

## **REPRESENTATIONS CONCERNING THE GREAT ADDINGTON NEIGHBOURHOOD PLAN**

**LAND SOUTH OF CRANFORD ROAD  
Great Addington NN14 4BH**



**Davies and Co  
January 2025**

## **REPRESENTATIONS CONCERNING THE GREAT ADDINGTON NEIGHBOURHOOD PLAN**

### **SUMMARY**

The Great Addington Neighbourhood Plan (the Plan) was issued for consultation before the Government's revised planning policy strategy set out in the National Planning Policy Framework (12<sup>th</sup> December 2024). The Plan should therefore be adjusted to reflect the increasing emphasis on the delivery of housing in both urban and rural areas and the longer-term needs of Great Addington, which are not adequately addressed by the proposed Neighbourhood Plan.

The NPPF indicates (inter alia) that:

- 14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:*
  - a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
  - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70).*

In this case the proposed neighbourhood plan does not contain sufficient allocations to meet its identified housing requirement during the life of the Plan.

Strategic and local plan policies for North Northamptonshire indicate there is an expectation that Neighbourhood Plans will play a material part in the delivery of future housing requirements for the area as a whole. This is not just windfall additions, but involves purposeful allocations, albeit directed principally at localised need.

The accompanying submissions identify the local housing need - based on the surveys undertaken during the preparation of the Plan - and propose an additional site for inclusion (Site C) which can directly assist in fulfilling these identified housing requirements.

The addition of this site into the Plan would enable the fulfilment of identified housing requirements for the life of the plan, without recourse to further Neighbourhood Plan revisions in the light of any subsequent Local Plan housing allocation alterations.

Defining a settlement boundary for Great Addington will help ensure that development is focused upon sustainable locations as well as helping to maintain the special character of the Parish in accordance with the aims and objectives of the Neighbourhood Plan.

## **Site C**

The property is wholly owned by Mr and Mrs W and J Brown. They are represented by Mr B Davies of Davies & Co, Victoria House, 31-33 Victoria Street, Kettering, Northants NN16 0BU

## **BACKGROUND**

Three sites in and adjoining Great Addington (sites A, B and C), were initially identified for potential housing delivery within the Neighbourhood Plan area.

Each site was scored by the housing sub-group of the Neighbourhood Plan Steering Group using a Site Assessment Framework (see Appendix 1). This took place on the 22<sup>nd</sup> November 2023 and the outcomes were reported at the Steering Group Meeting on the 28<sup>th</sup> November 2023.

As a result of this scoring exercise the Steering Group voted to exclude Site A from further consideration. Sites B and C were similar in their scoring, save that Site C is closer in size for the required housing delivery and therefore scored preferentially in this respect.

The Steering Group voted to approach the developers/owners of site B and C and invite them to submit plans for their sites which align with the housing preferences outlined in the responses to the Neighbourhood Plan Questionnaire of June 2023.

A Development Brief to guide this process was proposed at that meeting. No such guidance was made available although a provisional draft scheme was requested in January 2024. This was simply indicative, in the absence of any detailed guidance at that time.

This statement outlines the various planning and other requirements that would be expected as part of a site consideration as a means of assisting the Parish in their consideration of this site for future housing development.

The allocation of land within a Neighbourhood Plan is just that. It is not a tacit planning permission. It simply provides a mechanism by which local decision making can be advanced by identifying sites that are considered suitable in principle for fulfilling the aspirations set out in the Neighbourhood Plan.

This submission also highlights the range of criteria and considerations that would need to be applied in any formal planning proposals.

## KEY DEVELOPMENT BENEFITS OF SITE C

The following key benefits are identified for the development of housing on site C. These are discussed further in this statement.

