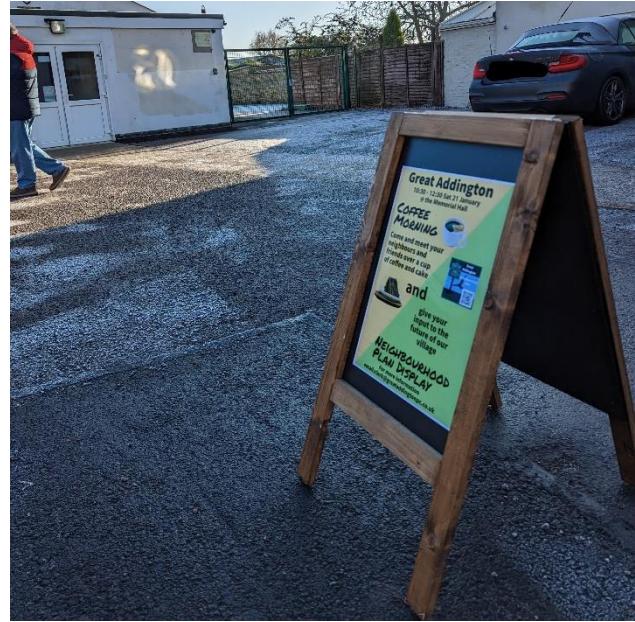


## Great Addington Neighbourhood Planning Consultation Event

On 21 January 2023 Great Addington Parish Council held a consultation event about Neighbourhood Planning. The reasons for holding the event were to share with residents the themes being considered by the Neighbourhood Planning Steering Group, and to ask questions to inform the content of the plan.

We wanted to capture people's ideas, comments and concerns at an early stage so that the emerging priorities for Great Addington truly reflected local opinion.



At the entrance to the display area, there was a video and a brief introduction to Neighbourhood Planning, explaining the scope and what plans can and cannot achieve.

Displays were put up around four central themes being considered by the Steering Group:

- Housing
- Community services and facilities
- Heritage and history
- Green space and the environment

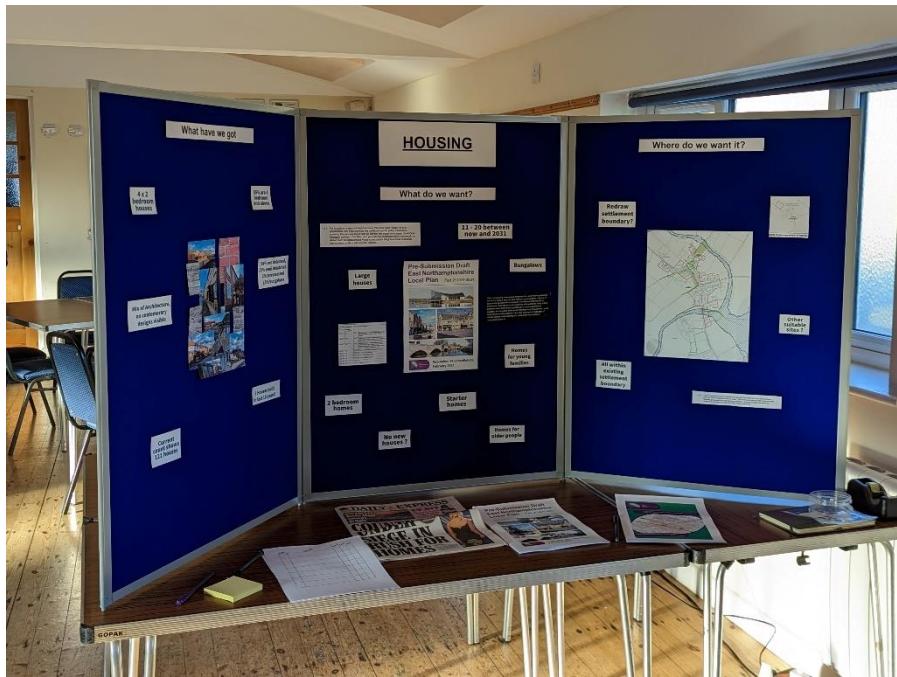
The content of these displays and, more importantly, the comments made about each theme are summarised below.

# Housing

## What housing have we got?

Currently in Great Addington there are 121 houses. 54% are detached, 23% semi-detached, 3% terraced and 23% bungalows. 55% are 4 or more bedrooms, and only 4 are 2-bedroomed. In the last 10 years 5 houses have been built.

There is a mix of architecture and style, but mainly traditional and there are no contemporary designs visible from the roads. A collage of photos of houses in the village highlighted the mixed building materials used.



