

# VERSION CONTROL

Key: PC - Parish Council | SS - Sally Stroman - Appointed Consultant | SG - Steering Group

Date	Reason	Who	Version No.
Feb 2026	Amendments to plan following feedback from residents during Public Consultation	SG, PC	7.1.3
	<p>Amendments are:</p> <p>Policy Map A moved to GC3 with notes at the end of GC4 and GC5 (also represented by Policy Map A)</p> <p>Policy GC3 4.9 : Text 'JCS Policy 30' amended to 'JCS Policy 13'</p> <p>Policy GC5 4.14 amended to include the text 'young people to stay in the area'</p> <p>Policy GC8 - Local Green Spaces: table added as requested by S Stroman</p> <p>Policy Map H - A resident comment mentioned that locations 1 and 2 are shown incorrectly. Map has been amended.</p> <p>Policy Map H Part 5 - A resident suggested that 51 Loddington Road be removed from the 'Locally Listed Buildings and Structures' An annotation has been added about current state of roof.</p> <p>Policy GC10 4.33: suggested additional text as follows:</p> <p>The Parish is located within the catchment of the Loddington Arm Water Framework Directive water body (GB105032045150). New developments within the Parish should ensure that they do not cause deterioration to this Water Framework Directive waterbody</p>		
March 2024	Parish Council review Vision Statement Approved	SG, PC	7.1.2
February 2024	Amendments to policy text following Government publishing a revised NPPF in December 2023	SG	7.1.1
	<p>Policies amended are:</p> <p>GC2 Change para. 199 to para. 205</p> <p>GC6 Change para. 80 to para. 84</p> <p>GC7 Change para. 127 to para. 132</p> <p>GC8 Change para. 101 to para. 105</p> <p>GC9 Change para. 127 to para. 132</p> <p>GC10 Change para. 174 to para. 180, para. 179 to para. 185</p> <p>GC12 Change para. 84 to para. 88, para. 93 to para. 97</p> <p>GC13 Change para. 84 to para. 88, para. 85 to para. 89</p>		

<b>Date</b>	<b>Reason</b>	<b>Who</b>	<b>Version No.</b>
May 2023	Pre-submission draft Amendments following a meeting with SS Changes include maps, photos, graphics	SG	7.1.0
August 2022	Amendments following NNC comments	SS, SG	7.0.0
May 2022	Amendments to policies	SS, SG	6.0.0
February 2022	Amendments to policies	SS, SG	5.0.0
December 2021	Amendments to policies	SS, SG	4.0.0
October 2021	Amendments to policies	SS, SG	3.0.0
September 2021	Amendments & Draft Policies creation	SS, SG	2.0.0
August 2021	Document creation	SS	1.0.0

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# FOREWORD

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Neighbourhood planning was introduced under the Localism Act 2011 to give members of the community a more hands-on role in the planning of their neighbourhoods. It introduced new rights and powers to allow communities to shape new development in their local area by coming together to prepare neighbourhood development plans.

The Great Cransley Neighbourhood Plan (GCNP) has been prepared to establish a vision for the Parish and to help deliver the local community's aspirations.

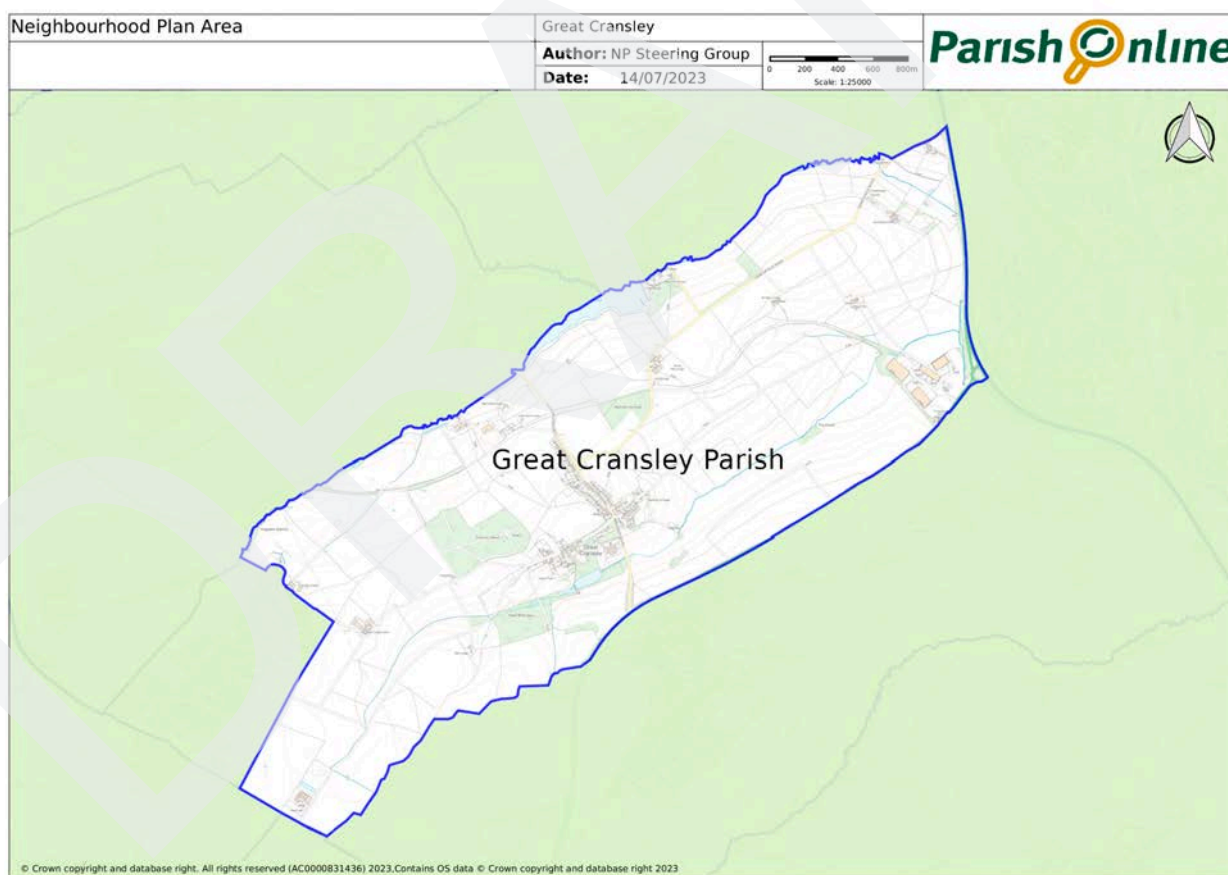
This Plan has been produced by the Great Cransley Neighbourhood Planning Steering Group (GCNPSG) consulting those who live in the Parish. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of residents in the Parish.

The Parish Council would like to thank the members of the Steering Group and pay tribute to their work since 2019.

**Chair of Great Cransley Parish Council**

## 1. Introduction

- 1.1. This document has been prepared by the Great Cransley Neighbourhood Planning Steering Group (GCNPSG), led by Great Cransley Parish Council.
- 1.2. The Great Cransley Neighbourhood Plan (GCNP) is designed to define and achieve the vision for Great Cransley through to 2031. Neighbourhood planning enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals.
- 1.3. On 13 March 2015, Great Cransley Parish Council applied to Kettering Borough Council (now succeeded as part of the new unitary North Northamptonshire Council) for designation of a Neighbourhood Planning Area. On 27 May 2015, the Council approved the Neighbourhood Plan Area as shown on the map below (Fig. 1).



(Fig. 1 - Neighbourhood Plan Area)

- 1.4. The GCNPSG, comprising Parish Councillors and volunteers, was established in 2019, to drive forward the preparation of the Plan and to lead the public engagement and consultation process.

- 1.5. The GCNP provides a vision for the future of Great Cransley and sets out clear policies to help realise this ambition. These policies have regard to national planning policy as set out in the National Planning Policy Framework (NPPF), and are in general conformity with the strategic policies of the adopted development plan which presently comprises the North Northamptonshire Joint Core Strategy and the Kettering Site Specific Part 2 Local Plan.
- 1.6. This Plan has been developed through extensive consultation with the residents and other stakeholders who have an interest in the community. It provides local people with the opportunity to have control over where development should take place within the Parish and to influence it for the benefit of the community.
- 1.7. It is intended that the Plan will assist not only in guiding future development but also ensure that the Conservation Area, heritage assets, wildlife assets and existing designated open spaces and views, all of which give the Parish its special character, are protected.
- 1.8. A Neighbourhood Development Plan describes the area it serves and details the developments, improvements and changes that local residents, community and voluntary groups, and service providers, would like to see. This is done by:
  - Forming a Steering Group.
  - Use of consultations to reach those whose voice is not normally heard.
  - Use of consultations to identify the most important local issues.
  - Evidence gathering to inform the Plan and its policies.
  - Creating opportunities for residents to work out practical steps to improve issues identified.
- 1.9. The final GCNP will be 'made' formally by North Northamptonshire Council. Local parishioners will be given the opportunity to endorse the GCNP publicly by means of a referendum which ensures that the Plan has the backing of local residents.
- 1.10. The Steering Group identified key themes which it felt were particularly pertinent to Great Cransley, and which have guided both the process of the consultation and the reporting of the findings described in this document. The key themes identified are:
  - The Built Environment and Heritage Assets
  - Housing Needs and Development
  - Views, Landscape, Open Spaces and Biodiversity
  - Village Facilities and Economy.
  - Traffic and Speeding
- 1.11. The GCNP has been produced on behalf of the residents of Great Cransley. The GCNPSG has sought to engage with the local community including local businesses.

1.12. The GCNP has been developed from the views of local people and organisations using various consultation methods including:

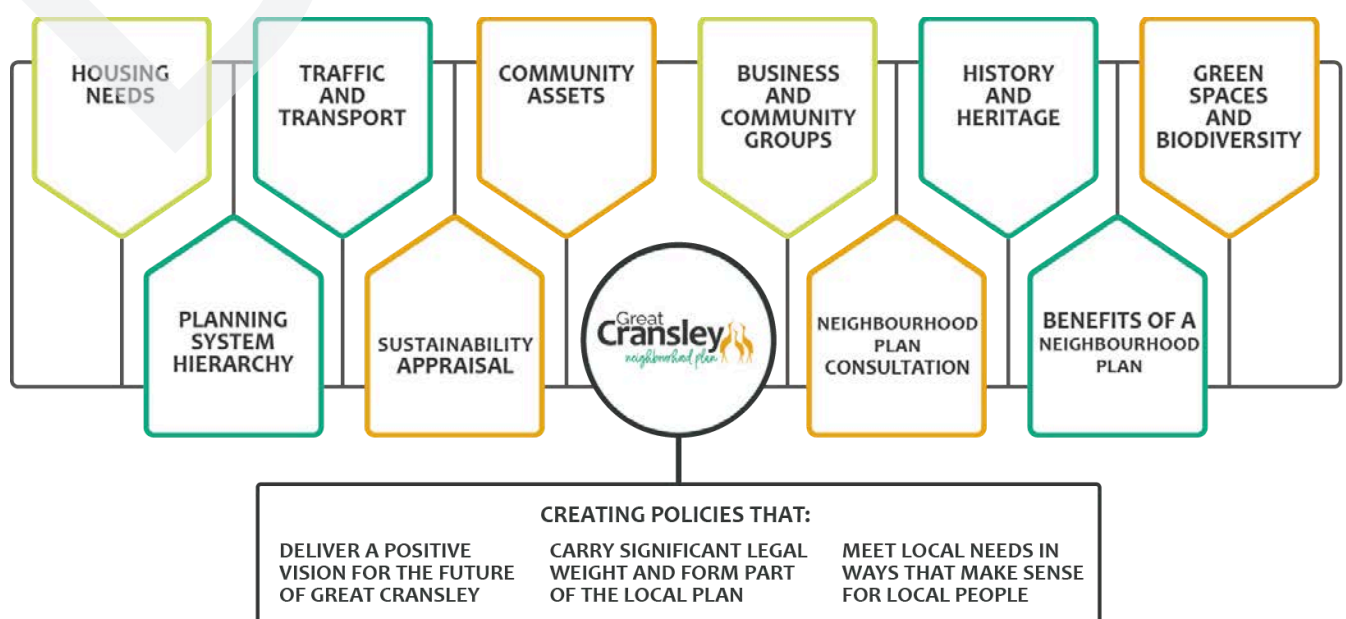
- Great Cransley Parish Survey (August 2017).
- Winter Update Event (January 2020).
- Housing Needs Survey (March 2020).
- Neighbourhood Plan Open Event (Green Spaces and Biodiversity, 18 September 2021).
- Distribution of Great Cransley Neighbourhood Plan newsletters.
- Feedback from publicity posters, leaflets, and social media publicity
- Regular meetings of the Great Cransley Neighbourhood Planning Steering Group.
- Parish Council meetings.
- Neighbourhood Plan website.
- Exhibitions and events.

1.13. A detailed summary of the public consultation carried out will be provided within the Consultation Statement which will accompany the Submission Version of the GCNP.

### What is a Neighbourhood Plan?

1.14. The Neighbourhood Plan is a plan for the community as a whole. It looks at a wide range of issues including:

- The development of housing (location, type, tenure etc);
- Transport, access and connectivity (roads, cycling, walking etc);
- The protection and creation of open spaces (allotments, play areas etc); and
- The protection of important buildings, views and heritage assets.
- The protection of local wildlife habitats to preserve and enhance both biodiversity and geodiversity.



1.15. Although the Localism Act 2011 aims, via the Neighbourhood Development Plan, to give local people the power to decide what happens in their community it also sets out a number of 'basic conditions' that must be met. These are:

- **having regard to national policies and advice contained in guidance issued by the Secretary of State;**
- **contributes to the achievement of sustainable development;**
- **in general conformity with the strategic policies contained in the development plan<sup>1</sup> for the area, or any part of the area;**
- **is compatible with EU obligations; and**
- **prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan<sup>2</sup>.**

1.16. The production of a Neighbourhood Development Plan gives the local community the power to decide where new housing, infrastructure and any community facilities should go and how the village should develop.

1.17. The GCNP will be subject to an independent examination. An independent examiner will be appointed by North Northamptonshire Council in consultation with the Parish Council. The appointed examiner will assess whether the Plan meets the 'basic conditions' and if found to meet these the Plan can proceed to the local referendum. The referendum will give all eligible voters in the Parish the opportunity to vote and decide if the GCNP should form part of the development plan and be used in the determination of planning applications.

1.18. The GCNP has been prepared to generally conform to the strategic policies of the development plan. Neighbourhood Plans do not cover minerals and waste matters.

1.19. The GCNP has been prepared for the period through to 2031 in accordance with the Kettering Site Specific Part 2 Local Plan.

1.20. Once 'made', the GCNP will form part of the development plan. Planning applications are determined in accordance with the development plan unless other material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF).

