

Great Addington Neighbourhood Plan

Referendum
(2021-2041)



June 2025

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Photographs: Sven Roden and others



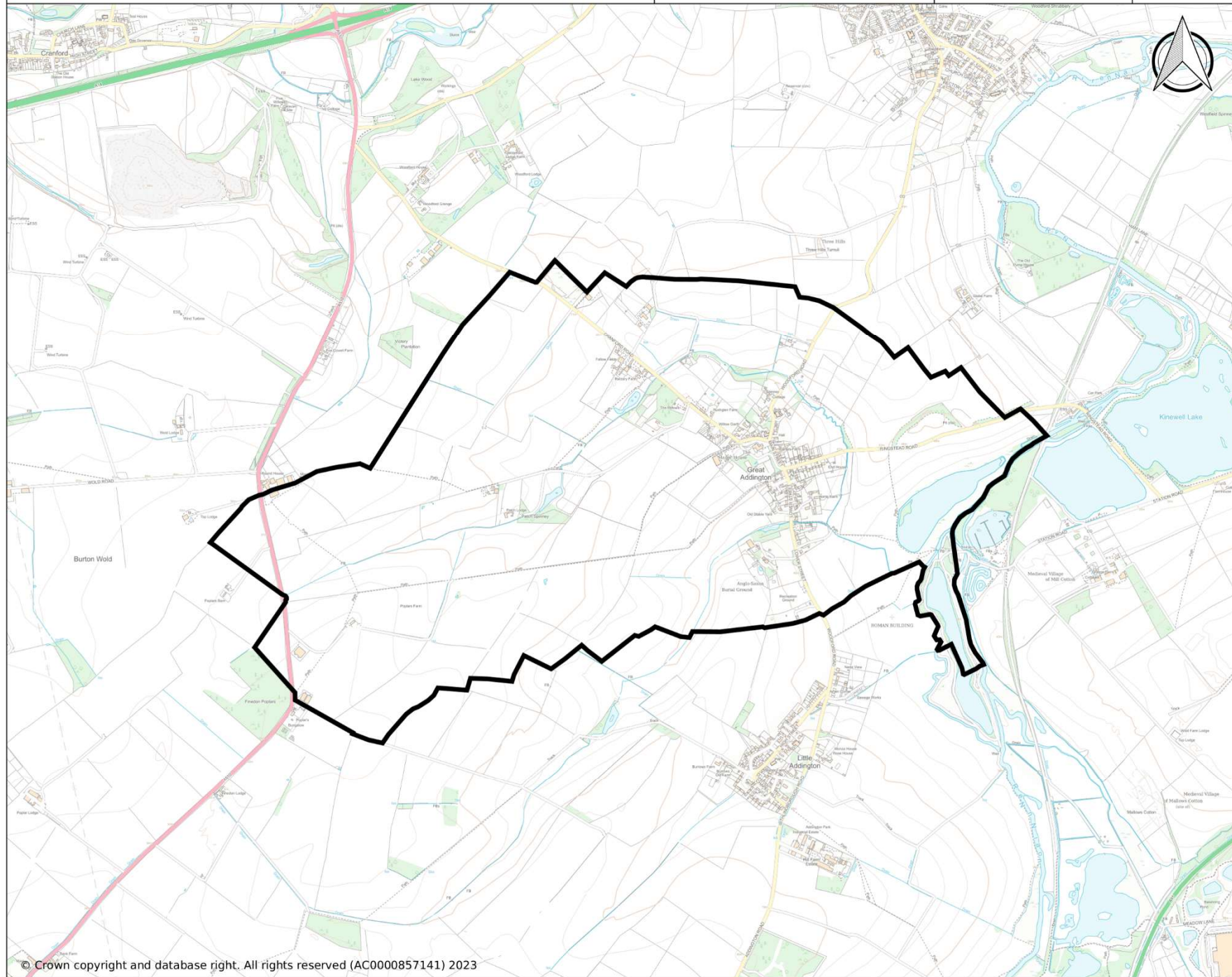
1 Introduction

Neighbourhood Plans

- 1.1 The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.
- 1.2 The preparation of the Great Addington Neighbourhood Plan has allowed people who live, work and have a business in the area to have a say as to where they think new houses and businesses should be located and what they should look like. The Neighbourhood Plan also identifies and protects important Local Green Spaces, conserves local heritage and protects areas of nature conservation interest. The Great Addington Neighbourhood Plan will be a statutory plan which means that once it has been finalised, decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan, and any other material considerations.

Great Addington Neighbourhood Area

- 1.3 Great Addington lies on the west bank of the River Nene, about eight kilometres (five miles) southeast of Kettering. The Parish lies in North Northamptonshire and, prior to local government reorganisation in April 2021, was part of East Northamptonshire district. Great Addington is a rural parish with Great Addington village being the main settlement that is surrounded by countryside with scattered farms and rural businesses.
- 1.4 The Neighbourhood Area (Map 1) includes the whole of Great Addington Parish.
- 1.5 Great Addington Parish Council applied for Neighbourhood Area designation on 28 February 2020. The Neighbourhood Area was designated by East Northamptonshire Council on 8 April 2020.
- 1.6 The Neighbourhood Area covers 509 hectares.