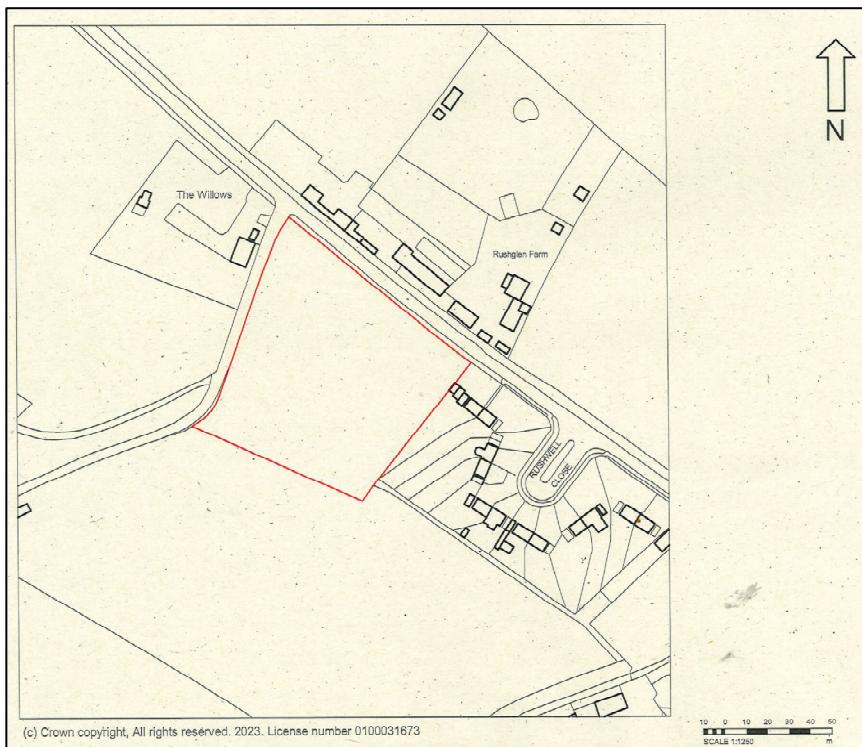
- Site C provides a small site of just less than 1ha that fulfils the various planning policy criteria established in the recently Adopted Local Plan.
- The site has a small, contained area that will enable housing development within the parameters established in the Neighbourhood Plan, and no more.
- The site is well related to the settlement but outside the village core, thereby avoiding impacts on the character of the village resulting from infill cramming.
- There would be no impact upon views of All Saints Church from this location.
- The indicative rural housing need target for Great Addington set out in the Adopted Local Plan is in the range 11-20 dwellings. Site C can accommodate a development within this range.
- The three most important priorities for housing in the Parish are considered to be:
  - 3-bed houses (e.g. for families with children)
  - 2-bed houses (e.g. for couples, smaller families, single parents, singles with child access and frequent visitors)
  - 2/3bed bungalows for downsizing older people
- Site C offers the potential for developing a mix of properties on a single site to help address the identified priorities for the Parish.
- Typical floorspace sizes would be in the order of:
  - Bungalow (75-80m<sup>2</sup>)
  - 2 bed house (75-100m<sup>2</sup>)
  - 3 bed house (100-140m<sup>2</sup>)
- It is a requirement of the Adopted Joint Core strategy that for schemes in excess of 11 dwelling in rural areas the local planning authority will seek the provision of 40% affordable housing of total dwellings.
- In producing a scheme for the development of Site C due regard would be taken of the guidance contained in this recently drafted Great Addington Design Guide. The checklist of general design guidelines in Section 4 would inform the development.
- The Governments' National Minimum Space Standards would be applied.
- Accessibility requirements and future adaptability would also be incorporated.
- Energy efficiency systems and building materials would be utilised.
- The development of this site may enable the 30mph zone to be extended westward with the potential for traffic calming measures to be introduced as part of the scheme.

## SITE C

The parcel of land identified as Site C extends to 0.9Ha (2.2acres) and is located to the west of the village, south of Cranford Road, between the properties occupying Rushwell Close to the east and 'The Willows' to the west.



Opposite to the north are the range of buildings and residential property comprising Rush Glen Farm, which is also home to two commercial enterprises. A storage yard area extends westward on the north side of Cranford Road.



The land is level grazing land, bounded by hedgerows to the west and along the Cranford Road. Some hedging and established fencing is present along the other boundaries. A track leading to Patch Lodge runs along the western boundary. There are no public rights of way within or adjoining the land.

## THE LOCAL PLAN

The proposed Neighbourhood Plan for Great Addington must be prepared in general conformity with the strategic policies of the development plan in force for Northamptonshire. The aim is for Neighbourhood Plans to add local value and distinctiveness to the higher level policies of the Local Plan.