## What housing do we want?

Data from the Pre-Submission Draft East Northamptonshire Local Plan, Part 2 2011-2031 was used to suggest that the indicative housing need for Great Addington up to 2031 would be 11 – 20 houses. (As noted about 5 houses have been built since 2011.)

Residents were asked what type of housing was wanted: starter homes, 2-bedroom houses, homes for young families, homes for older people, bungalows, large houses? Or, do the residents want no new houses?

### Comments:

*"Mixture of housing, more affordable as well as bigger houses."*

*"It would be good to have some starter homes too in the village."*

*"11-20 houses is a good number to build up to 2031."*

*"Why change the village? Building more would be changing the character of the village."*

*"With the [January 2023] application for 5 houses on the Cranford Road plus the one or two already being built, the village according to the Council website will already have met its targets."*

*“For people of lower socio-economic backgrounds, the transport links and facilities aren’t available. Possibly concentrate on low cost/affordable housing circa £200-£350K. £400K is too much.”*

*“Poor transport links and other facilities make the village unsuitable for low-cost housing.”*

*“Affordable houses would be preferable.”*

*“A development of small affordable housing will change the character of the village.”*

*“C.P.R.E. have lots of advice re design and affordable homes.”*

## **Where do we want housing?**

A map displayed the existing settlement boundary for Great Addington. Information from the Local Plan Part 2 Call for sites, drawn up by East Northamptonshire Council in 2017, shows a potential site was put forward for development under the Rural Exceptions proposal (land adjacent to Rushglen Farm, on Cranford Road). East Northamptonshire Council also received an additional expression of interest in development of land near behind the Memorial Hall and Great Addington CofE Primary School. A map showing the location of these two potential sites was displayed.

Residents were asked if all development should be within the existing settlement boundary, or if the boundary should be redrawn. They were also asked to give suggestions for other suitable sites.

### **Comments:**

*“New housing is perhaps inevitable. Please can we avoid ‘infill’ – ie building in a cramped way and destroying the current fabric of the village.”*

*“Opposite Rectory Farm is a 2-acre site. This is the best site for residential development.”*

*“New developments would be best on the ends of the village. The centre of the village is already congested.”*

*“Extend the boundary. Allow sensitive housing throughout the exits of the village rather than one large development.”*

*“Village centre very congested. Any development should be outside on edges of village.”*

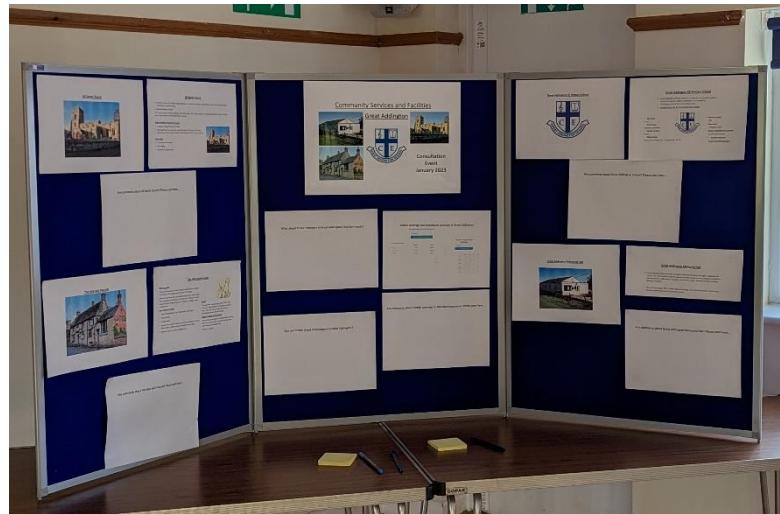
*“Important to consider the congested nature of the village road (near church) when looking at future development.”*

*“Develop new homes out on Cranford Road – both sides (opposite Rushwell Close and next to it).”*

## Community Services and Facilities

Information was given about the existing facilities: the Memorial Hall, the Hare and Hounds public house, All Saints Church and Great Addington Church of England Primary School.

Residents were also asked about mobile and broadband coverage, and about transport and traffic.



### The Memorial Hall

The Memorial Hall was built in 1955 but significantly refurbished in 2009. Facilities include: wi-fi, toilets (including disabled access), kitchen, storage and audio-visual equipment.

The Hall is used for a variety of public and private recreation events, for example exercise classes and Horticultural Society meetings.

