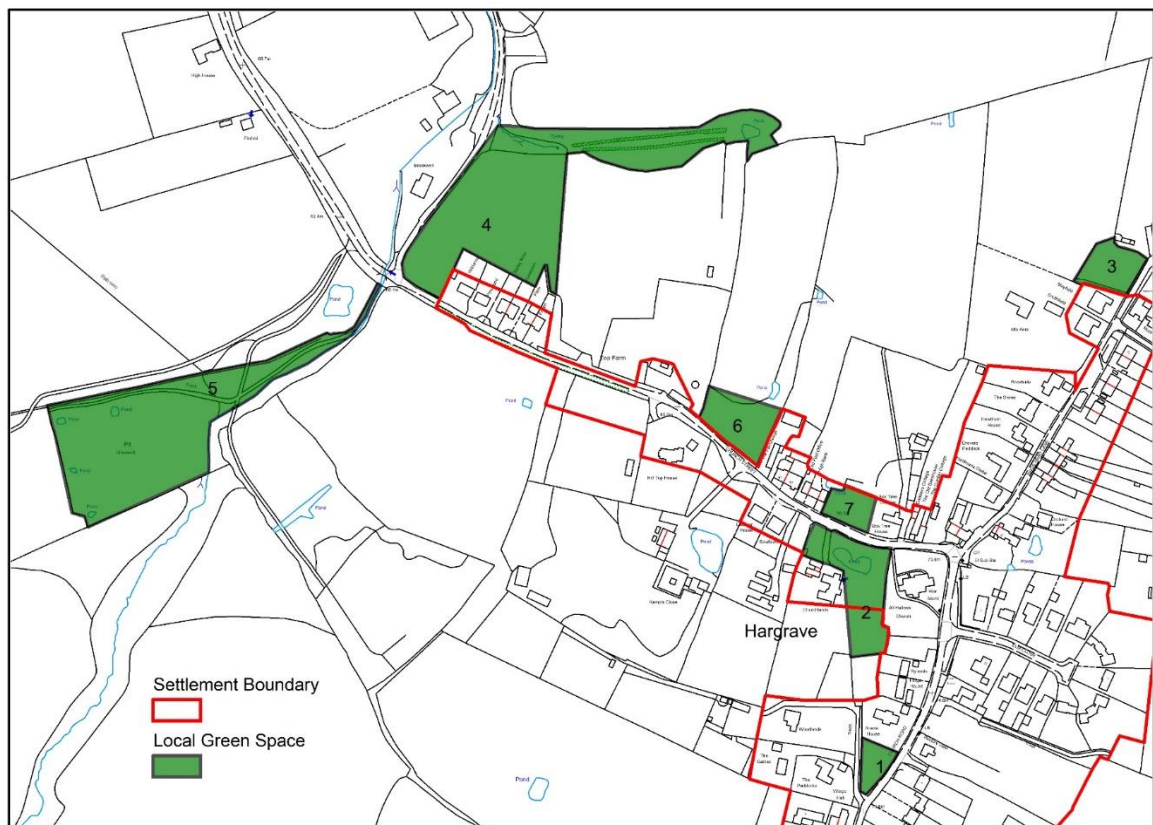
“Neighbourhood Plans may identify sites within or adjoining villages to help meet locally identified needs or they may designate sensitive areas where infill development will be resisted or subject to special control”.

4.6.17. A number of sites have been identified as being demonstrably special to the village because:

- The land contributes to the retention of the existing form and character of Hargrave village. As a predominantly rural settlement, Hargrave has benefited from the natural breaks in the built environment provided by green “wild” areas between the groups of dwellings that comprise our village.

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

Figure 6. Designated Local Green Spaces



4.7 Natural Environment

Objective 7

To ensure the village environment is not damaged or harmed by traffic hazard, air, noise, water, or light pollution.