The East Northamptonshire Local Plan Part 2 was adopted by Full Council on 7 December 2023. This plan sets out a vision for East Northamptonshire, building on the proposals and land use allocations as set out in the adopted North Northamptonshire Joint Core Strategy 2011-2031.

The adoption of the new Local Plan means that the saved policies of the 1996 District Wide Local Plan and the 2011 Rural North, Oundle, Thrapston Local Plan have been superseded.

The Local Plan indicates that:

*To meet the needs of the wider community, the plan seeks to provide a range of housing types including for the older population who may be looking quality housing for downsizing or meeting a specialist need through care and extra care provision. The plan recognises the need to provide for aspirational choice and the variety of demand and need across the district, from predominantly smaller properties in the rural north to larger properties in the south. It also considers those who wish to be more proactive in designing the type of home they wish for through exciting opportunities such as custom build.*

The Joint Core Strategy sets out an overall rural housing requirement for 820 dwellings for East Northamptonshire. This district-wide requirement is expected to be delivered through small scale infill development, 'rural exceptions' schemes and/or Neighbourhood Plan allocations.

Although this requirement has been met by current allocations and developments, the Local Plan also provides indicative housing targets to assist parish and community groups in planning for future proposals through Neighbourhood Plans.

The indicative rural housing need target set out in the Plan (Table 16) for Great Addington is in the range 11-20 dwellings.

Paragraph 73 of the National Planning Policy Framework requires that land to accommodate at least 10% of the housing requirement is provided on sites no larger than 1 hectare (small and medium sized sites). And Paragraph 74 indicates that Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73) suitable for housing in their area.

Neighbourhood Plans may seek to promote growth as a way to sustain or improve local services and development will be limited to small scale infill developments and/ or 'rural exceptions' affordable housing schemes.

Great Addington is recognised in the Adopted Local Plan as a small freestanding village. Policy EN1: Spatial development strategy provides that;

### 2. Freestanding Villages

*To help maintain and strengthen local services infill development opportunities within the existing built up areas as defined through Policy EN2 and the supporting text, or a made Neighbourhood Plan, will be supported.*

*'Rural exceptions' affordable housing schemes (Policy EN3) or other small-scale employment and community-based proposals will also be supported. Further development beyond the extent of the built-up area will be resisted, unless allocated through a Neighbourhood Plan.*

Policy EN2 Development Principles sets out the broad criteria as follows:

- (i) The site is allocated in the Local Plan or a made Neighbourhood Plan, or;*
- (ii) Infill development within a built-up area (as defined in the supporting text) or within a settlement boundary, where that is defined by a neighbourhood plan, will be supported where the site is:*
  - (a) well-related to the principal built-form of the settlement (existing or committed) and is not protected for any other use;*
  - (b) clearly distinct from the surrounding countryside, both physically and visually;*
  - (c) bounded by existing or committed development on at least two sides, which should be adjoined by a highway and such that developing it would not extend the built form away from a highway to create a "backland" form of development.*
- (iii) They would not harm the settlement's character, form, or the surrounding countryside, including the need to avoid comprising key views, heritage assets and their settings, respect the importance of open, greenspace areas within the built up form of the settlement and seek to conserve special landscape designations; and*
- (iv) They would not be disproportionate to the settlement's size, form and range of facilities available.*

Site C provides a small site of just less than 1ha that in principle fulfils the various policy criteria established in the adopted Local Plan.

These various criteria were applied, in addition to a range of other considerations, in the sites assessment made by the Steering Group resulting in a broadly positive assessment in relation to the other sites shortlisted.

## **NORTH NORTHAMPTONSHIRE JOINT CORE STRATEGY 2011-2031**

The Joint Core Strategy provides an over-arching strategic framework for development within the County, which is applied in greater detail at the District level through Local and Plans.