<sup>1</sup> Development plan is defined in Section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

<sup>2</sup> The prescribed condition is that the 'making' of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

## Great Cransley Neighbourhood Plan and the Development Plan Context

- 1.21. The Basic Conditions Statement will map the various policies in the submitted GCNP against the policies in the current development plan. In summary, the following policies have been particularly important in underpinning the GCNP policies:

### North Northamptonshire Joint Core Strategy

Policy 1	Presumption in favour of Sustainable Development
Policy 2	Historic Environment
Policy 3	Landscape Character
Policy 4	Biodiversity and Geodiversity
Policy 5	Water Environment, Resources and Flood Risk Management
Policy 6	Development on Brownfield Land and Land affected by Contamination
Policy 7	Community Services and Facilities
Policy 8	North Northamptonshire Place Shaping Principles
Policy 9	Sustainable Buildings
Policy 10	Provision of Infrastructure
Policy 11	The Network of Urban and Rural Areas
Policy 13	Rural Exceptions
Policy 15	Well-Connected Towns, Villages and Neighbourhoods
Policy 19	The Delivery of Green Infrastructure
Policy 25	Rural Economic Development and Diversification
Policy 29	Distribution of New Homes
Policy 30	Housing Mix and Tenure

- 1.22. In regard to the policies of the Kettering Site Specific Part 2 Local Plan, the following policies have been taken into account in resolving the GCNP policies:

### **Kettering Site Specific Part 2 Local Plan**

Policy LOC1	Settlement Boundaries
Policy HOU1	Windfall and Infill Development: Principles of Delivery
Policy HOU4	Single Plot Exception Sites for Self-build
Policy HWC2	Protection of Community Facilities & Proposals for New Facilities
Policy NEH1	Local Flood Risk Management
Policy NEH2	Borough Level Green Infrastructure Network
Policy NEH3	Historically and Visually Important Local Green Spaces
Policy RS1	Category A Villages
Policy RS4	Policy RS4
Policy RS5	General Development Principles in the Rural Area
Policy GRC1	Great Cransley Development Principles
Policy GRC2	Land to the north of Loddington Road, Great Cransley

- 1.23. It is clear that the GCNP has been prepared within the context of the existing development plans and this is good practice and reflects key elements within the Planning Practice Guidance on this matter.

### **Community Engagement and Consultation**

- 1.24. The GCNP has been produced on behalf of the Parish of Great Cransley residents. It has been developed from the views of local people using various consultation methods.
- 1.25. Public consultation has been undertaken in order to inform the development of the GCNP and the policies that it provides, as will be described within the Consultation Statement. A draft plan was shared informally with Officers of North Northamptonshire Council in 2022. Following receipt of comments from Officers of North Northamptonshire Council, amendments were made to the Plan.
- 1.26. The Pre-Submission Version of the Plan was discussed by the Parish Council and it was resolved that the Plan be subject to the statutory 6-week “Pre-Submission consultation” in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The consultation will take place with bodies whose interests it considers may be affected by the draft Plan.

- 1.27. Posters and literature on the Pre-Submission consultation will be distributed in relevant areas of the village. Information will be posted on the Parish Council Facebook page as well as the Parish Council website as well as paper copies of the plan being made available to all households. Response forms will be available to complete online, or paper copies are available on request.
- 1.28. A Consultation Statement detailing the consultation process will be provided to accompany the Submission Version of the GCNP.

## **2. About Great Cransley**

- 2.1. Great Cransley is a small rural village located 1.5 miles southwest of Kettering. The Parish covers an area of 760 hectares. The village is located on high ground providing wide long-distance views from NE to SE over open farmland down towards Kettering and the A14. 1km north of Great Cransley village is Cransley reservoir, partially located in Thorpe Malsor, Loddington and Great Cransley parishes.
- 2.2. The village is centred on the intersection between Broughton Hill, Loddington Road, Church Lane and Bridle Way. Most of the older buildings in the village are located close to this central crossroads and along Church Lane. The predominant characteristic of these buildings is their material, stone, as well as a variety of roofing materials. The oldest part of the village is designated as a Conservation Area and has many distinctive buildings and features. The Great Cransley Conservation Area Appraisal covering this central area of the village was adopted in May 1984.
- 2.3. Additionally, at the northeast part of the Parish is an approximately 22-acre (9-hectare) site of the former iron foundry adjacent to the A43 and junction 8 of the A14. This site has recently been redeveloped as the Cransley Park Business Park. Cransley Park is approximately 3km by road via Broughton from the centre of Great Cransley village and is effectively detached from Great Cransley village.
- 2.4. The Parish of Cransley originally included the small hamlet of Little Cransley which adjoined Broughton Parish. However, when the Broughton bypass (part of A43) was built in the 1980s, Little Cransley became part of the Broughton Parish.
- 2.5. Until 1 April 2004, Mawsley located to the southwest of Great Cransley was also part of the Parish. Work commenced in 2001 to develop a new village settlement. Two hundred acres were lost from the Parish when the new Mawsley Parish was formed. The size of Great Cransley Parish has reduced in physical area as well as the population over time.

- 2.6. Cransley Hall, a Grade II listed manor house is located in the south-western part of the village. It was originally built in 1677 and from 1791 remained in the ownership of the Rose family until 1903. The Rose family were impecunious and the village housing stock was in poor repair. However, during their ownership, the Rose family restored the church (St Andrew's) in the 1870s and a village school was built on Church Lane (now a residential property) as well as the now-known Three Cranes Inn public house. During this time, most village residents worked in agriculture within the Parish.
- 2.7. In 1903, Cransley Hall was sold to Captain A.H Thurburn who was a wealthy man who spent a considerable amount of money on Cransley Hall, the gardens and the overall estate. In 1944, Major Thurburn died and his widow sold the estate to George Kenyon Benton who over time sold parts of the estate, including land on Loddington Road, to Kettering Rural District Council. George Kenyon Benton died in 1952 and the Cransley Hall Estate was handed to the Crown Estate Commissioners (CEC) in lieu of taxes. The CEC ran the estate for ten years and then resolved to sell to the tenants comprising the Barnwells, Claypoles, Knights, Smiths and Hutchinsons. Four of the families are still in occupation of their land, sixty years later.
- 2.8. The estate cottages and many of the Council-owned properties in the Parish were sold under the 'right to buy' scheme, the majority of properties in the Parish are now owner-occupied (79.7%, 2011 Census).
- 2.9. The village school on Church Lane was closed in the 1970s and the bus service serving the village has ceased to operate, however at the time of writing (July 2023) there is a community bus service running to Kettering town centre.
- 2.10. The Cransley Ironstone Furnaces was located on the eastern parish boundary and closed in 1957. The main ironworks buildings were served by a series of railway lines (including the Midland Railway Cransley Sidings). Following the closure, the site comprised a railway scrap yard and a vehicle scrap yard. The site now comprises Cransley Park, a business park providing a range of industrial warehouse units.

## DID YOU KNOW?

St Andrew's Church has the only stained glass window in the world that depicts Churchill smoking a cigar! The window was commissioned to commemorate the relationship Great Cransley has with the USA and The Atlantic Charter.



Church services during the 1930s & 1940s were broadcast from St Andrew's, by the BBC, on the wireless conducted by Rev. Greville Cooke.



A joint declaration released by US President Roosevelt and British Prime Minister Churchill, on August 14th 1941, following their meeting in Newfoundland.

(Did You Know section from a NHP Newsletter)



(Credit: English Heritage - Cransley: Village Remains and Map of 1598)



(Cransley: Church Lane c1900)



(Cransley: Loddington Road - looking towards junction with Church Lane and Bridle Way c1900)



(Cransley: Loddington Road - looking towards junction with Church Lane and Bridle Way c1900)



(Cransley: 1905 Three Cranes Inn on left, Whitehills Farm on right c1900)



(Cransley: 1920)



(Cransley: local sheep farming Present Day)



(Cransley: The Old Vicarage, Church Lane Present Day)



(Cransley: Church Lane Present Day)



(Cransley: Entrance to Cransley Woods Present Day)



(Cransley: Whitehill Farm, Loddington Road Present Day)



(Cransley: Loddington Road Present Day)



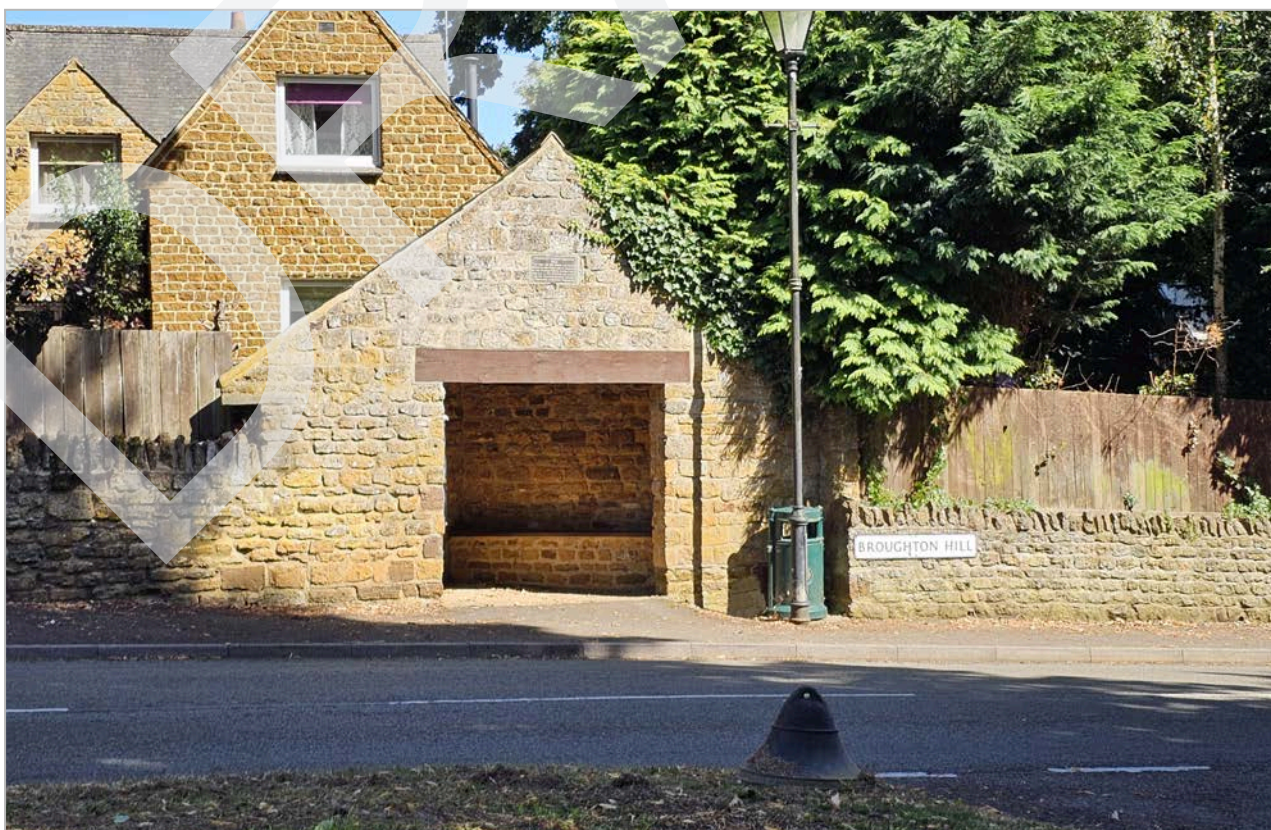
(Cransley: Bridle Way Present Day)



(Cransley: Looking down Broughton Hill towards Broughton Present Day)



(Cransley: War Memorial at the junction of Church Lane, Loddington Road and Bridle Way Present Day)



(Cransley: Stone Bus Shelter Present Day)

## Demographics

2.11. The information below is a synopsis of the population and household characteristics

### Age Breakdown of Residents within Great Cransley Parish

Age	Parish No. %		Kettering (LPA*) No.	Kettering (LPA*) %
All usual residents	305	100	93,475	100
0 to 4	12	3.9	6,256	6.7
5 to 15	29	9.5	12,410	13.2
16 to 17	11	3.6	2,303	2.5
18 to 29	29	9.5	12,819	13.7
30 to 44	52	17	20,120	21.5
45 to 59	101	33.1	18,359	19.6
60 to 64	16	5.2	6,214	6.6
65 to 74	23	7.5	8,105	8.7
75 to 84	24	7.9	4,769	5.1
85 and over	8	2.6	2,120	2.3

(Source 2011 Census (ONS Crown Copyright Reserved))

\*LPA - Local Planning Authority

### Housing and Households within Great Cransley Parish

House Type	Parish No. %		Kettering (LPA*) No.	Kettering (LPA*) %
All categories	124	100	41,486	100
Detached	55	44.4	11,992	28.9
Semi-detached	53	42.7	14,012	33.8
Terrace	13	10.5	10,198	24.6
Flat	3	2.4	5,284	12.7

(Source 2011 Census (ONS Crown Copyright Reserved))

\*LPA - Local Planning Authority

House Tenure	Parish No. %		District No.	District %
All households	123	100	38,797	100
Owned	98	79.7	27,562	71
Social Rented	19	15.4	5,187	13.4
Private Rented	6	4.9	6,048	15.6
All households	123	100	38,797	100

(Source 2011 Census (ONS Crown Copyright Reserved))

## Village Facilities

- 2.12. Great Cransley has a very limited range of community facilities and has no bus service operating in the village. The church of St. Andrew's, a Grade I listed building is located in the south-west part of the village.
- 2.13. The Three Cranes Inn public house is located on Loddington Road. Great Cransley Village Memorial Hall is also located on Loddington Road towards the northern part of the village. The village memorial hall is a popular and well-used centre for village activities.
- 2.14. A children's play area is sited adjacent to the village memorial hall. The play equipment was upgraded to a high standard some years ago.
- 2.15. There are 10 Statutorily Listed Buildings and Structures in Great Cransley (a full list is provided in Appendix 1) and 39 Locally Listed Buildings and Structures (a full list is provided Appendix 2).

## 3. Vision, Key Themes and Core Objectives 2021-2031

### Key Issues

- 3.1. The responses to the 2017 survey and consultation events have provided a significant level of data which has been invaluable in establishing priorities, identifying problems and generating ideas. The following issues, by theme, have been highlighted:

#### The Built Environment and Heritage Assets

- a. The need to protect the historic character and value of the village.
- b. The need to preserve and enhance the Conservation Area.
- c. The need to protect heritage assets, both statutorily listed and locally important.
- d. To prescribe local design, materials and features should be reflected in new development including external alterations to existing homes.