- 4.7.1 Whilst landscape character and local green space are dealt with in the previous section, “The Environment” (as referenced in this section) deals with those influences that affect the quality of the environment in Hargrave. These are primarily polluting factors that impact on people’s quality of life.

Policy HNDP7 - Environment

New development should minimise air, noise, water, light, and other pollutants. In particular, special attention should be paid to:

- a. **The nature, location, scale, and impact of permanent external lighting;**
- b. **The nature, scale, frequency, and impact of any additional vehicle movements arising from the development and passing along the village roads;**
- c. **The expected noise, dust, and other emissions from the development, how these are minimised and mitigated against; and**
- d. **How ground contamination will be avoided.**

All new development should demonstrate that environmental risks have been evaluated and appropriate measures have been taken to minimise the risk of adverse impacts both during their construction and in their operation.

Background/Justification

- 4.7.2. The UK population and government are increasingly concerned to protect the natural environment from pollution of all forms. There is a growing appreciation of the dangers from development damaging our ecosystems and wildlife habitat.
- 4.7.3. The need for these concerns to be addressed within the planning process are recognised in the National Planning Policy Framework (NPPF) and NNJCS.
- 4.7.4. Amongst Hargrave residents, 98% value highly the benefits of living in a rural environment away from urban contamination: yet their responses to the

community survey questionnaire also make clear that pollution of various types is perceived as a serious threat to the quality of life for Hargrave's residents and businesses. Those concerns are expressed as:

- The Resident's Survey and associated consultations reveal concerns about the impact of large housing estates (97%) and industrial-style developments (96%).
- Air pollution is now a concern for residents (75%).
- Light pollution from new commercial and residential developments in Raunds and Rushden is a growing concern identified by residents (55%).
- The impact of renewable energy generation is also a concern for 64% of residents. Wind turbines (34 already visible from the village) have had a major visual impact on the amenity of the countryside around Hargrave.

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

4.7.6. The single narrow village through-road which has no continuous footpath is not suited to carry the high volumes of traffic or for the large vans, trucks and delivery vehicles that run towards the A1 at St Neots from newly sited industry in Raunds. The unclassified road from Raunds to Hargrave is also very poorly surfaced, lacks solid foundation and is narrow. Without action, these circumstances make it more and more likely that serious accidents and injuries will occur within our small village community.

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

The Parish Council and County Council bodies are encouraged to work creatively to mitigate the risks to villagers' lives, enjoyment and health arising from the traffic increases in speed, density, and volume. Suggestions for possible traffic calming measures are provided within the design code of the HNBP.

4.8 Sustainable Infrastructure

Objective 8

To ensure any development within the village can be accommodated using existing infrastructure or where this is not the case, that the development provides full provision of new sustainable infrastructure without damage to the village character or environment.

Policy HN8P8 – Sustainable Infrastructure

New developments must either demonstrate that they will not put undue pressure on the available infrastructure or must provide enhanced infrastructure to accommodate proposed development ahead of need.

Such infrastructure should be designed to be sustainable e.g., “sustainable urban drainage systems”, renewable energy generation, and measures to reduce energy consumption.

New infrastructure should not compromise or damage the village character or environment it serves.

Background/Justification

- 4.8.1. Any new development must either demonstrate that they will not put undue pressure on the available infrastructure or must provide enhanced appropriate infrastructure to accommodate proposed development ahead of need.
- 4.8.2. Villagers expect that the community progressively becomes more environmentally sustainable. Moreover, the majority of residents are extremely concerned about flooding risk, particularly whilst storm drainage on Church Road and Church Street frequently has proved inadequate to carry rain runoff during winter and spring months.
- 4.8.3. Any development should preferably provide sustainable drainage solutions to retain or slow egress of rainwater off-site rather than directing water into storm drains. Designs should include (for example) features such as purpose-built sustainable urban drainage systems (SUDS) and soakaways, together with retention ponds; permeable driveways; and rainwater harvesting for ‘grey’ water use.
- 4.8.4. House design should incorporate renewable energy technology including, but not limited to, rooftop solar panels and ground source heat pumps, electric car chargers and battery storage. In addition, building orientation should be considered to maximise solar gain. In terms of construction, the

use of thermally efficient and environmentally sustainable building materials should be encouraged.