Policy 11 indicates that within rural areas:

*Development in the rural areas will be limited to that required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement;*

*Small scale infill development will be permitted on suitable sites within Villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services. Part 2 Local Plans and/or Neighbourhood Plans may identify sites within or adjoining Villages to help meet locally identified needs or may designate sensitive areas where infill development will be resisted or subject to special control;*

*Local and Neighbourhood Plans will identify sites within or adjoining the villages to meet the rural housing requirements identified in Table 5. Other than small scale infilling or 'rural exceptions' schemes, development above these requirements will be resisted unless agreed through the Part 2 Local Plan or Neighbourhood Plans to meet a particular local need or opportunity;*

Policy 13 provides a range of criteria for the consideration of rural exception sites.

*The rural exceptions mechanism secures a subsidy for affordable housing by allowing development to take place where permission would not otherwise be granted, and where, consequently, land values are low relative to normal development sites. It is expected that rural exception housing sites will be small in scale and normally be developed solely for affordable housing.*

Policy 29 provides that:

*Other than small scale infilling (Policy 11) or rural exceptions schemes (Policy 13), levels of housing development in excess of the identified requirements for the named Villages and Rural Areas will only be permitted where tested and supported through Part 2 Local Plans or Neighbourhood Plans. These plans should also identify the phasing of individual housing sites in the rural areas to ensure that development opportunities are not exhausted early in the plan period.*

There is an expectation that Local and Neighbourhood Plans will play a part in the delivery of future housing requirements. As noted above, the very recently adopted Local Plan makes provision for limited growth in Great Addington.

Policy 30 establishes a detailed range of criteria (see **Appendix 1**) concerning housing mix and tenure which provides clear parameters within which any housing development must be brought forward.

In summary, as far as any development within Great Addington is concerned, these are broadly:

- *The need to accommodate smaller households with an emphasis on the provision of small and medium sized dwellings (1-3 bedrooms) including, where appropriate, dwellings designed for older people;*

- *avoid an over-concentration of a single type of housing where this would adversely affect the character or infrastructure of the area.*
- *new dwellings must meet the National Space Standards as a minimum*
- *adaptable housing designs will be encouraged in order to provide flexible internal layouts and to allow for cost-effective alterations (including extensions) as demands and lifestyles change;*
- *New dwellings must meet Category 2 of the proposed National Accessibility Standards as a minimum and the local planning authority will negotiate for a proportion of Category 3 (wheel-chair accessible) housing based on evidence of local needs;*
- *On private sector developments in rural areas of 11 or more dwellings (net) or where the combined Ground Floor Area of dwellings will exceed 1,000sqm, the local planning authority will seek the provision of 40% affordable housing of total dwellings*
- *The precise proportion and tenure mix of affordable housing will take into account the need identified in the Strategic Housing Market Assessment toolkit (or more up to date local assessment agreed with the local planning authority) and the viability of the development;*
- *Affordable housing will be provided on site unless the developer can demonstrate exceptional circumstances which necessitate provision on another site, or the local planning authority is satisfied that off-site delivery or an equivalent financial contribution for affordable housing will support urban regeneration and/or the creation of sustainable mixed and inclusive communities;*
- *Proposals will be encouraged for market and affordable housing provision to meet the specialised housing requirements of older households including designated, sheltered and extra care accommodation and other attractive housing options to enable older households to down-size to smaller accommodation.*
- *Proposals for individual and community Custom-Build developments that are in line with the spatial strategy will be supported.*

Some suggested policies for consideration within the Neighbourhood Plan are provided at **Appendix 2**. These reflect similar policies contained in other Neighbourhood Plans and would be in accordance with the Adopted Local Plan and Joint Core Strategy.

## EMERGING NEIGHBOURHOOD PLAN LOCAL HOUSING NEEDS

On 21 January 2023 Great Addington Parish Council held a consultation event about Neighbourhood Planning. The Plan is primarily designed to consider local future needs.

In response to the question “*Where do we want housing?*” the following comments were noted:

*“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.”* [this is Site C]

*“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).”*

Evidently, infill development within and around the centre of the village is considered inappropriate for a variety of reasons.

Traffic calming through the village is also identified as a particular issue.

The results of a Community Survey conducted in May 2023 identified that, of those who responded, 64% indicated a preference to plan for up to 20 new homes (Q.23).