#### Comments:

*“Village Hall is great for local community. Would be good to see more info on details of what goes on.”*

*“A calendar of when it is being used and for what! I would like to arrange a gaming evening.”*

*“A good asset. Functions could be advertised more.”*

*“It is not always easy to know when and what groups attend. Would social media help, or notice board?”*

*“Have an online portal to book and pay for any village event. Better than trying to sell tickets. People are online savvy!”*

*“The Memorial Hall is an important community asset and used by various groups locally.”*

*“Cinema nights in the Memorial Hall 6 per year?”*

### All Saints Church

All Saints church is a Grade II listed building and consists of a chancel, north chapel, nave, north and south aisles, south porch, and west tower. Special Features

include: 14th century tower and west doorway, 13th century font, 17th century pulpit and the alabaster tomb of Sir Henry de Vere.

There is a regular Sunday Service; details of times etc are published in the SaintsAlive! Newsletter: [www.saintsalive.uk](http://www.saintsalive.uk) .

**Comments:**

*“Essential that church is maintained as an historic building, even if not for worship.”*

*“Possible use as an event venue?”*

### **The Hare and Hounds**

The Hare & Hounds is a Grade II listed building which has been at the heart of the village since the mid-18th century. Inside the pub there are: real wood burning fires, a skittles table and a recently refurbished bar and restaurant.

The pub is a free house offering a range of real ales, a selection of lagers, ciders and Guinness. The pub has a beer garden including outdoor seating for summer dining and a secure grassed play area with slides and climbing frames. There is a car park.

**Comments:**

*“Maybe the pub could also sell a few essential items; milk, bread, eggs etc.”*

*“The Hare and Hounds is an important community asset and used by several community group.”*

*“Sell basic essentials – milk etc.”*

*“Advertise more to the village, e.g. what takeaway food is available?”*

*“Small shop for essentials. Visiting from local shops/farm shops.”*

*“The Hare needs to be updated to make it a more comfortable place to eat/socialise. It is very good as a meeting place for groups, but the two don’t go together in a small space.”*

*“Could be used for gardeners to ‘sell’ surplus produce.”*

*“Would like to know what groups meet here. Would attend more if I could come alone and feel comfortable.”*

### **Great Addington Church of England Primary School**

Great Addington Primary school is a mixed primary (age range 4 – 11) academy with a Church of England religious character. It is managed by the Peterborough Diocese Education Trust.

The existing school roll is 92 pupils, but the capacity is 105.

The Ofsted rating is ‘GOOD’.

**Comments:**

*“School is essential in the village despite traffic issues am/pm.”*

*“An asset to the village despite the parking problems.”*

*“School is essential to the community; it has been suggested that it moves to the Playing Field – good idea!”*

## **Traffic, transport and car parking**

**Comments from residents:**

*“Consider compulsory purchase of land near Memorial Hall for a public car park.”*

*“We need traffic calming like Ringstead on Lower Street as far too many cars drive well above the speed limit.”*

*“Set up a car rental scheme for residents – short-term use – electric vehicles – parked in Memorial Hall car park.”*

*“Improve our roads – they’re awful and embarrassing!”*

*“We have loads of traffic now – great lorries cut through to Ringstead etc to avoid main roads.”*

*“Traffic calming on all 4 roads entering the village. All speed signs are triggered regularly.”*

*“We need traffic calming measures on Lower Street. Cars go much too fast.”*

*“A bus service from Woodford to Rushden Lakes. Was proposed but never happened.”*

*“Set up a Community Car Hire scheme, with electric vehicles.”*

*“Need some buses through the village for those that can’t drive.”*

*“Lower Street feels and sounds like a main road. What can be done? Essential as changing the local environment.”*

*“Currently no public transport is a problem for non-drivers – particularly the elderly. With no shop or Post Office, transport is essential.”*

*“Speeding is a real problem on road to Woodford.”*

*“Lower Street road traffic is too fast and too much for the village.”*

*“Traffic calming along Lower Street.”*

## **Broadband and mobile coverage in Great Addington**

Comments:

*“Better broadband coverage is essential for both personal and business use.”*

*“Broadband in ‘outer Addington’ needs improving.”*

*“Best broadband for me – 45-50mb – it should be a lot faster. I currently pay for 300mb but can only get the above.”*

*“Mobile and phone/internet coverage is very unreliable and poor.”*

*“Mobile coverage not very good. Not sure why all [the suppliers] show as coverage.”*

*“Full fibre to houses would be good. Mobile coverage could be better.”*

*“Broadband cabling to more remote properties needs improving – we have poor coverage and get nowhere with BT OpenReach.”*

*“Better mobile coverage and broadband.”*

## **Employment in Great Addington**

Comments:

*“As there are probably several ‘home’ businesses in the village, maybe home informal online forum.”*

*“A visiting mobile shop would be an asset to the village.”*

# Great Addington – History and Heritage

## History – Great Addington is OLD

Great Addington has been inhabited continuously since the neolithic period. A single place name of 'Addington' is recorded in the Domesday Book (1086 A.D.) and in the reign of Edward 1 (1272 – 1307) the village is shown as being part of the Navisland Hundred.