- 4.8.5.** Where required, taking into account the rural nature of the village, a footpath should be considered in designing the frontage of any new development on the roadside through the village.
- 4.8.6.** Hargrave has an ageing population and without a car access to shops, doctors' surgeries and other community facilities is difficult. Any developer should be requested to make a contribution to a fund specific for infrastructure improvements that can improve accessibility or uses the money to subsidise a community bus service.

4.9 Village Amenities

Objective 9

To maintain and enhance amenities currently enjoyed by residents of the village.

Policy HNNDP9 - Protecting and Enhancing Village Amenities

The community facilities listed below will be protected:

- **Hargrave Village Hall**
- **All Hallows' Church**

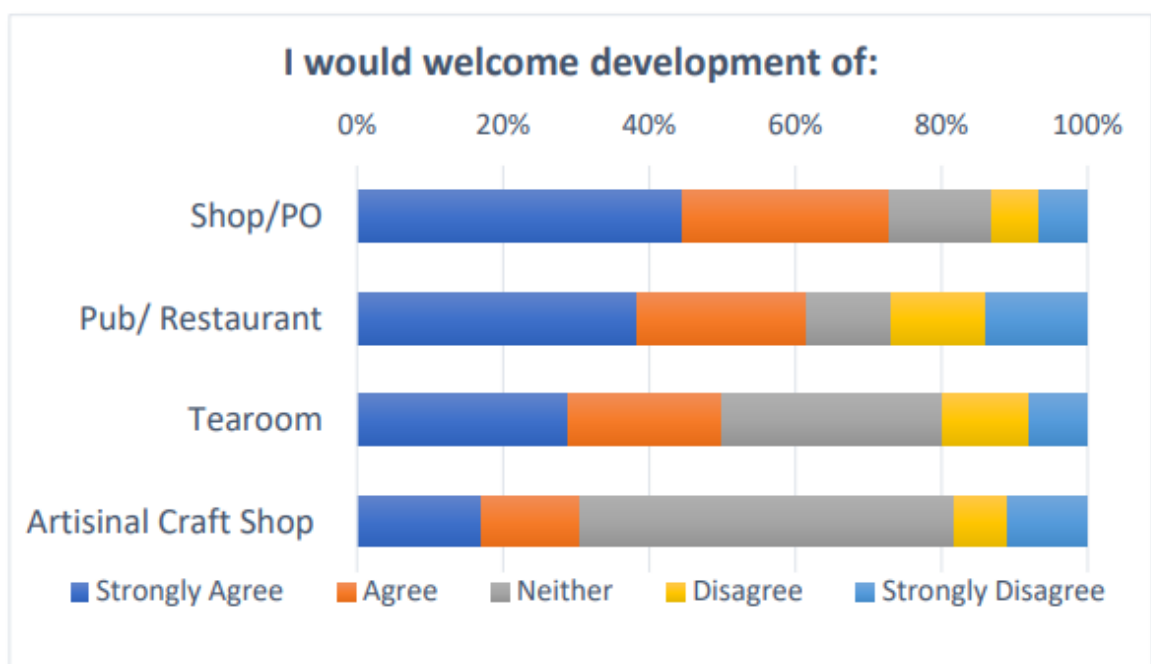
Proposals to enhance and improve existing community facilities will be supported. New community facilities will be encouraged providing they are compatible with existing neighbouring uses.

Where new community facilities are proposed they should provide car parking to highway authority standards, minimise the impact on residents of any vehicle movements arising from the facility. They should be of good design, with landscaping and planting, and, where appropriate, offer play areas, open green space, footpath access and contribute to the natural beauty of our village.

Background/Justification

- 4.9.1.** 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.
- 4.9.2.** 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.
- 4.9.3.** 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.