The three most important priorities for housing in the parish (Q.24) were considered to be:

- 3-bed houses (e.g. for families with children)
- 2-bed houses (e.g. for couples, smaller families, single parents, singles with child access and frequent visitors)
- 2/3bed bungalows for downsizing older people

In summary, other relevant results from the questionnaire in relation to housing provision indicated the following:

- Defining a Settlement Boundary is a good way of managing housing development.  
It would be appropriate to include any allocated housing sites within the defined settlement boundary for the reasons set out below.
- Few household members have left the village specifically as a result of lack of available/suitable housing.
- The majority of respondents do not expect to need to move within the Parish within the next ten years.

This does not of course mean that people will not move away from the Parish completely.

- Of those who might move, a 2-bedroom property is the main requirement with 3-bedroom as the next most requested.
- The principal household size is two people, with single people being the next most significant.
- Few of those looking to move would be doing so within a year but about half expected to move within 1-3 years and a preponderance of the remainder in more than 5 years.
- The main reasons for a move resulted mainly from the existing property being too large and the desire to live independently.
- Although a few respondents indicated a need for specialist accommodation, this was very much in the minority with most respondent indicating no need.
- In terms of ownership, the majority wanted to own their own home; whether bought on the open market or self-built. There was no identified need for affordable housing for rent.
- In answer to the question '*If this household moved to a new home, would an existing dwelling be freed-up?*' the majority of respondent said no.
- More respondents said they would not support a Rural Exception Site than would.

In the light of these responses to the questionnaire this appears to indicate a rather settled population at this time. Where a property move is being considered this is essentially to downsize from larger properties to a more manageable size that continue to facilitate independent living.

There is a suggestion that properties would not necessarily be freed up for new occupants, but retained in occupation, presumably by other family members. Perhaps younger family still living at home.

This suggests the availability of property for other people would continue to be constrained; e.g. people returning to the Parish to live closer to family, or younger family groups or individuals that might have to move away due to lack of available/suitable properties.

### **Settlement Boundary**

The purpose of a Settlement Boundary is to ensure that sufficient housing and employment land is available in appropriate locations that can be supported by existing infrastructure and avoid impinging into the local countryside. It is national and local planning policy that development in the countryside should be carefully controlled.

The parish is predominately rural in nature with the built-up area surrounded by open and attractive countryside. In planning terms, land outside a defined Settlement Boundary, including any small groups of buildings or small settlements, is treated as countryside.

Defining a settlement boundary for Great Addington will help ensure that development is focused upon sustainable locations as well as helping to maintain the special character of the Parish in accordance with the aims and objectives of the Neighbourhood Plan. Any housing land allocations should be brought within the settlement boundary.

## **GREAT ADDINGTON DESIGN GUIDE**

In producing a scheme for the development of Site C due regard would be taken of the guidance contained in this recently drafted publication.

Although Site C is a distinct site in relation to the more historic core of the village, there are a variety of design themes that can be applied in order to retain and reflect the local architectural vernacular and ensure that the 'arrival experience' in visual terms is reflective of the village as a whole. The checklist of general design guidelines in Section 4 would inform the development.

### **Broad Considerations for Site C Development**

In the time available for a response in January 2024 it was not possible to generate a detailed scheme for the site. Nor is this a requirement at this stage, given that the Neighbourhood Plan is concerned (amongst other things) with land allocation to meet local needs. However, consideration has been given to the general form and nature of a scheme for the site in principle.

There is evidently a mixed pallet available in terms of external materials that can be drawn for local properties: ranging from rendered finishes through red brick to dressed stone; from slates to pantiles.

This offers the opportunity for a variety of differing finishes to adjacent properties that will assist in offering a visually sympathetic appearance, as distinct from a uniform group of dwellings all in the same materials. A varied layout, with distinct variations in roof line and building articulation would assist in producing an interesting scheme.



*Mixed external materials, layouts, rooflines and scale*

The photographs used in this submission present a not dissimilar location to Site C forming an extension to a linear village on a roughly rectangular site containing some 16 dwellings in an irregular layout that looks outward toward the countryside as much as possible. A Building line has been established, set back from the road, with a frontage wall that might be just as appropriate in Great Addington, given the historic walls so highly regarded by local residents.