## **Housing Needs and Development**

- To support small-scale housing development suitably located and designed.
- Any new housing should help to broaden the range of stock available in the Parish with a priority for provision for older and family accommodation.
- The type, tenure and cost of new housing should meet the needs of the Parish.
- The need for affordable housing.
- To ensure that any new housing development should respect the existing character of the Parish.

## **Views, Landscape, Open Spaces and Biodiversity**

- To preserve views into and from the village.
- To support the designation and protection of local green spaces within the Parish.
- To prevent the coalescence of the Parish with the neighbouring parishes and the urban area of Kettering.
- The need to protect areas of nature conservation value.
- To protect existing footways and bridleways.
- A commitment to improve access and connectivity of footpaths and open spaces in the Parish to support healthy communities.

## **Village Facilities and Economy**

- The following village facilities namely the Three Cranes Inn public house, Great Cransley Village Memorial Hall, the village play area and St Andrew's Church are considered to be very important to residents.
- Support needed to improve village facilities for both young and old people in the Parish.
- The need to support and promote existing clubs in the Parish.

## **Traffic and Speeding**

- Speeding of vehicle traffic through the Parish.
- HGV vehicles travelling through the Village.
- Parking and congestion issues in the village.
- Some support for traffic calming measures and support for regular speed monitoring.
- The need to balance the needs of pedestrians, cyclists and drivers.

## Vision for Great Cransley

3.2.

**By 2031, Great Cransley will have retained its character and identity as a traditional small Northamptonshire village. The surrounding countryside, green spaces and village heritage assets will have been protected and enhanced while village facilities and infrastructure will have been improved, improving the quality of life for its residents. The valued aspects of open countryside views, peace, quiet and a safe environment for residents and visitors of all ages will have been retained or enhanced.**

**This vision has been developed by the Parish Council and Steering Group.**

It is essential that the special characteristics of the Parish are protected and enhanced. In recognition of this, the following Vision Statement has been agreed for the Great Cransley Neighbourhood Plan

3.3. The GCNP will:

- Preserve and enhance the rural form and character of this traditional village.
- Preserve and enhance the significance of the Parish's heritage assets.
- Maintain its separation from surrounding settlements and developments.
- Ensure that any new housing proposals are proportionate in scale in keeping with the character of this rural village and are meeting local needs.
- Protect open spaces (including Local Green Spaces), woodlands and the network of footpaths.
- Seek to protect and enhance facilities for residents.
- Seek to adopt traffic management measures to address parking and speeding traffic in the Parish.

3.4. The Vision will be achieved by focusing on:

- Developing and deploying a strategic level of thinking that enables a coordinated approach to any future development within the Parish.
- Retaining the open countryside, developing footpaths and bridleways, and protecting Local Green Spaces.
- All developments will be in keeping with local materials and design and also protect heritage features in the Parish.
- Providing community infrastructure to ensure that residents' needs are met.

## The Objectives of the Great Cransley Neighbourhood Plan

- 3.5. The views expressed by local residents at consultation events are to be addressed within the Consultation Statement. The core objectives are based on the key issues raised by local people and have been summarised to form the basis of the GCNP.

### 1. The Built Environment and Heritage Assets

- 1a. To protect and preserve Great Cransley's rural character and heritage thus seeking to protect and improve features which contribute positively to this environment.
- 1b. To protect and enhance the Conservation Area, designated & non-designated heritage assets and their settings and to support their role in providing a sense of place and local distinctiveness.
- 1c. To maintain the distinct character of the village by preserving, protecting and enhancing the high quality and distinctive rural landscape for present and future generations.

### 2. Housing Needs and Development

- 2a. To deliver housing which meets the needs of the Parish which provides for both existing and future residents the opportunity to live in a home that meets the Decent Home Standard.
- 2b. To provide new housing which is high quality in design, layout and materials, small in scale and suitable for the whole life needs of residents.
- 2c. To support sensitive development which is sympathetic to the area, protects the look and feel of the village and minimises the impact of such development on the natural and built environment.

### 3. Views, Landscape, Open Spaces and Biodiversity

- 3a. To protect, enhance and conserve the surrounding countryside and important views.
- 3b. To maintain the distinct character of the village by preserving, protecting and enhancing the high quality and distinctive rural landscape for present and future generations.
- 3c. To protect and enhance the biodiversity of the area, the local wildlife with its habitat and trees, and preserve ecological corridors and sites of special interest and the wider countryside.

#### 4. Village Facilities and Economy

- 4a. To protect and enhance local amenities which provide a community focus.
- 4b. To sustain the vitality, health and safety of the community by ensuring that all residents have easy access to community facilities and community open spaces for leisure, recreation and enjoyment.
- 4c. To continue to support the local economy and sustain existing businesses.

#### 5. Traffic and Speeding

- 5a. To seek ways of introducing traffic calming measures to reduce problems of speeding and the number of HGV traffic passing through the village.
  - 5b. To encourage highway safety measures including parking and pavement improvements.
- 3.6. The delivery of non-land use actions (as listed in Section 5 of the Plan) will be achieved in partnership with public-sector, private bodies and stakeholders such as landowners, developers and the community.
- 3.7. For a locally distinctive Plan it is right that a range of locally specific objectives should be developed. These will underpin the draft policies, which use and implementation of will support and deliver the objectives and contribute to sustainable development within the Parish. The objectives intend that the GCNP should:

- **provide a framework within which decisions on planning applications can be made for the benefit of continuing sustainability across the Parish;**
- **encourage the provision of housing, including affordable housing and homes for the elderly and young people to meet identified local housing needs where do so would not significantly affect the quality of the local environment;**
- **support and encourage the continued provision of social, community, recreational and other leisure infrastructure to meet community needs; and**
- **conserve and enhance the landscape, biodiversity, natural habitats and cultural heritage of the Parish;**

## 4. The Policies of the Great Cransley Neighbourhood Plan

- 4.1. This section of the Plan sets out the planning policies of the GCNP. The policies have been developed from the evidence, vision and objectives as detailed in this document. These policies together with the policies contained in the North Northamptonshire Joint Core Strategy and the Kettering Site Specific Part 2 Local Plan will be used to determine planning applications in the Plan area and also to assist in shaping the future of Great Cransley as a place to live and work in, and to visit.

### The Built Environment and Heritage Assets

4.2.

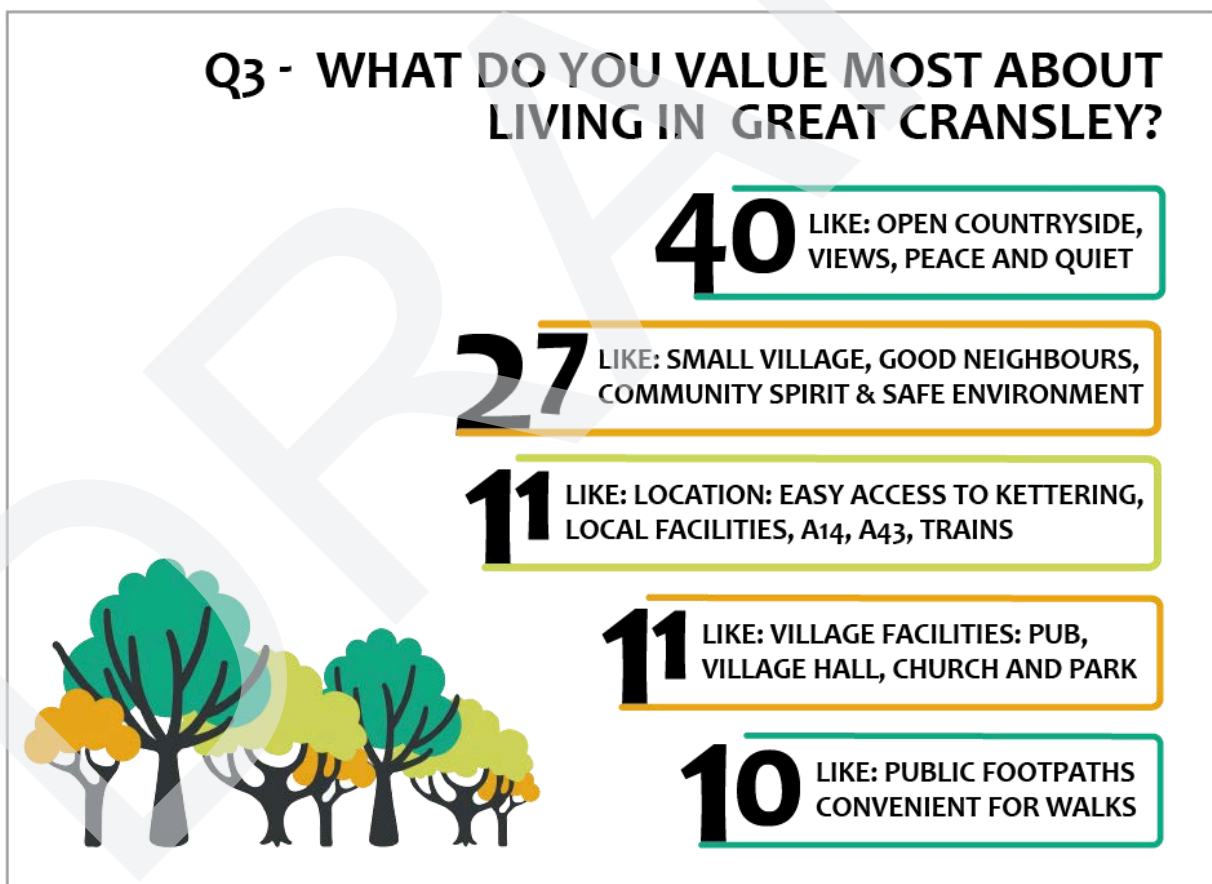
**New development within Great Cransley Parish will be supported where it preserves and enhances the local character and appearance of the parish, and provides housing that satisfies identified local housing needs.**

**Proposals should:**

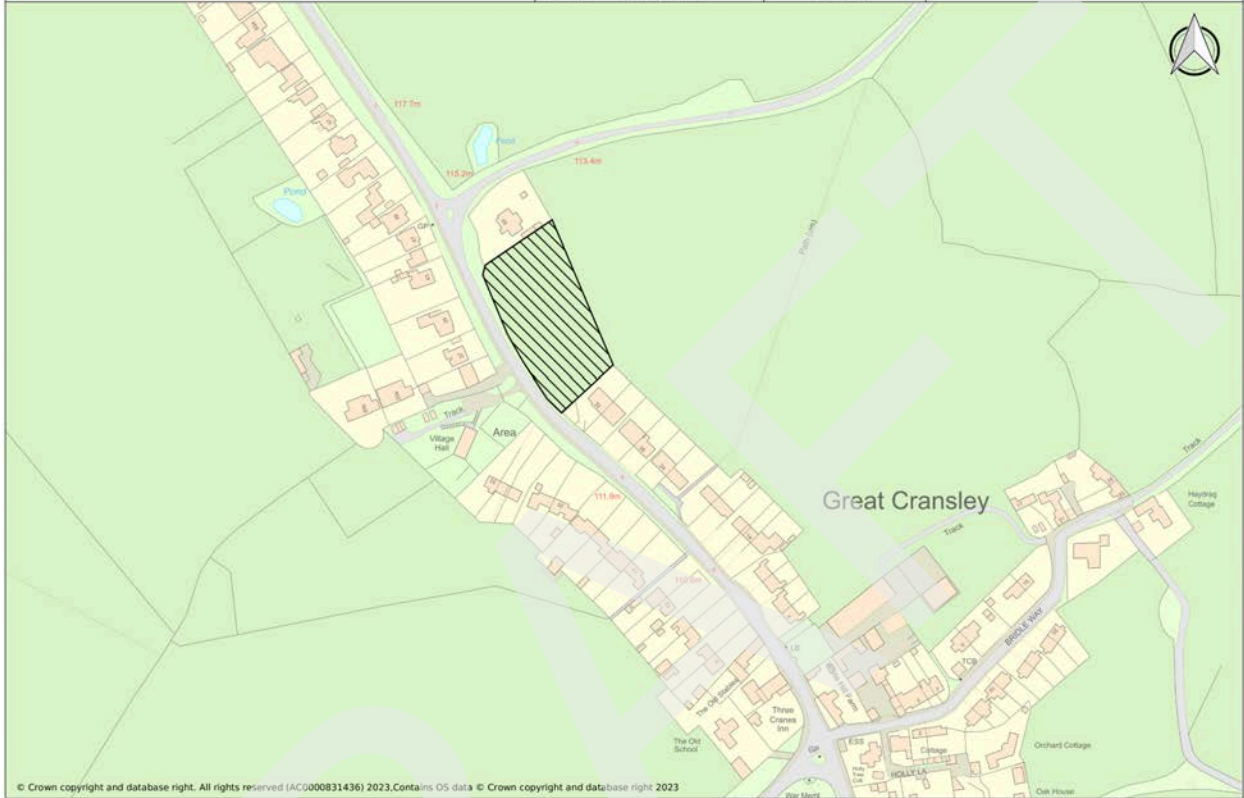
- a. be designed to be of high quality and reflect the design of the buildings in the local area and should be integrated into the environment**
- b. be designed to reflect the prevailing pattern and scale of development in the immediate location**
- c. proposals should minimise the impact on general amenity and give careful consideration to mitigate the adverse impacts of noise, odour and light**
- d. provide adequate off-street car parking to meet the assessed needs**
- e. be able to be adapted to accommodate changing lifestyles and technologies**
- f. seek to incorporate high-quality landscaping within and around new developments together with protecting and enhancing wildlife habitats**

## Policy GC1 – Design Principles (Sub-Objectives 1a,1b, 1c, 3c and 3d)

- 4.3. **Evidence:** Responses from the public consultation support the need to protect and enhance the characteristics of the local environment and to maintain the village identity. National planning policy acknowledges that design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. This is reinforced within the guidance provided within the National Design Guide and the National Model Design Code. As confirmed within the NPPF (National Planning Policy Framework), neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.



- 4.4. This policy is also supported within the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy and Policy GRC1 of the Kettering Site Specific Part 2 Local Plan.