- 4.9.4.** 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.
- 4.9.5.** 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.
- 4.9.6.** 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

- 4.9.7** In producing the HNDP, the need for facilities to support the sustained health and well-being of residents is recognised as very important.
- 4.9.8** Whilst the village is unlikely to ever have its own surgery or medical facilities, residents are served by those in nearby Raunds and Kimbolton.
- 4.9.9** However, there is much that residents themselves can do to sustain and enjoy healthy lives. The HNDP 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)

4.10 Supporting Rural Diversification and Employment

Objective 10

To aid rural diversification and support appropriate small-scale employment opportunities, including potential village amenities.

Policy HN10 – Rural Diversification and Employment

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

Unless for the reuse of an existing building such development should:

- a) Relate well to the existing built form of the village;**
- b) Be appropriate to the village in terms of scale, location, design, and materials;**
- c) Demonstrate consideration of its impact on infrastructure and incorporate mitigation measures to minimise any adverse impacts;**
- d) Provide adequate car parking on-site for employees and visitors in accordance with Northamptonshire’s adopted Parking standards.**
- e) Be designed so that it responds positively to the surrounding local context in terms of materials used, scale and building height.**

Background/Justification

4.10.1. 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.

4.10.2. 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.

- 4.10.3.** 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.
- 4.10.4.** 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.
- 4.10.5.** 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.
- 4.10.6.** 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.
- 4.10.7.** 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 HNDP. 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. In order to acquire this status, they will be subject to independent scrutiny through a public examination. Certain documents within the LDF must be DPDs, for example the Stratford-on-Avon Core Strategy, Site Specific Allocations of land and Area Action Plan where produced. There must also be an adopted Policies Map which may be varied as successive DPDs are adopted. Current Local Planning Regulations no longer use the term DPD and refer to Local Plans instead.

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.

Roadside Infill: In the context of this HNPD the term "roadside infill" should be construed as:

New housing developed:

- within the village settlement boundary
- adjacent to existing village properties
- where the front of each singular housing plot abuts the roadside, the back of verge or the rear of public footpath tightly adjacent to the road.

The dwelling itself may be situated anywhere within this roadside plot, in keeping the nature of the rest of Hargrave village, thereby affording opportunity for gardens and for off-road parking to the front or the rear of the dwelling, within its plot.

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.

Appendix 1. Draft Policies Consultation

62 responses to the draft policies were received.

1 responses to the Call for Sites was received (Bastion)

2 consultations in advance of a potential call for sites was held, although these two did not materialise in practice.

Written comments on the policies which were received are logged below:

Policy Topic:	Comments
1. Housing Growth	<ul style="list-style-type: none">• A limited rate of growth if possible, with Government Policies• Doubtful that this rate of growth will be necessary as the aging population of our village will mean that current housing becomes available.• The suggested growth in the policy MUST be able to be supported by the existing infrastructure – this should be investigated before the figure is finalised.• There is likely some growth because of Government plans but it must be contained and in keeping with no resources (shops, schools etc).• There is no need for start-up homes and there is no education or other infrastructure to support them.• I support these objectives.• I cannot support the proposed change to village envelope because it unnecessarily endangers a number of green spaces that should remain outside the scope of development. Developing outside it

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Policy Topic:	Comments
	<p>– which I suspect is the only way to achieve the 15 house target – would damage the character of the village.</p>
<p>2. Pattern of development</p>	<ul style="list-style-type: none"> • Ribbon Development, less backfill, safe access/egress to roads. • The majority of large infill sites have been identified on three sides of Top Farm. Wrongly concentrates new development in this area with adverse impact on rurality and current properties. • In our view, Brook Street has a number of sites suitable for development which are not prone to flooding and due to their smaller ring-fenced nature would limit scale of proposed developments. Access issues could be overcome by creating passing places or a one-way system along the through road.
	<ul style="list-style-type: none"> • Point 6f does not seem to be in line with section 4 point 7. Should 6F be reworded to reflect the need for care to preserve and minimise damage to trees in all cases, with removal or reduction only being allowed as the last resort. • I think covers all possible areas and should be cut back • I disagree. The proposed pattern of development may be too large. • Agree but not sure where/how you can fit in new buildings given the constraints listed • Agree but there is no space within the proposed settlement area to fit more than 4 or 5 homes • If there must be further development, then I agree completely that it should comply with the suggested criteria. I would suggest that the reference to trees should be expanded to explicitly require full