The history and heritage of the village were looked at from three perspectives:

1. Listed buildings
2. Views when coming into the village
3. Conserving the features and characteristics of the village



## Listed buildings

- There are nine listed buildings in Great Addington:
- All Saints' Church
- Great Addington Manor House
- Gates and Gate piers 40 metres South of Great Addington Manor House
- Wall approximately 40 metres North and North East of Great Addington Manor House
- Great Addington House (formerly The Old Rectory)
- Carlers Farm and attached Outbuilding
- Ferndale (house next to the Hare and Hounds)
- The Hare and Hounds Public House
- Manor Farmhouse

Photographs of each listed building were displayed.

## Comments:

*"The village pub – the building needs knocking down and starting again. It is such a shame that the current building is so run down and disappointing. It shouldn't just serve the same (20) people."*

*"Couldn't disagree more [about the pub]. It is the quintessential pub and quite rightly a listed building. Being a private building, the village shouldn't have any say on usage at this forum, but speak to owners."*

## **Coming into the village**

Photographs showing views from the four roads into the village were displayed, from Cranford, Woodford, Ringstead and from Little Addington.

Residents were asked which views of the village should be protected in the Neighbourhood Plan.

### **Comments:**

“Village approach from Ringstead Road. Lovely view of the village and church.”

“Village approach from Ringstead Road. It is extremely pretty!! Nice view of church. Thanks.”

“The village approach from Ringstead Road. You see a lot of the village.”

“Approach from Little Addington has lovely views to the right over the fields to the lakes.”

## **Conserving the History and Heritage of Great Addington**

### **What can we do?**

The Neighbourhood Plan allows people who live, work and have a business in the area to conserve local heritage and character.

To maintain the heritage of the village, are there any other views of the village or features which you would like to see conserved?

For example, the Queen’s Green Canopy – should this be conserved?

What about the ridge and furrow field near the Manor?

### **Comments:**

*“I definitely agree that as much of our village heritage is conserved because if it isn’t then we’ll never get it back.”*

*“To preserve the village we need to control the traffic.”*

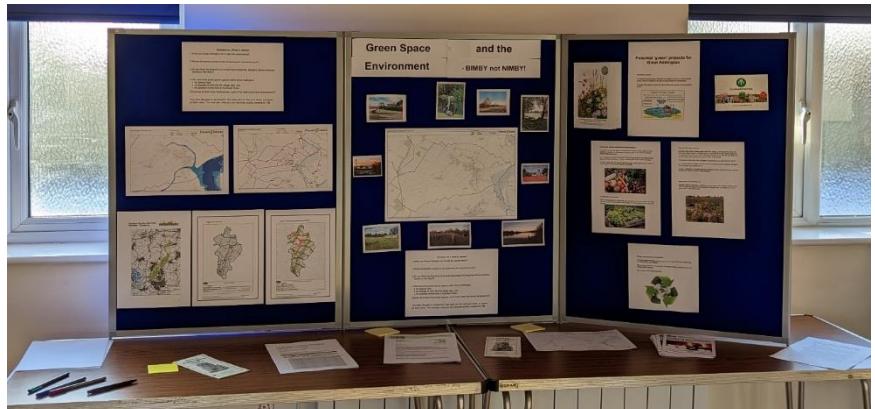
*“The ridge and furrow field has huge historical significance.”*

*“All 4 roads entering the village are vital to the impression the village gives.”*

## Green Spaces and the Environment

The Green Spaces and the Environment display looked at three main issues:

- Rights of Way and access to The Greenway
- What can Great Addington do as a community to help the environment?
- Current public green spaces



### Rights of Way and access to The Greenway

Existing rights of way were displayed on a map, alongside NNC maps depicting The Greenway, and a flood plain map.

We asked whether all-weather access to The Greenway was seen as important to the village. A previous project proposal for this had been unsuccessful, but was this something to resurrect?

We also asked whether we should try to re-build and protect the Stepping Stone pathway leading to the river Nene.