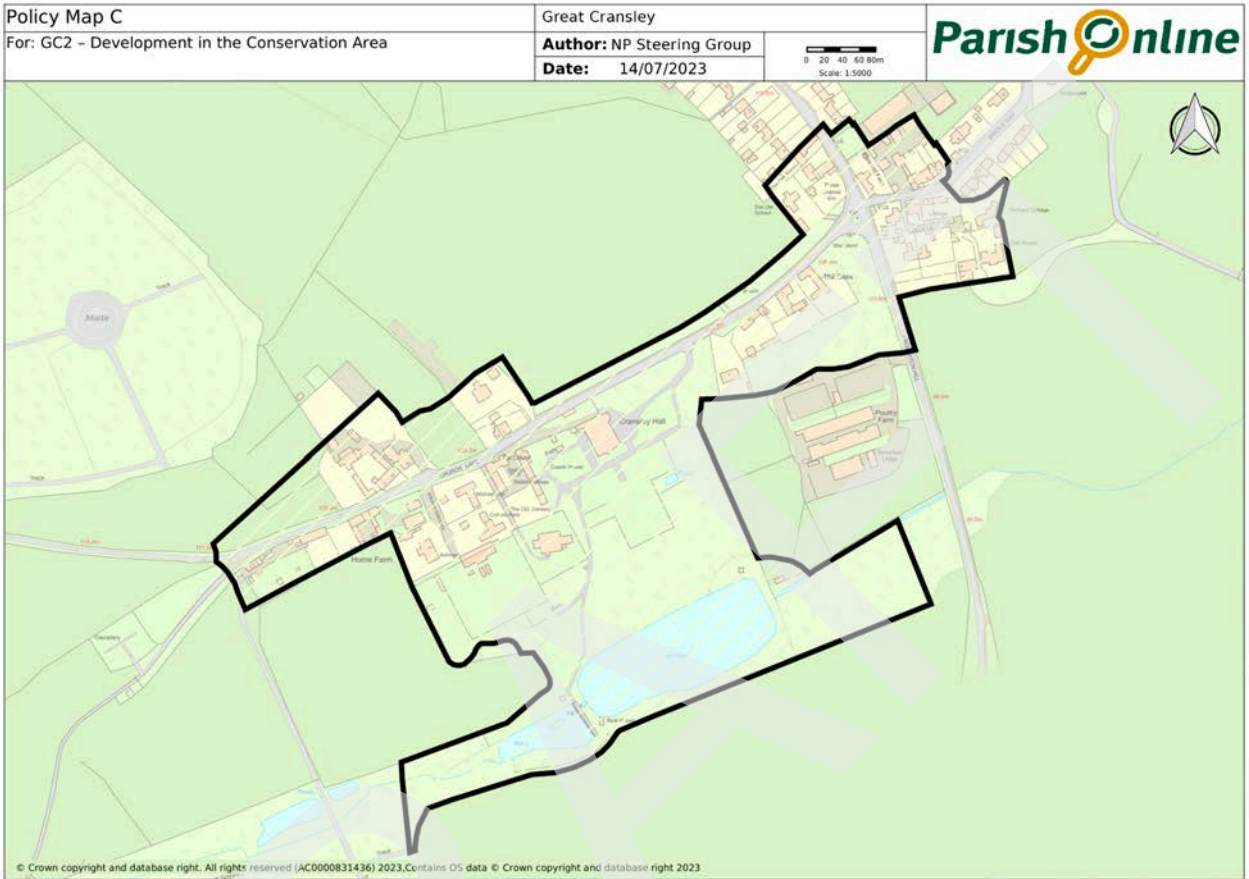
(Policy Map A - GC1, GC3, GC4, GC5)

## Policy GC2 – Development in the Conservation Area (Sub-Objectives 1a and 1b)

4.5.

**Planning permission will normally be granted for developments within the Great Cransley Conservation Area that lies within the Settlement Boundary, provided that proposals preserve or enhance the character or appearance of the Conservation Area.**

- 4.6. **Evidence:** Local residents value the village identity and the need to retain its existing environmental and heritage features that give the Parish its special character. The NPPF states that development plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. Paragraph 205 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight, should be given to the asset's conservation. The advice adds the more important the asset, the greater the weight should be.
- 4.7. The Conservation Area is the subject of a Conservation Appraisal to inform planning decisions on applications that deal primarily with the Conservation Area but also those that might be adjacent to the Conservation Area and affect its setting.
- 4.8. The preservation and enhancement of the character and appearance of the Conservation Area is further supported within the requirements of Policy 2 of the North Northamptonshire Joint Core Strategy and Policies GRC1 and RS5 of the Kettering Site Specific Part 2 Local Plan.



(Policy Map C - GC2)

## Housing Needs and Development

### Policy GC3 – Housing Delivery (Sub-Objective 2a)

4.9.

Provision will be made over the Plan period for up to 15 dwellings at Land to the north of Loddington Road as proposed within Site Specific Policy GC4.

Development in excess of the allocated site will only be permitted where the proposal relates to a site within the Settlement Boundary. Exceptionally, permission will be granted on sites immediately adjacent to the Settlement Boundary for schemes providing 100% affordable housing to meet identified needs in accordance with North Northamptonshire Joint Core Strategy Policy 13.

- 4.10. **Evidence:** The overriding consideration was the need to ensure that further development should not damage the environment and heritage features attributed to the Parish. Within the Housing Needs Survey, the majority of respondents confirmed support for new homes being built.

### IN THE HNS WE ASKED RESIDENTS TO TELL US WHAT TYPE OF HOUSING THEY BELIEVED GREAT CRANSLEY NEEDS

ALL 55 RESPONDENTS ANSWERED. RESPONDENTS WERE INVITED TO TICK AS MANY BOXES AS THEY FELT APPROPRIATE

**36** RESPONDENTS IN SUPPORT  
OF FURTHER HOMES

**19** RESPONDENTS AGAINST  
FURTHER HOMES

FAMILY HOMES  
(2-3 BED)

**24**

HOMES FOR PEOPLE  
WITH DISABILITIES

**10**

HOMES FOR SINGLE  
PEOPLE (1-2 BED)

**22**

FAMILY HOMES  
(4+ BED)

**7**

HOMES FOR ELDERLY  
PEOPLE

**19**

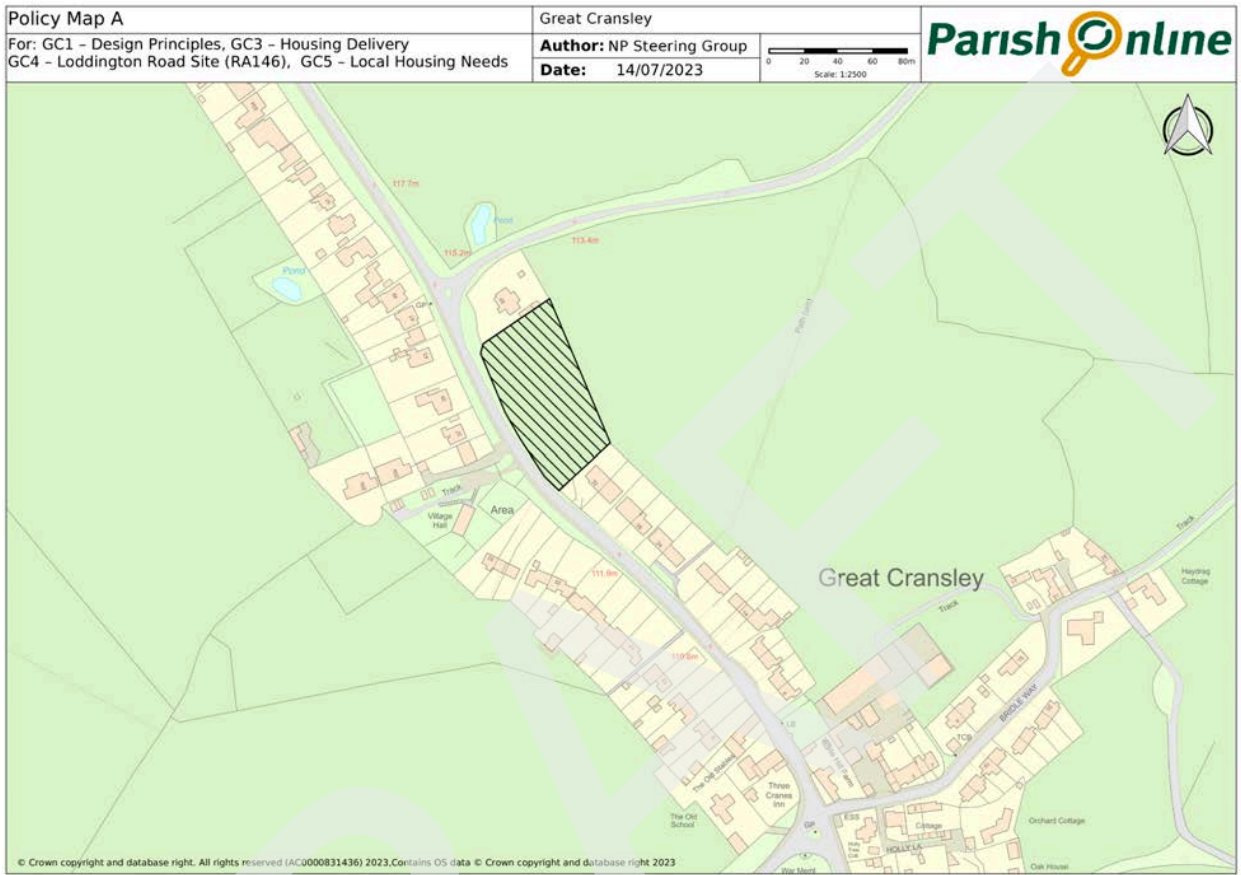
NO FURTHER HOMES  
ARE NEEDED

**19**

- 4.11. Great Cransley is defined within the Kettering Site Specific Part 2 Local Plan as a Category A Village, to which Policy RS1 applies. Within Category A Villages, development will comprise of infill and the housing allocation identified at Policy GRC2 of the Kettering Site Specific Part 2 Local Plan.
- 4.12. In addition, this policy meets the requirements of Policy RS4 of the Adopted Part 2 Local Plan in regard to housing development in the open countryside.

**The GCNP allocates 0.43 ha of Land to the north of Loddington Road as identified on the Policy Map for housing development, subject to the following criteria being met:**

- a. a maximum of 15 dwellings providing an affordable housing contribution in line with the development plan;**
- b. to address the outcome of the Housing Needs Assessment by including affordable two-bedroom dwellings;**
- c. the provision of a vehicular access off Loddington Road that will not result in unacceptable harm in terms of highway safety;**
- d. adhere to the linear character of Loddington Road to preserve the existing character and density of this part of the village;**
- e. comply with the guidelines of the Great Cransley Design Guidelines, Codes and Masterplanning Report;**
- f. pre-determinative archaeological evaluation to mitigate any impact of any heritage assets of archaeological interest;**
- g. as far as possible, existing hedges and trees should be retained, and where removal is necessary, compensation for the loss of the biodiversity asset must be incorporated into the proposal; and**
- h. developer contributions will be sought towards the projects listed in Policy GC15**



(Policy Map A - GC1, GC3, GC4, GC5)

## Policy GC4 – Loddington Road Site (RA146) (Sub-Objectives 2a, 2b and 2c)

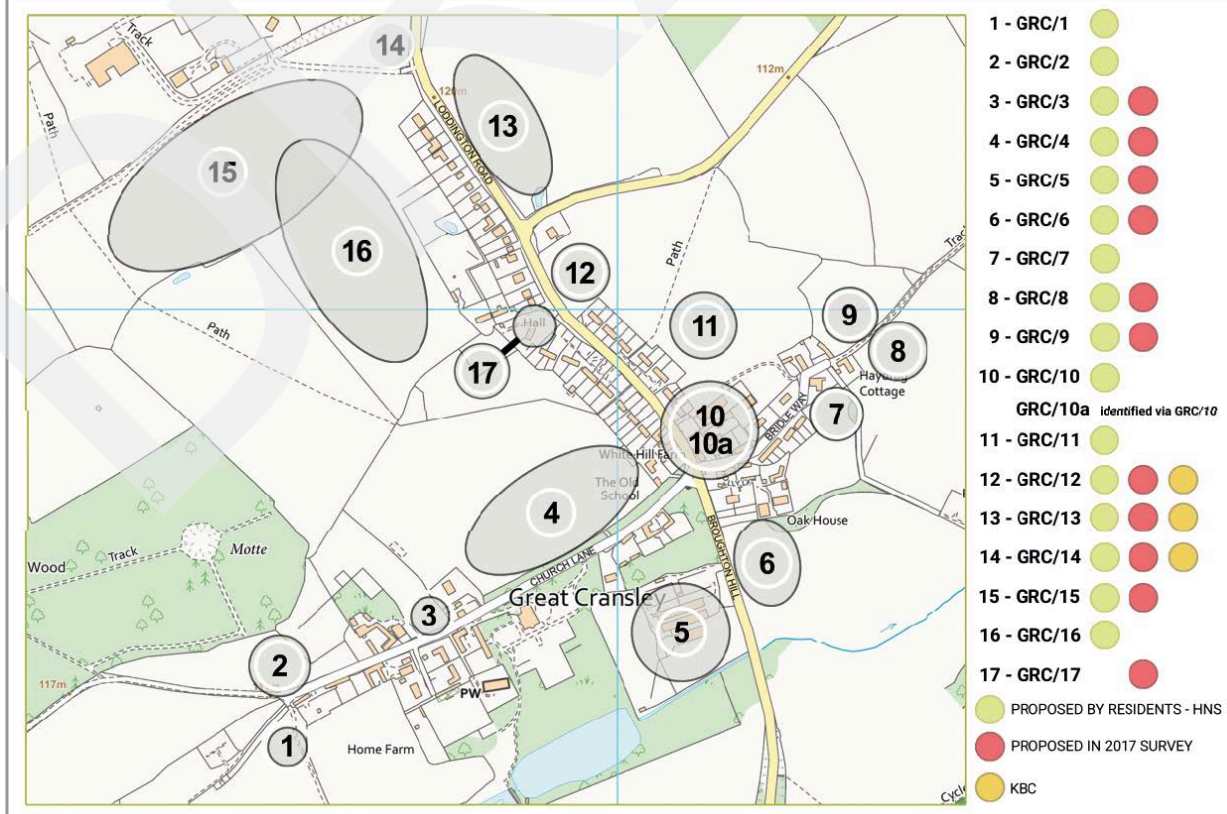
- 4.13. **Evidence:** The Parish Council considers that the allocation at Loddington Road will assist in meeting the broad objectives of the GCNP and will not conflict with the broader strategic objectives of the development plan. As detailed earlier in the plan, Great Cransley is defined within the Kettering Site Specific Part 2 Local Plan as a Category A Village to which Policy GRC2 states that the site will provide between 10 and 15 dwellings during the Plan period. As part of the Housing Needs Survey, households were provided with a map of the Parish and were asked to mark upon it any locations they thought may be suitable for housing development, responses were returned which included the allocated site on Loddington Road.

### WE ASKED THE RESIDENTS THE FOLLOWING:

WE WOULD LIKE TO KNOW IF YOU THINK THERE ARE ANY SUITABLE LOCATIONS IN THE VILLAGE WHERE NEW HOUSING COULD BE DEVELOPED. CLEARLY MARK THE MAP WHEREVER YOU THINK THERE MAY BE SUITABLE PLACES.