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Policy Topic:	Comments
	<p>independent ecological assessment of sites before development is allowed.</p> <ul style="list-style-type: none"> • A vast number of properties in the Hargrave are backfill and allows the growth we need to survive as a village without encroaching outside the village boundary³ • Do not agree that backfill is a problem. ¹
<p>3. Design and Architecture of Houses</p>	<ul style="list-style-type: none"> • The mixture we have is suitable. • I should like to see houses incorporating semi-permeable driveways instead of tarmac (which is urban in style and unsustainable) • All recent new developments have been different (brickwork, architecture, garage designs etc) The village is becoming a midge-modge. This is making the character of our village unclear. • Use local materials • I would like some terraced cottages included in the village • I agree but would not object to a “one-off” design of specific architectural influence as no real standard village property design at present. • Designs of “architectural merit” should be allowed

³ Entries marked with a 1 were all received very late beyond the deadline, and included here out of goodwill and for completeness because of they express disagreement with the drafted policies which helps provide counterpoint and challenge for the Steering Committee to consider

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	<ul style="list-style-type: none"> • The neighbourhood plan has the ability to control the design of their neighbourhoods through design codes. • Strongly agree and trust policies will be upheld • There are so many varied designs of property so hard to see how new ones can reflect their surrounding properties. So, each must be on its own merit. We must preserve the few old properties in the village including the Nags Head even if that means allowing it to be a residential property.¹ • Designs needed to encourage some young families.¹
<p>4. Landscape, character & green space</p>	<ul style="list-style-type: none"> • Continue to try to find communal green space for events, meetings, etc. Take into account that trees that are mature can cause structural problems and need removal. • The fields either side of Top Farm are no less important green space than other parts of the village. The lack of binaries in these fields increase the potential for large scale development and needs addressing. Initial infill schemes lead to backfill – as already seen elsewhere. Re draw the settlement boundary to prevent this. • Must maintained in keeping with a small rural village • Agree but item 4 not strictly necessary. Not all houses comply with this now. Also is the intent and wording clear? Should the gardens be big enough to accommodate a tree, or do you want a tree actually planted? Quite different. • The area for development on Church Street near Top Farm lack footpaths, is narrow. Other locations appear to have been discounted for development because of these limiting features, therefore Church Street should be treated the same.

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	<ul style="list-style-type: none">• Point 7 at odds with Section 2 6F.• The existing trees are of utmost importance and must be protected.• Greenspace is reduced too much with too many roadside areas being included for potential development.• Green space reduced too much.• But the green space should go right around the settlement area – why have some areas been left out?• I agree as far as this goes but it is incomplete in its consideration of the environment. It talks a great deal about trees but says barely anything about accommodation of wildlife when developing property compatible with the environment. The local fauna are as much a part of the character and charm of the village. Also, in proposing protected green spaces, we should not be removing those currently in the existing plan, such as the field immediately to the west of that marked 1 in the new plan.
5. Environment	<ul style="list-style-type: none">• Keep as many trees as possible. Replant where suitable, minimise noise• Aging population means over the next 20 years many properties will change hands. Little/no need for more properties• Not all tresses should be preserved. Some need removing.• Agreed. These points should be adhered to in the existing developments. Noise and pollution are currently unacceptable.• This seems totally over the top given the limited development suggested• Given the low level of development the policy is far too onerous