#### Comments:

*“Definitely agree about having all-weather access to the Greenway. Also agree that we should try to re-build Stepping Stones – for environment and heritage.”*

*“All weather access [to the Greenway] would be good, but only if it is worth the money needed.”*

*“Path to Woodford [would be good], straight across the fields.”*

*“Yes, improve foot paths.”*

*“Improve footpaths and bridleways.”*

*“Yes [access to the Greenway] is very important. Impassable with bike or pushchair at the moment.”*

*“Stepping Stones – Yes, let’s do it.”*

*“Yes, [resurrect the Stepping Stones path].”*

*“Yes to [access to] the Greenway.”*

*“Access to Greenway is important to me and I think the Stepping Stones should be rebuilt and preserved.”*

*“Definitely improvement to [access] the Greenway. Yes, to re-building the Stepping Stones.”*

*“All-weather access to Greenway would be excellent.”*

### **What can Great Addington do as a community to help the environment?**

We asked what Great Addington could do as a community to help the environment, giving a number of suggestions for potential ‘green’ projects.

#### **Community nature reserve**

If people sign up to give some of their garden space to re-wilding and bio-diversity, Great Addington could end up with the equivalent of a community nature reserve the size of half a football field. Another possibility is to speak with the landowner about making the area opposite Brightwell’s Lake an official wildlife/wetland. This could create a sense of community around bio-diversity and be good for community conversations too.

#### **Wild flower bee-friendly area**

Great Addington could develop a wild flower bee-friendly area; one possibility is to work with APFA to plant an area of The Addingtons Playing Field, and another is to plant wild flowers on the green strip in Rushwell Close.

#### **Comments:**

*“Wild flower [area] in playing field around the community orchard.”*

*“Bee hive area!”*

*“I agree [with the above] – lovely idea.”*

*“Wild bee friendly area [would be good].” (Plus two people ticking to agree.)*

*“Yes, to wild flower garden in playing field on the side.”*

*“Wild flower garden is a great idea.” (Plus one person ticking to agree.)*

#### **Village recycling/freecycling point**

Great Addington could set up a central recycling point for some of the things NNC don’t collect from household bins, e.g., batteries.

We could also provide a ‘freecycling’ noticeboard facility, perhaps as part of a village coffee morning.

Both recycling and freecycling could take place in the Memorial Hall.

#### **Comments:**

*“Recycling/freecycling – Good idea.”*

*[Arrange] a talk about recycling, what is best, what the council offers, and what we could do better.”*

*“Village recycling great idea.” (Plus one person ticking to agree.)*

### **Community garden produce/food swap initiative**

Great Addington could encourage people to share/trade surplus produce grown in their gardens by posting on the Addingtons' facebook page, or the Great Addington street WhatsApp groups.

Or there could be a specific place/time for people to leave spare produce for others to take away, perhaps by the pub. Or we could have a sharing table at the coffee mornings.

The pub could also use spare produce and give credit against drinks (which is what happens at The Tap & Kitchen in Oundle).

Another idea is to plant a herb garden for community use, possibly on Rushwell Close, or using planters at the entrance gates to the village, or in the garden of the Hare and Hounds

#### **Comments:**

*“Veg swap etc sounds good.”*

*“Yes definitely [swap garden produce] and to the herb garden”*

*“Community garden produce/food swap a very good idea.”*

*“[Herb garden] is a great idea. Organise community gardening days?”*

*“Herb garden? Yes, but higher than dog pee!”*

*“Like the idea of bringing produce to pub.” (Plus one person ticking to agree.)*

*“What about a chilli club?”*

*“Expand [the] wildflower planting in the churchyard. There is a Northants Churchyard Trust for conservation and wild areas.”*

*“Yes to a food swap initiative.”*

### **Building a pond**

Great Addington could encourage residents to pledge to have a small garden pond, which is cheap to do and a huge boost for biodiversity.

It could help build a sense of community and create a conversation piece!

#### **Comments:**

None received.

## **Current public green spaces**

We have three public green spaces within Great Addington:

- the playing field,
- the triangle of land with the village sign, and
- the grassed central strip in Rushwell Close.

We asked residents if we should designate these three spaces for protection, even if this might stop future development.

### **Comments:**

*“I think the playing field should be used for the school. More room for the kids.”*

*“Yes, [protect the three public green spaces].”*

*“The preservation of the playing field, the triangle and Rushwell Close green are important.”*

*“Yes, to protecting the green spaces.”*

## **Any other thoughts or comments about green space and the environment?**

Great Addington Parish Council really wants to hear residents' ideas, so people were asked to jot them down.

*“Has any thought been given to community energy, e.g. ground source heat pumps, solar, wind (for whole village)?”*

*“Bird watching hide on [Brightwell’s] lake.”*

*“Can we re-do [the Great Addington Walks leaflet]? Do we need to?”*

*“Footpaths MA013 and MA002 need properly marking.”*

*“Please put [the questions from today] on the website to allow considered response.”*