THE LOCATIONS CHOSEN HAVE BEEN AMALGAMATED AND PRESENTED ON THE MAP BELOW

Great Cransley village map - sites that may be suitable for housing development



**Note: See Policy GC3 for Policy Map A**

## Policy GC5 – Local Housing Needs (Sub-Objective 2a)

4.14.

To meet defined local housing needs, all housing development will provide a mix and range of house types and tenures, ensuring provision of affordable housing and housing designed to meet the needs of the elderly, the disabled, the vulnerable and young people to stay in the area.

- 4.15. **Evidence:** Consultation carried out during the neighbourhood planning process demonstrates support for homes for the elderly (sheltered accommodation), new market housing to broaden the range of stock in the Parish, with a particular need for 1,2 and 3 bedrooms and affordable homes for sale or rent. The Housing Needs Assessment prepared by the GCNPSG concluded that there is an identified shortfall of affordable two-bedroom homes for local people. The Assessment adds that this shortfall is estimated at approximately 5no. affordable two-bedroom dwellings. The Housing Needs Assessment forms part of the Evidence Base of the GCNP.
- 4.16. This policy is further supported within the requirements of Policy 30 of the North Northamptonshire Joint Core Strategy.

**Note: See Policy GC3 for Policy Map A**

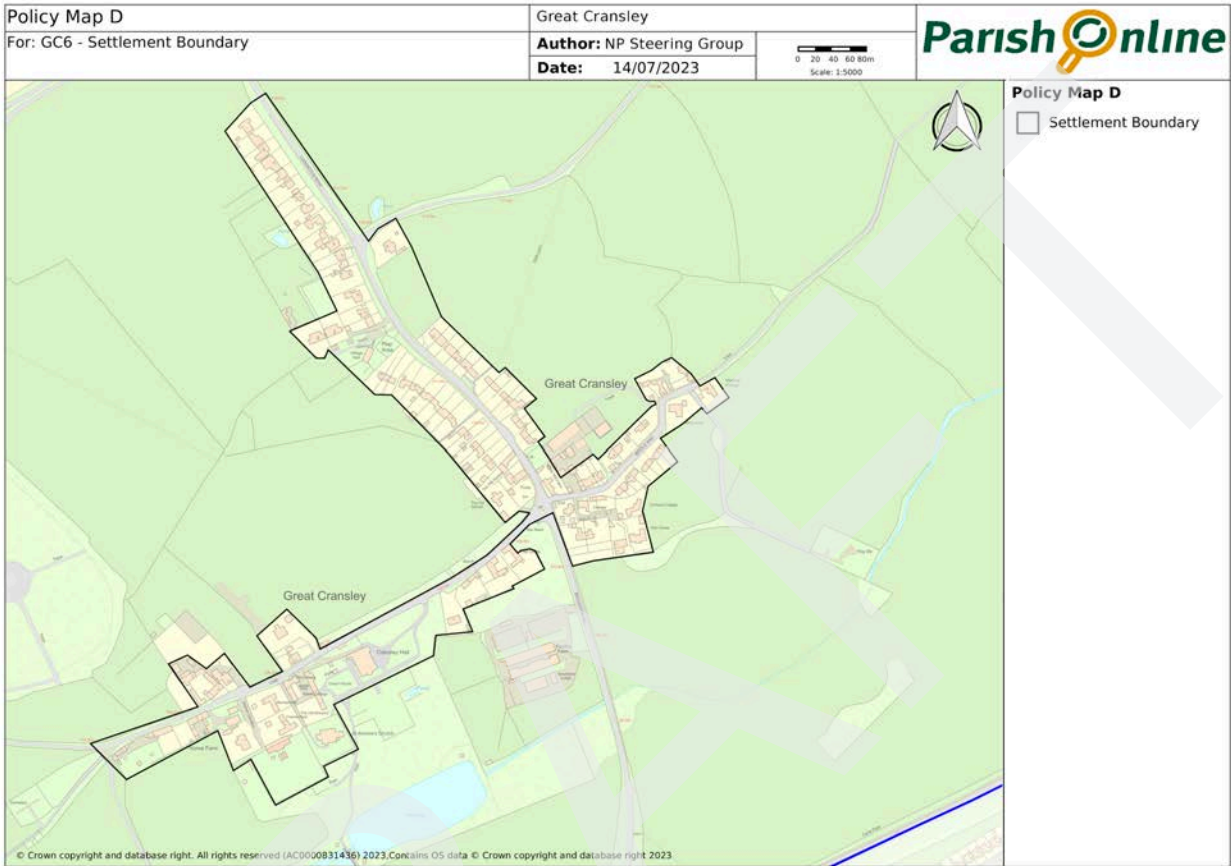
## Policy GC6 – Settlement Boundary (Sub-Objectives 1a, 1c, 2c and 3a)

4.17.

**Development proposals on sites within the Settlement Boundary as identified on the Policies Map will be supported where they respect the character of Great Cransley and are in compliance with other policies of the development plan.**

**Land outside the Settlement Boundary is identified as open countryside where development proposals will be controlled in accordance with national and local planning policies, in particular regard to Policy 13 of the North Northamptonshire Joint Core Strategy and Policy RS4 of the Kettering Site Specific Part 2 Local Plan.**

- 4.18. **Evidence:** Local residents value the village identity and the need to retain its existing environmental and heritage features that give the Parish its special character. In addition, residents were keen that any new housing did not undermine the form and character of the village, nor undermine protected views over the surrounding open countryside as defined on the Policies Map.
- 4.19. Paragraph 84 of the NPPF seeks to avoid new isolated homes in the countryside unless special circumstances are demonstrated. The Settlement Boundary has been defined by the Kettering Site Specific Part 2 Local Plan in order to clarify where new development is best located. To maintain Great Cransley's character there is a need to control carefully where development occurs to protect its rural setting and to complement the existing historically significant buildings.



(Policy Map D - GC6)

# Views, Landscape, Open Spaces and Biodiversity

## Policy GC7 – Protection of Views

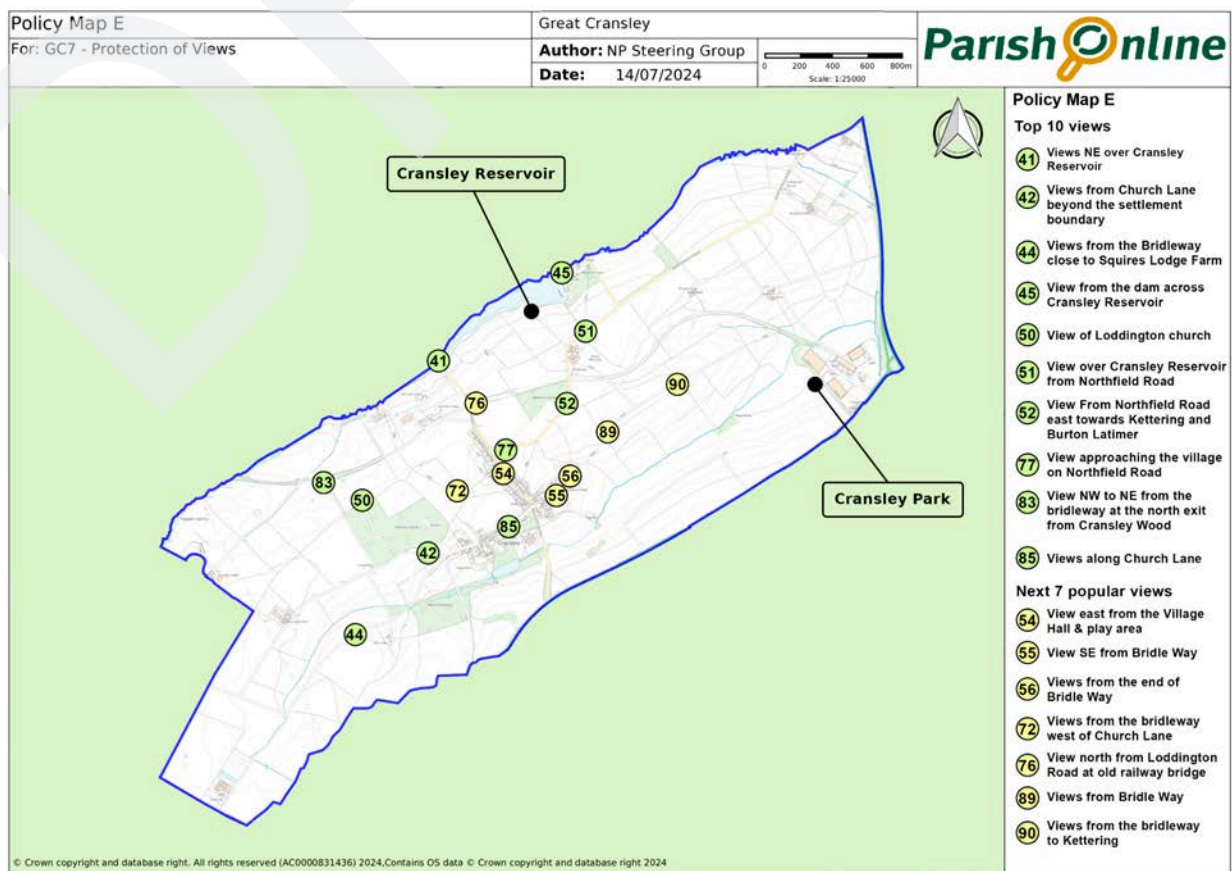
### (Sub-Objectives 1a and 3a)

4.20.

Development on prominent sites on the edge of Great Cransley should be avoided to protect the profile and skyline of the village and to ensure that key views into and out of the settlement as identified on the Policies Map are not adversely affected.

4.21. **Evidence:** Consultation carried out identified that countryside views and vistas must be maintained to retain the ‘village feel’ and to avoid coalescence with adjoining settlements. In addition, respondents confirmed in a public consultation that they valued the open countryside and views of living in the Parish. A number of the views identified on the Policies Map are already identified within the Cransley Conservation Area Appraisal. Paragraph 132 of the National Planning Policy Framework confirms that neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

4.22. This policy is supported with the requirements of Policies RS5 and GRC1 of the Kettering Site Specific Part 2 Local Plan.



(Policy Map E - GC7)

## Policy GC8 – Local Green Spaces (Sub-Objectives 1a, 3b and 4b)

4.23.

**As shown on the Policies Map and in the more detailed maps in Appendix 2, the following parcels of land are designated as Local Green Spaces;**

- a. Pasture field bordering Loddington Road and the south side of Northfield Road (LGS 1)**
- b. Village Play Area and Great Cransley Village Memorial Hall Grounds, Loddington Road (LGS 2)**

**Development on land designated as Local Green Space will only be permitted in exceptional circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.**

4.24. **Evidence:** Residents agreed with the protection of open spaces within the Parish. Paragraph 105 of the National Planning Policy Framework advises that ‘the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them’. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

4.25. Paragraph 102 of the NPPF goes on to add that ‘the Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- 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
- local in character and is not an extensive tract of land.

4.26. This policy is further supported within the requirements of Policy 7 of the North Northamptonshire Joint Core Strategy and Policies GRC1 and RS5 of the Kettering Site Specific Part 2 Local Plan.

LGS Ref	Name/Location	Description
LGS1	Pasture field bordering Loddington Road & Northfield Road	The area measures approx. 6.5 hectares. This field is owned by a local landowner. The field is predominantly used for the grazing of livestock.

#### How LGS1 meets with paragraph 102 of the NPPF

a) in reasonably close proximity to the community it serves

*Response:*

This field is located in the northern part of the village off Loddington Road and Northfield Road.

A public footpath (Route GG3) which extends from the north of the village (at Loddington Road) to Northfield Road (towards Allotment Spinney). The footpath crosses the field providing access to residents and visitors using the network of footpaths for walking and recreational purposes.

b) demonstrably special to a local community and holds a particular local significance

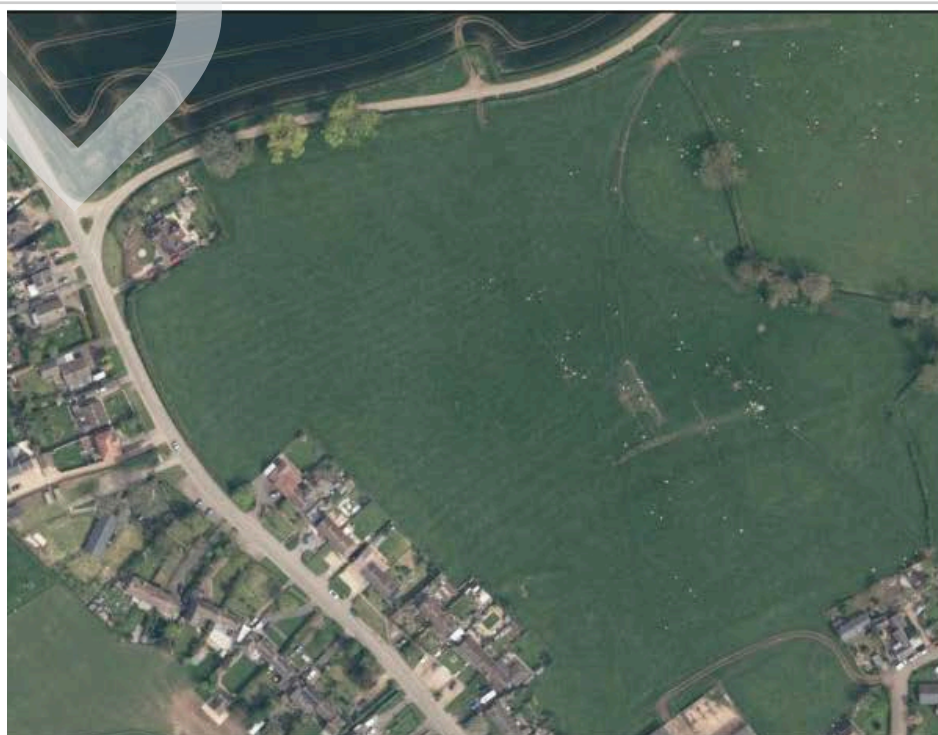
*Response:*

The field provides for panoramic views into and out of the village. It adds character to one of the gateways to the village centre. The north-western section of the field includes a large area of medieval ridge and furrow. The south-eastern section of the field contains the site of settlement remains. The field is therefore considered to be of significant archaeological interest.

c) local in character and is not an extensive tract of land

*Response:*

This field has significant historical importance, shown as the 'Boyle Close' field on the 1598 map of the village. It is an integral part of the village with a well-established footpath linking this part of the settlement to the surrounding hinterland to the north and north-east.



LGS Ref	Name/Location	Description
LGS2	Village Play Area & Village Hall Grounds	This area of land is owned by the Parish Council.

### How LGS2 meets with paragraph 102 of the NPPF

a) in reasonably close proximity to the community it serves

*Response:*

This area of green space is close to the community it serves.

b) demonstrably special to a local community and holds a particular local significance

*Response:*

The Cransley Village Memorial Hall was built during the early 1950s and is owned by the Parish Council. Within the grounds of the village hall is a small wildlife area with an oak sapling planted to commemorate the Queen's Diamond Jubilee in 2012.