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<p>6. Sustainable Infrastructure</p>	<ul style="list-style-type: none"> • No new build without proper improvement of roads, pavements, and drains • Aging population means over the next 20 years many properties will change hands. Little/no need for more properties • Will developers really listen? • Surface water and lack of adequate road drainage is a big problem • We need to ensure this is actioned rather than given lip service • I think this is a particularly important area and could be in the village plan to improve the EXISTING houses • Developers should be required to set up a fund to contribute to the village • Development here would impact on failing infrastructure • Vague – a site <i>must</i> be drained
<p>7. Village Amenities</p>	<ul style="list-style-type: none"> • Ensure public Rights of Way are maintained • Obtain land for public space • Developers should contribute to village amenities. • Improve village hall facilities • Natural surroundings/environment – “beauty” is subjective • “Church and graveyard” – we do not have a separate one
	<ul style="list-style-type: none"> • Although we would like to retain the pub, we would prefer it be residential rather than the eyesore it currently is.

- Would welcome a pub or shop.
- Pub and shop are unrealistic propositions in such a small community where parking WOULD be an issue.
- Population of the village is too small to sustain the upkeep of a play area/area for fetes which would undoubtedly get rained off. Also, too small for sustaining a shop/pub with no passing trade.
- A village play area is not viable for so few people, and costs would be too high. Also encourages drugs and litter etc.
- Could be increased by more use of village hall for different types of social gathering
- Village Hall could be used more
- Adequate parking is not demonstrated by current amenities and is not always possible for future use.
- Paragraph 3 is of particular importance when considering the old nags head pub. "No parking disruption to neighbours and no safe pedestrian access." A pub would contravene all these requirements.
- A pub would only survive with lots of visitors from outside the village but there is no parking available on site for those visitors.
- Street parking only available for a pub in Nags Head Lane or Elm Close.
- The pub group misled ENC and provided no business plan and relied on buying the pub cheaply.
- I strongly agree with paragraph 3
- We do not want large car parking areas within the village – current amenities so not have any adverse effects currently
- This should not include a public house

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	<ul style="list-style-type: none"> • I agree only assuming this does not include a pub • The fact that quite rightly you insist on adequate parking seems to rule out retaining the Nags head as an amenity and I think it is time we accepted this and allow the current owner to move on.¹
<p>8. Supporting rural diversification & employment</p>	<ul style="list-style-type: none"> • Only if businesses are “friendly”, quiet, and non-polluting Any renewable energy developments? • Solar properties on properties are acceptable • No more wind turbines • I agree in part but qualify since the likes of windfarms and chicken farms would not be welcomed additions • “Sensitive development opportunities” needs better definition to avoid misunderstanding and argument in the future. • “Sensitive development” – needs further clarification • May have negative impact and increase traffic and parking problems • Whilst I agree with this in general, the language is very open to interpretation. • Please add “must not encourage increased traffic, especially transport vehicles” • As a small village we do not want any large commercial building with would increase the traffic through the village, because the traffic is currently already at an unacceptable level and dangerous.
<p>Other comments</p>	<ul style="list-style-type: none"> • Well done to everyone who has put the Hargrave Neighbourhood Plan together • All planning/liaison with CC must be transparent and well publicised to all village members at all times

- Raunds is growing rapidly and its facilities are becoming inadequate
- Raunds, Thrapston, Rushden, Higham Ferrers all have significant growth for this area, but they have advantages of amenities and facilities. Hargrave Village DOES NOT.
- The village settlement boundary as proposed could lead to large scale developments which an enormous majority of the village residents are opposed to.
- With changes to the planning system there is potential for sites within the settlement boundary to be granted outline planning consent and require a less rigorous planning application (Growth/Renewal areas). In our opinion it would be more appropriate to keep as much as possible of Hargrave Village within the Protected designation to ensure planning applications operate in a similar manner to the current system. As such it is imperative that the correct areas for future development are identified or omitted at this stage to ensure the village retains its historic character and open landscape features so highly valued by its residents