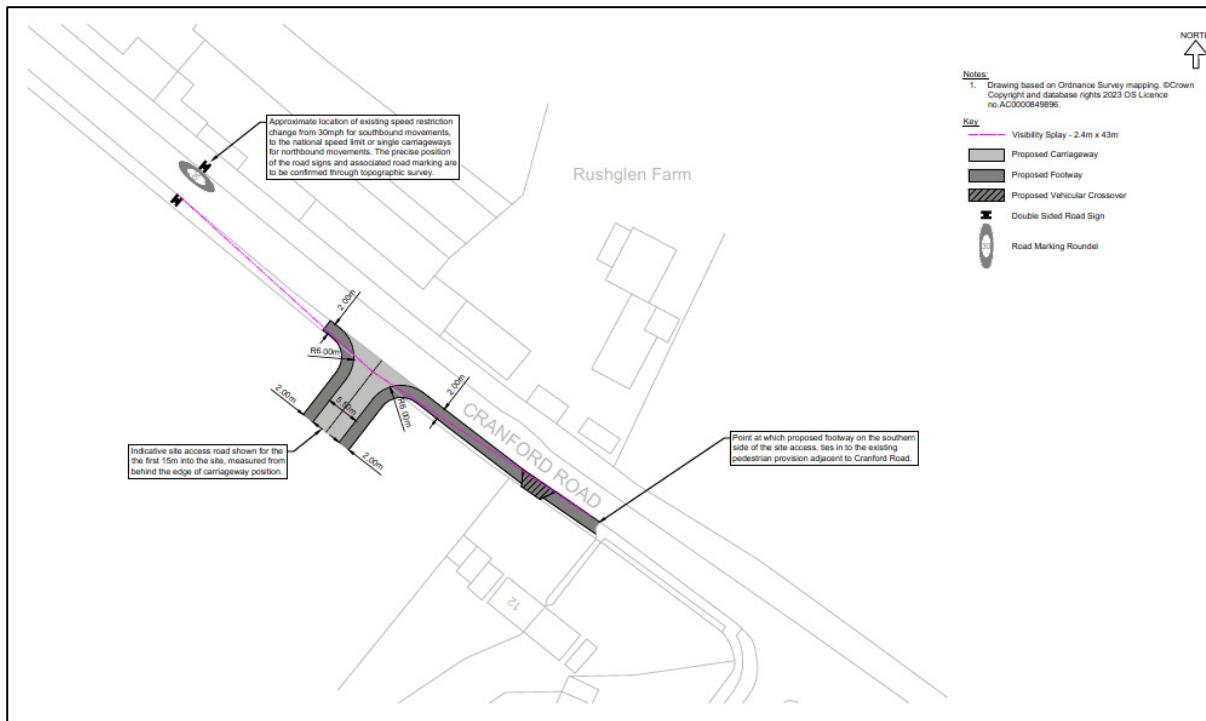
Blenheim Estate Homes' - Park View



Even a short terrace of properties can be distinguished by subtle design differences

## Access

The access point from the Cranford Road into Site C would need to be subject to a detailed assessment. However, the illustrative scheme below (also at **Appendix 3**) indicates that there is sufficient frontage to enable a suitable entrance to be provided. A short connection to the existing public footpath is also achievable.



The development of Site C would also present an opportunity to consider the re-positioning of the 30mph zone for the village that may provide a means of bringing vehicle speeds down earlier. Traffic calming measures might also be considered in the form of psychological calming techniques, or village gateway formats (examples below).



## **SUMMARY**

The land referred to as site 'C' in this submission presents an ideal opportunity to satisfy Parish's aspirations for future housing need over the long term.

The site is well related to the village and can be developed without impacting the existing settlement and its various historic assets.

The site is of sufficient size to deliver a mix of housing types in line with the stated aspirations of the draft Plan.

A Development Brief approach would be a realistic and helpful means of ensuring that the site's development accords with the aims and objectives of the Neighbourhood and Local Plan policies.

The published design guide can inform the format and building styles adopted within any scheme, which can be delivered; as evidenced from the example shown in this submission.

There are opportunities to introduce beneficial elements for the village as a whole; for example traffic calming measures.

Site 'C' is therefore proposed for inclusion within the Neighbourhood Plan as a potential future housing site; subject to the various development and design guidance which can properly control the manner in which this site may be brought forward in the future.