It provides a place where children play and therefore provides a recreational space for families of the village. It is an important community facility.

c) local in character and is not an extensive tract of land

*Response:*

It is an integral part of the village and provides an important facility for residents of the village.

Plan showing village hall and play area



Photo of village hall



*Note: See end of Policy GC9 for Policy Map F*

## Policy GC9 – Important Open Space (Sub-Objectives 1a and 3b)

4.28.

The following areas are designated as Important Open Spaces on the Policies Map. They should be safeguarded and enhanced as green spaces.

GC9a. roadside verge beside Loddington Road, east side only

GC9b. roadside verge at the junction of Northfield Road with Loddington Road

GC9c. open space at the junction of Church Lane with Loddington Road, Broughton Hill and Bridle Way

GC9d. wide verge on the west side of Loddington Road, from 53 Loddington Road

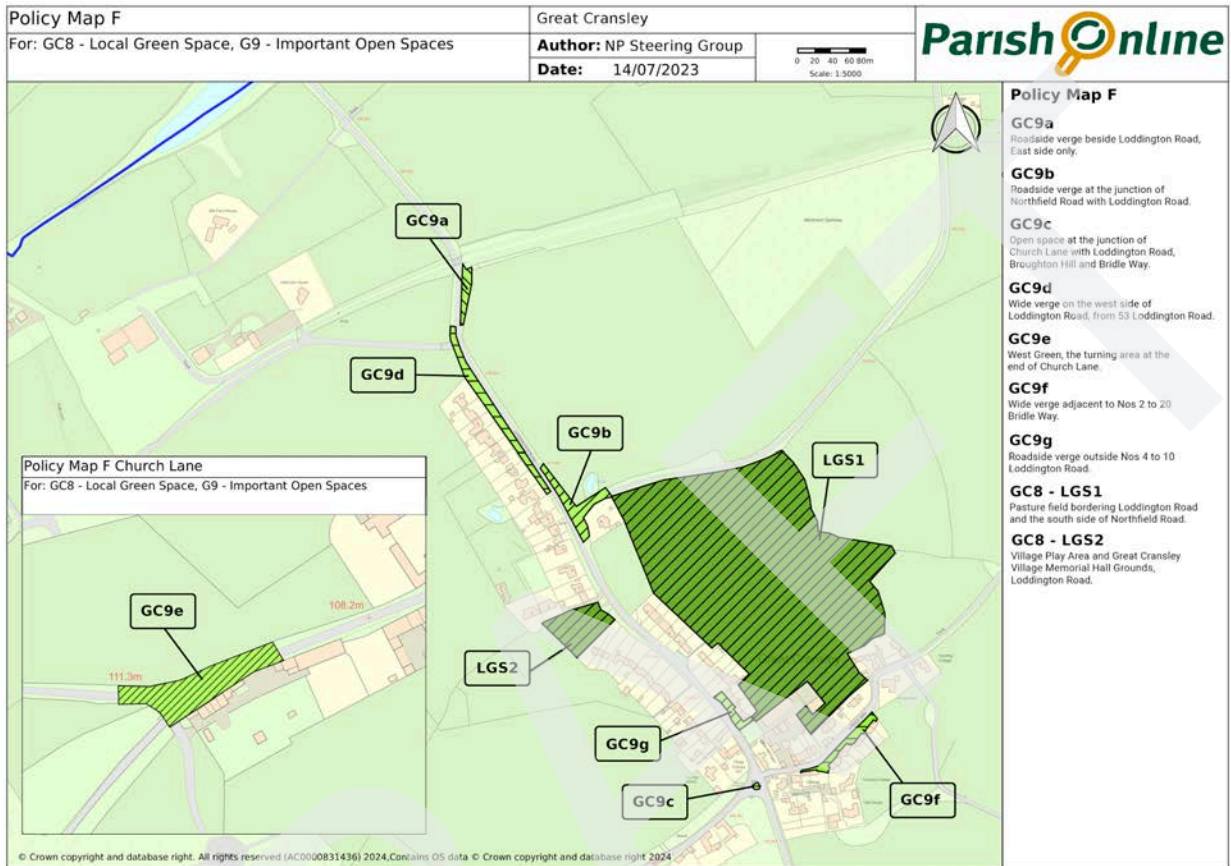
GC9e. West Green, the turning area at the end of Church Lane

GC9f. wide verge adjacent to Nos 2 to 20 Bridle Way

GC9g. roadside verge outside Nos 4 to 10 Loddington Road

4.29. **Evidence:** In addition, Great Cransley also has a number of other important open spaces. The roadside verges are considered to be of value to local biodiversity, the amenity and the historical context. The important open spaces contribute to the character of the settlement environment and are considered to be of importance. There is strong local support for retaining the open spaces identified in this policy because of their value to local character.

4.30. Paragraph 132 of the National Planning Policy Framework confirms that neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. This policy is supported with the requirements of Policies RS5 and GRC1 of the Kettering Site Specific Part 2 Local Plan.



(Policy Map F - GC8 & GC9)

4.31.

All development proposals will be expected to retain existing features of landscape and biodiversity value (including trees, woodland, hedgerows, the open nature of meadowland, verges, ponds and streams) and, where practical to do so, provide a net gain biodiversity, for example through:

- the creation of new natural habitats;
- the planting of additional trees and hedgerows; and
- restoring and repairing fragmented biodiversity networks

Where loss or damage is unavoidable, the benefits of the development proposals must be demonstrated clearly to outweigh any impacts and the development shall provide for appropriate replacement planting on site.

Where a new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

## **Policy GC10 – Biodiversity (Sub-Objectives 3a and 3d)**

4.32. **Evidence:** This policy seeks to address the impact of new development on the character and beauty of the Parish by requiring that all development takes into account the diversity of its landscape and its wildlife habitats. The Parish has extensive biodiversity assets comprising both designated and non-designated features. Policy GC10 is consistent with the national approach to biodiversity as set out in paragraphs 180 and 185 of the National Planning Policy Framework.

4.33. This policy is further supported within the requirements of Policy 4 of the North Northamptonshire Joint Core Strategy which sets out the principle approach to protecting, enhancing, restoring, creating and supporting biodiversity and geodiversity assets. The Biodiversity Supplementary Planning Document for Northamptonshire (2015) also provides guidance on how to integrate biodiversity into the development process to ensure a consistent approach in meeting legislative and policy requirements.

The Parish is located within the catchment of the Loddington Arm Water Framework Directive water body (GB105032045150). New developments within the Parish should ensure that they do not cause deterioration to this Water Framework Directive waterbody.

Development proposals located within the environs and setting of Cransley Reservoir which would enhance the recreational use of the reservoir and its immediate surroundings will be supported subject to the following criteria:

- a. the reservoir's function and setting are retained;
- b. public access to the reservoir is safeguarded and where practicable enhanced;
- c. do not have an unacceptable impact on the amenities of residential properties in the locality by reason of noise or forms of disturbance;
- d. do not cause an intensification of vehicle movement resulting in a detrimental impact on the local highway network;
- e. do not result in harm to the character and biodiversity of the area; and
- f. do not involve the felling of trees within the protected woodland resulting in an unacceptable impact on the visual amenity of the area

Policies for managing development within Local Green Space should be compatible with their designation, being consistent with those for Green Belt.

### **Policy GC11 – Cransley Reservoir (Sub-Objectives 3a, 3c and 3d)**

- 4.35. **Evidence:** The Cransley Reservoir is partly located within the Parish and is a valuable recreational facility and provides valued public access via the public rights of way (GG6 and HC3).

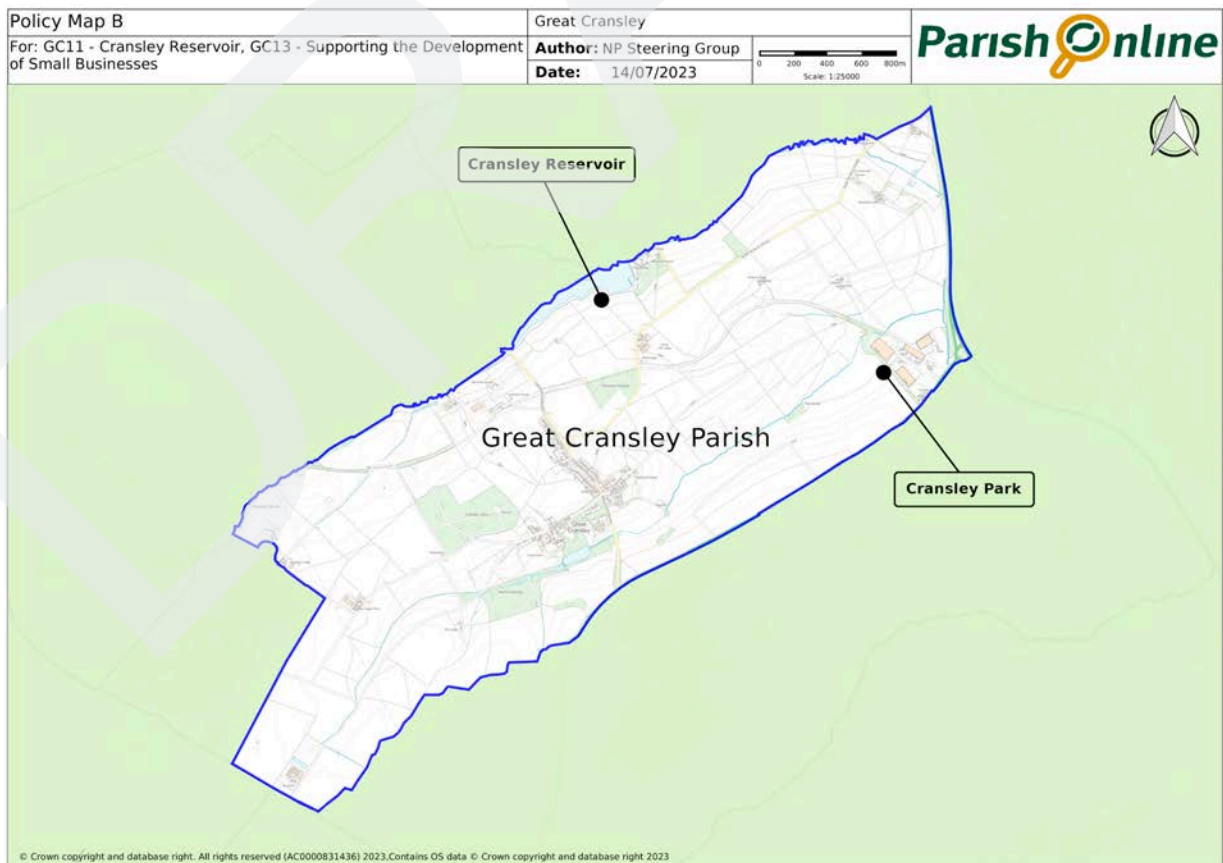
The reservoir is identified as a Local Wildlife Site, K1110, in LWS Citation Report<sup>3</sup> completed for NNC as part of planning application KET/2019/0711 . This policy seeks to ensure that any future development proposals are compatible with the rural nature and character of the area.

<sup>3</sup> LPA - Proofs of Evidence - Ecology Appendix 4 - HWAppendix\_4\_Cransley\_Reservoir\_LWS\_citation.pdf  
Northamptonshire Biodiversity Records Centre (NBRC) - [www.northantsbrc.org.uk](http://www.northantsbrc.org.uk)  
Planning Application KET/2019/0711

**Cransley Reservoir is a Local Wildlife Site. K1110. Reason for Designation:**

**This Wildlife Site is a good example of a reservoir with abundant emergent and marginal vegetation, within which 13 fen, swamp and marsh indicator species were recorded. The site easily qualifies as a LWS under a number of wetland criteria and is a good habitat for dragonflies, damselflies and many other wetland species.**

- 4.36. The reservoir was previously addressed in Policy 10 of the Kettering Borough Local Plan (1995), the Parish Council considered that given the importance of the reservoir to the Parish, this should be safeguarded within the GCNP.
- 4.37. The National Planning Policy Framework confirms that neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. This policy is supported with the requirements of Policies 3 and 4 of the North Northamptonshire Joint Core Strategy.



(Policy Map B - GC11, GC13)



(Cransley Reservoir © Michael Proctor)



(Cransley Reservoir © Michael Proctor)



(Cransley Reservoir © Michael Proctor)

## Village Facilities and Economy

### Policy GC12 – Village Facilities (Sub-Objective 4a)

4.38.

The identified community facilities are:

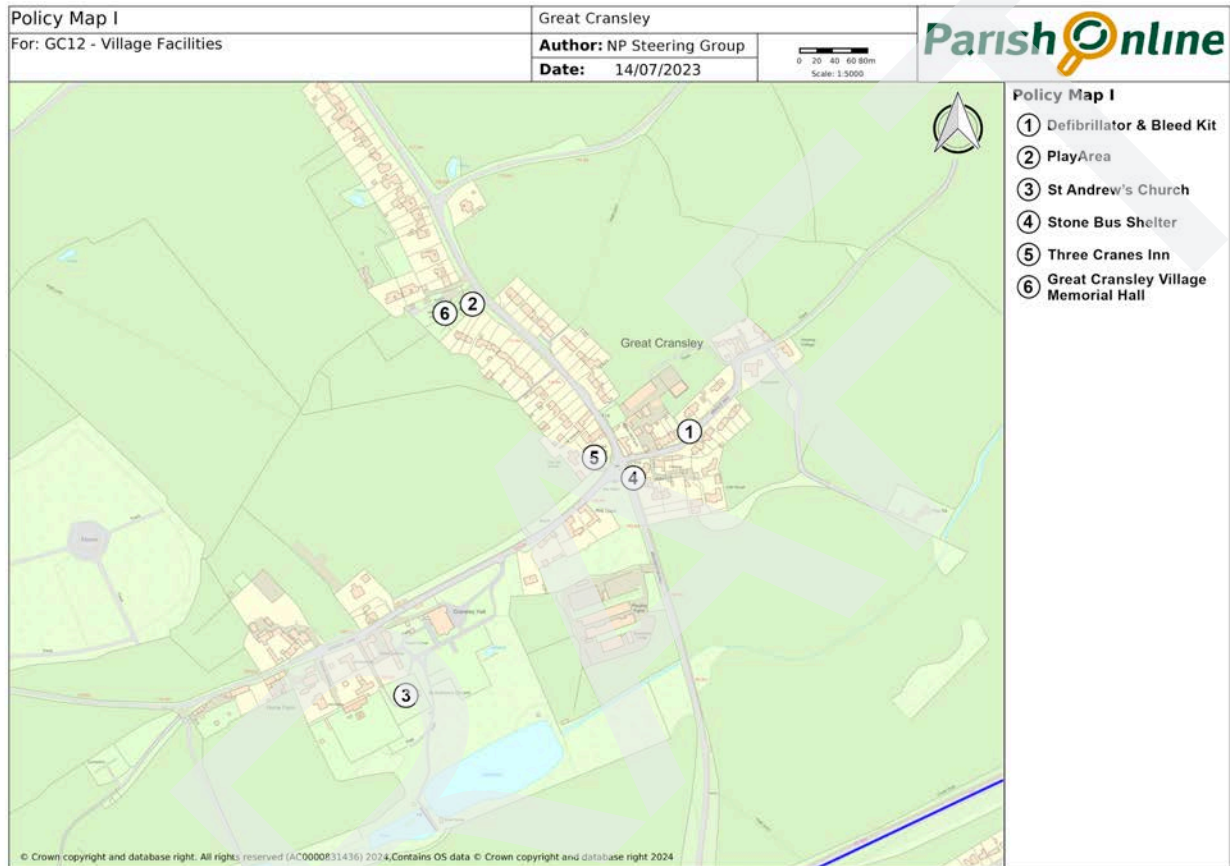
- a. Defibrillator and bleed kit situated in Red Phone Box (map ref 1)
- b. Children's Play area (map ref 2)
- c. St Andrew's Church (map ref 3)
- d. Stone Bus Shelter (map ref 4)
- e. Three Cranes Inn public house (map ref 5)
- f. Great Cransley Village Memorial Hall (map ref 6)

Development that would result in the loss of these community facilities will not be supported unless the following can be demonstrated:

- a. The proposals include alternative provision, where possible on a site within the Settlement Boundary, or equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
- b. Satisfactory evidence (including independently marketed for at least 12 months) to demonstrate that there is no longer an economic justification to protect the asset; or
- c. It can be demonstrated that the proposal would be of benefit to the local community and would outweigh the loss of the existing facility.

4.39. **Evidence:** The community facilities listed in Policy GC12 are identified as 'community assets' within the Parish. Respondents to a public consultation identified the Three Cranes Inn public house, Great Cransley Village Memorial Hall, the church (St Andrew's) and the village stone bus shelter as being of value in living in Great Cransley. The 'golden thread' running through national planning policy is the promotion of sustainable development, this has economic, environmental and social dimensions. Paragraphs 28, 88 and 97 of the National Planning Policy Framework are of particular relevance to the protection of local services.

4.40. This policy is supported with the requirements of Policy 7 of the North Northamptonshire Joint Core Strategy and Policy HWC2 of the Kettering Site Specific Part 2 Local Plan.



(Policy Map I - GC12)

## Policy GC13 – Supporting the Development of Small Businesses (Sub-Objective 4c)

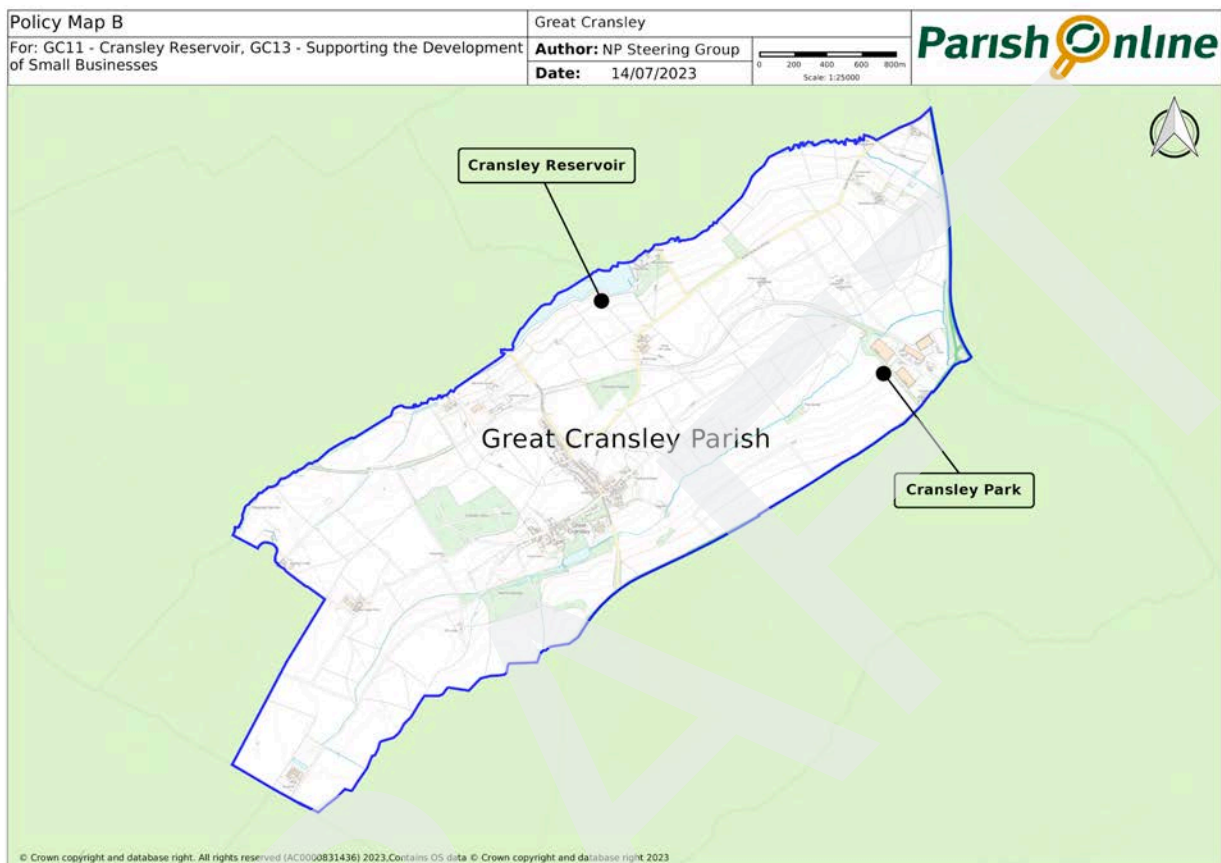
Proposals for the development of small businesses within and beyond the Settlement Boundary will be supported where they involve:

- a. Conversion of existing traditional buildings that are suitable in terms of condition, design and appearance; and
- b. The diversification of existing rural enterprises.

All such proposals will be assessed against the following:

- i. Impact on residential amenities.
- ii. Access, traffic and car parking arrangements.
- iii. Impact on the landscape and character of the area.
- iv. Impact on the heritage interest of an existing building where proposed for conversion.
- v. Design.

- 4.41. **Evidence:** The National Planning Policy Framework seeks to encourage economic growth and identifies how planning policy can support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development (paragraphs 88 and 89). It is also compatible with the National Planning Policy Framework objective of promoting a strong rural economy through neighbourhood planning. Policy GC13 conforms to the provisions of the National Planning Policy Framework and Policies 11 and 25 of the North Northamptonshire Joint Core Strategy and Policy RS4 of the Kettering Site Specific Part 2 Local Plan.



(Policy Map B - GC11, GC13)

## Policy GC14 – Home Based Businesses (Sub-Objective 4c)

**When planning permission is required, small-scale, home-based businesses will be supported provided it can be demonstrated that:**

- a. Residential amenity and the character of the surrounding area will not be unacceptably harmed by virtue of noise and disturbance, nuisance and pollution, traffic generation, scale, design or appearance; and**
- b. The operation of the business activity can be confined within the existing curtilage of the premises.**

- 4.42. **Evidence:** Small businesses can find it difficult to start-up or continue trading because of a lack of flexible premises within their means. The ability to work from home provides much-needed flexibility, especially in the case of start-up businesses. This policy seeks to maximise the opportunities for entrepreneurial activity and employment. The provision of such accommodation, however, must not be to the detriment of the character of the area or the living conditions of residents. Building a strong economy is a key national objective and the National Planning Policy Framework seeks to encourage economic growth and identifies how planning policy can support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.
- 4.43. This policy is supported with the requirements of Policies 11 and 25 of the North Northamptonshire Joint Core Strategy.

### **Policy GC15 – Developer Contributions and Community Projects (Sub-Objective 4b)**

**The following projects are identified as priorities for investment in local community infrastructure:**

- a. **Traffic calming measures within the Parish;**
- b. **Contribution to create a Parish Trail; and**
- c. **Improvements to village footpaths**

**Monies from planning obligations secured through S106 agreements will be directed toward the funding of the above priority projects.**

- 4.44. **Evidence:** The listed projects have been derived from the outcome of the consultation carried out. Policy 10 of the North Northamptonshire Joint Core Strategy states that new development will be required to provide or contribute towards the provision of measures to directly mitigate its impact on existing infrastructure.

## New Developments - Traffic, Speeding and Parking

### Policy GC16 – Parking in New Developments

#### (Sub-Objectives 5b)

The need for parking provision within new developments will be assessed against the Northamptonshire Parking Standards. Proposals should:

- a. Provide adequate parking to meet the assessed need:
- b. Ensure that any additional on-street parking does not result in significant congestion for the other road users or a serious threat to road safety;
- c. Avoid the creation of car-dominated environments through the appropriate location, layout and details design of the parking spaces; and
- d. Ensure that run-off from residential parking will be adequately controlled (through sustainable drainage systems (SuDS)) so that pollution to watercourses is prevented.

- 4.45. **Evidence:** Consultation from the Parish Survey confirmed that residents were concerned about parking and the need to improve parking in the village. Whilst, on-street parking can bring activity to the street and help to reduce traffic speeds, inadequate off-street parking can result in an environment dominated by cars, restricted traffic movements and unsafe conditions for both pedestrians and cyclists. Providing an appropriate balance between the amount, type and form of car parking is therefore a key factor in designing an acceptable development.
- 4.46. Paragraph 107 of the National Planning Policy Framework states that parking standards are influenced by the accessibility of the development, the availability of public transport, the size and type of property and local levels of car ownership. The Northamptonshire Parking Standards (September 2016) sets out the standards to be applied when assessing developments.
- 4.47. Policy GC16 conforms to the provisions of the National Planning Policy Framework, Policy 8 of the North Northamptonshire Joint Core Strategy and Policy GRC1 of the Kettering Site Specific Part 2 Local Plan.

## 5. Non-Land Use Actions

- 5.1. A few issues have been raised whilst preparing the GCNP that are not directly related to land use (although they might indirectly relate to the use of land in some form). As such, these issues cannot be addressed directly by the provision of planning policy in the GCNP. However, these are matters that are important to the residents of the Parish. These matters together, with actions for dealing with them are detailed below. If implemented will help to achieve the vision and objectives of the GCNP.

### Traffic and Transport

- 5.2. The Parish Survey and further resident consultations have shown there is a perception that traffic speeds along Loddington Road are excessive, including HGV traffic (there is already a weight/size restriction in place).
- 5.3. A traffic survey, for the Neighbourhood Plan, was conducted on Loddington Road. This survey indicated that, at least in the surveyed section, traffic speeds were not high enough for the Highway Authority to take any action to try and reduce speeds. However, 4,345 vehicles of the 9578, that is 45.3%, were exceeding the 30mph speed limit. Traffic speeds continue to be a concern for residents.
- 5.4. A second traffic survey was conducted on Loddington Road in 2023, at the request of the Parish Council. This survey indicated that, as least in the surveyed section, traffic speeds were not high enough for the Highway Authority to take any action to try and reduce speeds. However, 4370 vehicles of the 6928, that is 63%, were exceeding the 30mph speed limit. Traffic speeds continue to be a concern for residents.
- The Parish Council will engage with the Highway Authority, North Northamptonshire Council and other statutory and voluntary organisations, to establish if there are measures that can be implemented to manage the traffic flow along Loddington Road, in such a way that residents feel safer when walking on the adjacent footpaths, crossing the road and when turning into or out of driveways which open directly onto the road.
  - If a cost-effective scheme is proposed, the Parish Council will actively seek funding to enable the implementation.
  - The Parish Council will ensure that any new development (housing or commercial i.e. Cransley Park) proposals seek to make a contribution towards improvements to existing and/or new traffic management and community transport services.
  - In order to promote a more sustainable community, the Parish Council will work with North Northamptonshire Council and any organisations that wish to propose a local bus route.
  - The Parish Council will work with residents to implement a community speed watch initiative, should the perceived speeding issue become a problem.

## THINGS TO TAKE INTO CONSIDERATION:

DATA TAKEN OVER 7 DAYS: 3<sup>RD</sup> - 9<sup>TH</sup> DEC 2019 CONDITIONS WERE MAINLY WET AND DARK BY 4.30 PM  
LOAM WORKS WERE NOT OPERATIONAL  
SURVEY CONDUCTED ON A CORNER, BLIND TRAVELLING SOUTH

**9598** TOTAL NUMBER OF VEHICLES

**45.3%** OF DRIVERS RECORDED WERE SPEEDING

	TOTAL NO. OF VEHICLES	ACTUAL SPEED
MOTORCYCLES	78	
CARS	8631	
CARS/SHORT VEHICLES TOWING	40	
TWO AXLE TRUCK OR BUS	794	
THREE AXLE TRUCK OR BUS	33	
FOUR AXLE TRUCK	2	
THREE AXLE ARTICULATED VEHICLE	1	
FOUR AXLE ARTICULATED VEHICLE	9	
FIVE AXLE ARTICULATED VEHICLE	4	
SIX OR MORE AXLE ARTICULATED VEHICLE	5	
B-DOUBLE OR HEAVY TRUCK & TRAILER	0	
DOUBLE OR TRIPLE ROAD TRAIN OR HEAVY TRUCK & TRAILER (TWO OR MORE)	1	
	<b>256</b>	<b>0 - 15 MPH</b>
	<b>1687</b>	<b>15 - 30 MPH</b>
	<b>4094</b>	<b>30 - 40 MPH</b>
	<b>249</b>	<b>40 - 55 MPH</b>
	<b>2</b>	<b>55 - 70 MPH</b>

(Results from Traffic Survey 2019 - Loddington Road)

## THINGS TO TAKE INTO CONSIDERATION:

DATA TAKEN OVER 7 DAYS: 10<sup>TH</sup> - 17<sup>TH</sup> JAN 2023  
CONDITIONS WERE MAINLY WET AND DARK BY 4.30 PM

HGVs  
**28** 85% WERE RECORDED AT OR BELOW 32 MPH

LGVs  
**180** 85% WERE RECORDED AT OR BELOW 36 MPH

MOTORBIKES  
**253** 85% WERE RECORDED AT OR BELOW 36 MPH

CARS  
**6467** 85% WERE RECORDED AT OR BELOW 40 MPH

**63%** OF DRIVERS RECORDED WERE EXCEEDING 30MPH

**6928** TOTAL NUMBER OF VEHICLES

MOTORCYCLES 253 LGV 180  
CARS 6467 HGV 28

**4370** EXCEEDED POSTED LIMIT OF 30 MPH

**2382** EXCEEDED NPCC LIMIT OF 35 MPH

(Results from Traffic Survey 2023 - Loddington Road)

## Environment

- 5.5. The Parish Council will seek to protect and enhance locally designated and non-designated wildlife sites/areas and habitats; will support the development of wildlife corridors; the extension of green spaces; and new nature conservation sites wherever possible.
- 5.6. The Parish Council will seek to maintain the distinct character of the village by preserving, protecting and enhancing the high quality and distinctive rural landscape for present and future generations.
- 5.7. The Parish Council will seek to preserve the following:
- the biodiversity of our area;
  - the local wildlife and its habitats;
  - ecological corridors and sites of special interest;
  - the ancient woodland;
  - Cransley Reservoir; and
  - the network of footpaths and bridleways.
- 5.8. The Parish Council will seek to encourage the protection of locally designated and non-designated wildlife sites/areas and habitats as well as supporting the development of wildlife corridors.
- 5.9. The Parish Council will monitor the rights of way in the Parish to ensure that they are clearly signed and well maintained.