**Davies and Co**

January 2025

## NATIONAL MINIMUM SPACE STANDARDS

The Government published statutory guidance in 2015 entitled '*Technical housing standards – nationally described space standard*'.

This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

The standard requires that:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
- b. a dwelling with 2 or more bedspaces has at least 1 double (or twin) bedroom
- c. in order to provide 1 bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide
- d. in order to provide 2 bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>
- e. 1 double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area)
- g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		
	4p	70	79		2.0
3b	4p	74	84	90	
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	
	8p	125	132	138	4.0

# APPENDIX 1

## POLICY 30 – HOUSING MIX AND TENURE

Housing development should provide a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs and to assist in the creation of sustainable mixed and inclusive communities. In particular:

- a) The mix of house types within a development should reflect:
  - i. The need to accommodate smaller households with an emphasis on the provision of small and medium sized dwellings (1-3 bedrooms) including, where appropriate, dwellings designed for older people;
  - ii. The existing housing stock within the settlement or neighbourhood/ward in order to address any gaps in provision and to avoid an over-concentration of a single type of housing where this would adversely affect the character or infrastructure of the area.
- b) The internal floor area of new dwellings must meet the National Space Standards as a minimum in order to provide residents with adequate space for basic furnishings, storage and activities. In both affordable and market sectors, adaptable housing designs will be encouraged in order to provide flexible internal layouts and to allow for cost-effective alterations (including extensions) as demands and lifestyles change;
- c) New dwellings must meet Category 2 of the proposed National Accessibility Standards as a minimum and the local planning authority will negotiate for a proportion of Category 3 (wheel-chair accessible) housing based on evidence of local needs;
- d) On private sector developments of 15 or more dwellings (net) or where the combined GFA of dwellings will exceed 1,500sqm in the Growth Towns and Market Towns and 11 or more dwellings (net) or where the combined GFA of dwellings will exceed 1,000sqm elsewhere, the local planning authority will seek the provision of affordable housing in line with the following targets:
  - **Sustainable Urban Extensions** 20% of total dwellings in phases to be developed by March 2026, with provision to be made for a review of the viable level of affordable housing in later phases.
  - **Growth Towns and Market Towns** excluding Oundle **30% of total dwellings**
  - **Rural areas** including all villages plus Oundle **40% of total dwellings**The precise proportion and tenure mix of affordable housing will take into account the need identified in the SHMA toolkit (or more up to date local assessment agreed with the local planning authority) and the viability of the development;
- e) Affordable housing will be provided on site unless the developer can demonstrate exceptional circumstances which necessitate provision on another site, or the local planning authority is satisfied that off-site delivery or an equivalent financial contribution for affordable housing will support urban regeneration and/or the creation of sustainable mixed and inclusive communities;
- f) Proposals will be encouraged for market and affordable housing provision to meet the specialised housing requirements of older households including designated, sheltered and extra care accommodation and other attractive housing options to enable older households to down-size to smaller accommodation. SUEs and other strategic developments should make specific provision towards meeting these needs;
- g) Proposals for individual and community Custom-Build developments that are in line with the spatial strategy will be supported. SUEs and other strategic developments should make available serviced building plots to facilitate this sector of the market.

## APPENDIX 2

### SUGGESTED HOUSING POLICY PARAMETERS FOR THE NEIGHBOURHOOD PLAN

The following policy suggestions are drawn from other Neighbourhood Plans and demonstrate how the Parish can deliver and control development within Great Addington through the Plan.

#### SETTLEMENT BOUNDARY

*Development proposals on sites within the Settlement Boundary [ as illustrated on a plan] will be supported where they comply with the policies of this Neighbourhood Plan. Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled.*

#### HOUSING MIX

*The provision of smaller dwellings (1 – 3 bedrooms) will be supported providing they meet the provision set out in NNJCS Policy 30 (Housing Mix and Tenure). Proposals for bungalows to meet the needs of older people will be supported. There will be a presumption against dwellings providing 4 or more bedrooms.*

#### HOUSING DESIGN

*Any new housing should be of a design and arrangement that respects Great Addington's local distinctiveness and enhances the historic character and setting of the parish. Due regard should be paid to the Great Addington Design Guide.*

## APPENDIX 3