## Village Facilities

- 5.10. Great Cransley Village Memorial Hall and St Andrew's Church are currently the only meeting places within the Parish. They, therefore, have an essential role to play in developing and enhancing 'community spirit'. The Parish Council will actively work with and support the organisations that manage these facilities.
- 5.11. The Parish Council will seek to protect and improve the following:
- Footpaths
  - Rights of Way
  - Bridleways
  - Children's play area
  - Tourism/Economic benefits to the Parish

5.12. The Parish Council will work with the Great Cransley Village Memorial Hall Committee to protect and improve including:

- the fabric of the building (the grounds are covered by the Local Green Space designation)
- to seek to improve and extend the car parking area
- provision of external facilities (ie storage); and
- facilities inside the village memorial hall

5.13. The Parish Council will work with and actively support church authorities and local landowners to identify suitable land for additional cemetery provision to meet the future needs of the community.

## **6. Monitoring and Review of the Neighbourhood Plan**

6.1. The GCNPSG will ensure that the Plan is actively managed over the Plan period. The Plan will be reviewed periodically to ensure that it addresses and takes into account any changes in both national and local planning policies.

6.2. Responsibility for providing leadership for the GCNP will rest with Great Cransley Parish Council. Each Annual Parish Council meeting, after the Plan implementation, will include an agenda item and a detailed report in order to provide an update on the GCNP. This will monitor the progress of the Plan in the previous year and the likely implications and impact of the Plan for the forthcoming year.

6.3. The Parish Council website will carry an up-to-date report on the progress of the Plan during its lifetime.

6.4. While it is understood that it is up to the Parish Council to decide whether to review or amend the plan, it is intended that the plan will be reviewed by a Steering Group, which has a wider community base.

## **7. Acknowledgements**

7.1. The Parish Council would like to thank all those who have been involved with the preparation of the Neighbourhood Development Plan, in particular:

- Members of the Neighbourhood Plan Steering Group.
- Officers of North Northamptonshire Council - for their co-operation through the preparation of this plan.
- Appointed Consultant – Sally Stroman.
- All residents, businesses and organisations that completed and returned survey forms as well as those attending consultation events and giving valuable feedback.

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# APPENDICES

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# 1. List of Statutorily Listed Buildings and Structures

Policy Map G

ID No.	Name	Location	Listed
21	St Andrew's Church	Church Lane	Grade 1 Listed
22	Chest Tomb in churchyard	St Andrew's Church	Grade 2 Listed
23	Cransley Hall	Church Lane	Grade 2* Listed
24	Garden Urn 1	Cransley Hall	Grade 2 Listed
25	Garden Urn 2	Cransley Hall	Grade 2 Listed
26	The Old Vicarage	10 Church Lane	Grade 2 Listed
27	Old Lodge Farm	12 Church Lane	Grade 2 Listed
28	Ragsdale (formerly known as Squires Farmhouse)	1 Church Lane	Grade 2 Listed
29	Great Cransley War Memorial	Church Lane junction	Grade 2 Listed
30	White Hill Farmhouse	2 Loddington Road	Grade 2 Listed

## 2. List of Locally Listed Buildings and Structures

Policy Map H

ID No.	Name	Location	Protected
1	Loddington Road bridge over the dismantled railway	Loddington Road	No
2	Northfield Road bridge over the dismantled railway	Northfield Road	No
3	Dismantled railway line bridge over farm track, now converted to a bridleway footbridge	Between Cransley Wood and Mawsley Lodge	No
4	Village water trough	Located beside Loddington Road	No
5	Medieval Ridge & Furrow and Settlement Remains besides Northfield and Loddington Roads	Pasture field bordering Loddington Road and Northfield Road	No
6	Cransley Reservoir and dam	North of the village	Open Countryside land category
8	WW2 Air raid shelter	Woodland beside Cransley Reservoir	Open Countryside land category
11	Cransley Motte	Cransley Wood	Open Countryside land category
31	Old style signpost at junction with Northfield Road	Road sign on Loddington Road	No
37	Managed woodland on Church Lane, opposite Cransley Hall	Conservation area woodland strip	Within the Conservation Area
38	Dismantled railway line	From Cransley Park to Mawsley Lodge	No
63	Church gates	Church Lane	Within the Conservation Area
65	Churchyard entrance arch	Boundary of the churchyard	Within the Conservation Area
67	Beech tree commemorative stone plaque	Church Lane	Within the Conservation Area
74	Road bridge carrying Loddington Road over Cransley reservoir	Cransley Reservoir	No
78	Traditional stone barns on Northfield Road	Northfield Road	No

<b>ID No.</b>	<b>Name</b>	<b>Location</b>	<b>Protected</b>
<b>81</b>	Traditional farm buildings on Bridle Way associated with White Hill Farm	Bridle Way	No
<b>82</b>	Traditional stone farm buildings on Church Lane associated with Home Farm	Church Lane	No
<b>86</b>	Former Coach House on Church Lane	Cransley Hall	No
<b>91</b>	Dismantled railway line Bridge over the Bridleway and Farm Track at the East end of the Dismantled Railway Line	Cransley Park	No
<b>92</b>	Ridge and Furrow adjacent to Cransley Park and Bottom Lodge Farm	West of the A14 and NNW of the A43	No
<b>32</b>	Millennium sculpture	Loddington Road	No
<b>33</b>	Village Hall and grounds	Loddington Road	No
<b>34</b>	Play area and equipment	Loddington Road	No
<b>35</b>	Stone bus shelter	Broughton Hill	No - but within the Conservation Area
<b>36</b>	Telephone box housing the village defibrillator	Bridle Way	No
<b>60</b>	Great Cransley Cemetery	Church Lane	
<b>61</b>	Parish Council notice board	Loddington Road	No
<b>62</b>	Village Hall notice board	Loddington Road	No
<b>64</b>	Church notice boards	Church Lane	No
<b>66</b>	Three bells on island at Church Lane junction	Church Lane	No - but within the Conservation Area
<b>69</b>	Lamp posts in Conservation Area	Church Lane, Loddington Road, Broughton Hill and Bridle Way	No - but within the Conservation Area
<b>98</b>	Three Cranes public house	Loddington Road	No
<b>A</b>	Stone walls in the conservation area	Church Lane, Loddington Road, Bridle Way	No - but within the Conservation Area

ID No.	Name	Location	Protected
<b>B</b>	51 & 61 Loddington Road	Built in 1958 distinctive flat roof 'Brutalist' bungalows	No
	<i>51 Loddington Road now has a pitched roof added as part of renovations to the property - Planning Application NK/2024/0135 via <a href="http://publicaccess.northnorthants.gov.uk/online-applications">publicaccess.northnorthants.gov.uk/online-applications</a></i>		
<b>C</b>	2 & 4 Church Lane		No
<b>D</b>	The Cottage, Stable Cottage, The Old Brewery off Church Lane	Church Lane	No
<b>E</b>	Filter House & Pump House, Cransley Reservoir	Cransley Reservoir (within Parish)	No

### 3. Important Views

The top 10 views are listed below - a full list of views is available on request. Due to the elevated nature of the village, the village is very fortunate at the moment to be surrounded by open countryside, with 28 noted beautiful views.

#### Policy Map E

ID No.	Name	Location	
41	Views NE over Cransley Reservoir and upstream from Loddington Road	View across Cransley Reservoir NE from Loddington Road	NE
42	Views from Church Lane beyond the settlement boundary	Church Lane opposite Claypoles, at the junction of the track to Squires Lodge Farm (also known as Old Lodge)	E, S, W
44	Views from the Bridleway close to Squires Lodge Farm (also known as Old Lodge)	Located where the bridleway (GG11) joins the track (GG18) to Old Lodge	N to SW
45	View from the dam across Cransley reservoir	View across Cransley Reservoir from the dam (GG6)	SW
50	View of Loddington church framed in the bridleway opening from Cransley wood	View north from the bridleway (GG8) through Cransley wood	N
51	View over Cransley Reservoir from Northfield Road	View north from Northfield Road over Cransley Reservoir towards Loddington	NE
52	View From Northfield Road east towards Kettering and Burton Latimer	View from Northfield Road towards Kettering	E
77	View when approaching the village on Northfield Road	Northfield Road 90m east of Loddington Road	W
83	View NW to NE from the bridleway at the north exit from Cransley Wood	Views from the northern gate to Cransley Wood from the bridleway	NW to N to NE
85	Views along Church Lane	Views from along the first 600m of Church Lane	E & W

## 4. Local Green Spaces

Policy Map F

ID No.	Name	Location
LGS1	Pasture field	Bordering Loddington Road and Northfield Road
LGS2	Village Play Area and Great Cransley Village Memorial Hall Grounds	Loddington Road

## 5. Important Open Spaces

### Policy Map F

ID No.	Name	Location
GC9a	Roadside verge	Loddington Road, east side only
GC9b	Roadside verge	Junction of Northfield Road and Loddington Road
GC9c	Open space	Junction of Church Lane, Loddington Road and Bridle Way
GC9d	Wide verge	Loddington Road, west side from no 53
GC9e	West Green	Turning area at the end of Church Lane
GC9f	Wide verge	Adjacent No 2 to 20 Bridle Way
GC9g	Roadside verge	Adjacent to No 4 to 10 Loddington Road

## 6. Policy Maps

This document contains all the policy maps referenced in this document.

You can download a copy from the plan website

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## 7. Housing Needs Survey

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## 8. Housing Needs Assessment

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## 9. Design Guidelines, Codes and Masterplanning for Loddington Road Site

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## 10. Glossary of Terms

Term	Description
Affordable Housing	Social rented, affordable rented and shared ownership housing is provided to eligible households whose needs are not met by the current market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provisions.
Archaeological Interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Consultation Statement	Consultation statements explain and demonstrate how engagement took place with the community and others to shape the development of the neighbourhood plan. The consultation statement will include and summarise all the statutory (i.e., the pre-submission consultation) and non-statutory consultation that has taken place with the community, organisations and other relevant bodies to develop the Plan.
Core Strategy	A Development Plan Document (DPD) sets out the spatial vision and strategic objectives of the planning framework for the area.
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Development Plan	A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. This includes adopted Local Plans and Neighbourhood Plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.
Flood Risk Assessment	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
GC	Great Cransley
GCNHP	Great Cransley Neighbourhood Plan

<b>Term</b>	<b>Description</b>
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Highway Authority	Highways authorities are responsible for producing the local transport plan and for managing existing or proposed new local roads in the area. Bedford Borough Council is the local highway authority.
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged and landscaped, planted or managed flora.
HNA	Housing Needs Assessment
HNS	Housing Needs Survey
Infrastructure	Basic services necessary for development to take place e.g., roads, electricity, sewerage, water, education and health facilities.
Joint Core Strategy 2 (JCS2)	Joint Core Strategy 2
Kettering Borough Council (KBC)	Kettering Borough Council
Listed Building	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with Grade I being the highest. Listing includes the interior as well the exterior of the building and any buildings or permanent structures within the curtilage of that listed building.
Local Development Scheme (LDS)	Local Development Scheme
Local Development Framework (LDF)	Local Development Framework
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for an area. The Local Planning Authority is Bedford Borough Council.

Term	Description
Local Plan	A plan for the future development of a 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. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
Localism Act 2011	The Localism Act 2011 has devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.
Locality	Locality is a part of the Government Department for Levelling Up, Housing and Communities (DLUHC). Locality manages the funding and technical support for NP groups on behalf of the DLUHC.
Material Consideration	A matter that should be taken into account in deciding a planning application or an appeal against a planning decision.
Midlands Rural Housing (MRH)	Midlands Rural Housing is a non-profit rural housing association.
National Planning Policy Framework (NPPF)	The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people can produce their own Neighbourhood Development Plans.
Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular Neighbourhood (made under the Planning and Compulsory Purchase Act 2004).
North Northamptonshire Unitary Council (NNC/NNUC)	North Northamptonshire Unitary Council
Open Space	All open spaces of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) that offer important opportunities for sport and recreation and can act as a visual amenity.
Parish Council	Parish Councils are the first tier of local governance and the closest to the community. Parish Councils are elected bodies and have the power to raise taxes via the precept. Their responsibilities vary.

Term	Description
Planning Condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning Obligation	A legal agreement entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Planning Permission	Formal approval is sought from a local planning authority allowing a proposed development to proceed. Permission may be sought in principle through outline planning applications, or sought in detail through full planning applications.
Planning Practice Guidance (PPG)	Planning Practice Guidance – Online government planning guidance.
PROW	Public Rights of Way
Public Open Space	Urban space, designated by a council, where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role (for example amenity, ecological, educational, social or cultural images).
Rural Exception Site	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example, where essential to enable the delivery of affordable units without grant funding.
Saved Policies/Saved Plan	Policies within unitary development plans, local plans and structure plans that are saved for a time period during replacement production of Local Development Documents.
Section 106 Agreement	A legal agreement under section 106 of the Town and Country Planning Act 1990. Section 106 agreements are legal agreements between a planning authority and a developer, or undertaking offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Setting of a Heritage Asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Term	Description
Site Specific Plan (SSP2)	Site Specific Part 2 - Local Plan
Strategic Housing Market Assessment (SHMA)	Strategic Housing Market Assessment – Jan 2015. Provides the housing evidence base for the JCS.
Supplementary Planning Documents (SPD)	Documents that add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Supplementary Planning Guidance (SPG)	Supplementary Planning Guidance may cover a range of issues, both thematic and site-specific, and provide further detail of policies and proposals in a development plan.
Sustainability Appraisal	An appraisal of the economic, environmental and social effects of a plan, from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Windfall Site	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available