Neighbourhood Area



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Plan Period

- 1.7 Great Addington Parish Council is the 'Qualifying Body' responsible for preparing the Neighbourhood Plan. It has been supported by a Neighbourhood Plan Steering Group comprising Parish Councillors and local residents. The plan period covers the period 2021-2041 to align with the emerging North Northamptonshire Local Plan.

Basic Conditions

- 1.8 A neighbourhood plan must meet each of a set of basic conditions before it can be put to a referendum and be made. This means that there is not an entirely free hand over how the Plan is prepared. The basic conditions state that plans must:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State.
 - Contribute to the achievement of sustainable development.
 - Be in general conformity with the strategic policies contained in the development plan for the area.
 - Not breach, and otherwise be compatible with, EU obligations (now part of UK Law).
 - Comply with other prescribed matters.

National Policies and Guidance

- 1.9 The [National Planning Policy Framework](#) (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023, 19 December 2023 and 12 December 2024. This sets out the Government's planning policies for England and how these are expected to be applied. Under transitional arrangements, the Great Addington Neighbourhood Plan was examined against the December 2023 version of the NPPF.
- 1.10 The planning practice guidance that supports the NPPF is published [online](#).

The Development Plan

- 1.11 The Parish of Great Addington is covered by the following development plan documents, which make up the Local Plan (strategic and non-strategic policies):

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North Northamptonshire Joint Core Strategy 2011-2031

- 1.12 The [North Northamptonshire Joint Core Strategy](#) is the overall strategic plan for North Northamptonshire. It was adopted in July 2016.

East Northamptonshire Local Plan (Part 2)

- 1.13 The [East Northamptonshire Local Plan \(Part 2\)](#) was adopted by North Northamptonshire Council on 7 December 2023. The Part 2 Local Plan replaces remaining policies from the 2011 Rural North, Oundle and Thrapston Plan (RNOTP) and the 1996 East Northamptonshire District Local Plan (DLP).

North Northamptonshire Local Plan

- 1.14 North Northamptonshire Council is reviewing the strategic planning policies of the North Northamptonshire Core Strategy through the North Northamptonshire Local Plan to take into account changes since 2016 and extend the plan period to 2041. The Plan will also cover some non-strategic matters that are set out in the Part 2 Local Plans.

What has been done so far

Neighbourhood Plan Introductory Event

- 1.15 On Saturday 21 January 2023, the Neighbourhood Plan Steering Group hosted a coffee morning and displayed information about neighbourhood planning and the local area. The event was held at the Village Hall and was attended by around 30 residents. Feedback from this event helped to identify the key issues that need to be addressed by the Neighbourhood Plan.



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Questionnaire Survey

- 1.16 The feedback from the introductory event helped us to prepare a questionnaire survey. In May 2023 a questionnaire was delivered to local households inviting residents to complete the survey. There were 103 responses, and the results of the household questionnaire were disseminated to residents at an event held on 23 September 2023 in the Village Hall. The results have been published on the Parish Council's website: <https://greataddingtonparishcouncil.gov.uk/neighbourhood-plan>

Housing Site Consultation

- 1.17 One of the key issues for the Neighbourhood Plan concerns housing development. On 27 January 2024, a consultation event was held in the Village Hall concerning the allocation of potential housing sites. Feedback from the event helped inform the choice of the preferred housing site.

Evidence

- 1.18 There is no 'tick box' list of evidence required for neighbourhood planning. Proportionate, robust evidence is required to support the choices made and the approach taken. The evidence supporting the preparation of the Neighbourhood Plan is also available on the Parish Council website.

Pre-Submission Consultation

- 1.19 The feedback from the consultation events, questionnaire results and information about the area helped the preparation of the (Pre-Submission) Draft version of the Great Addington Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period of no less than six weeks on the proposed Neighbourhood Plan will run from Monday 10 June to Monday 22 July 2024.
- 1.20 A copy of the Pre-Submission Draft of the Plan was made available to download, along with supporting documentation, on the Parish Council website. A newsletter publicising the Pre-Submission Draft of the Plan was delivered to all premises within the Parish.

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Submission

- 1.21 All representations and comments received were considered by Great Addington Parish Council and used to amend the Pre-Submission Draft of the Plan. A Consultation Statement, including a summary of all comments received and how these were considered, is made available on the Parish Council website.
- 1.22 The modified Plan was submitted to North Northamptonshire Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, further public consultation took place between 10 December 2024 and 4 February 2025 before it was sent to an Independent Examiner.
- 1.23 On 4 June 2025, the Examiner recommend that subject to recommended modifications, I have the Plan meets all the necessary legal requirements and should proceed to referendum. The recommended modifications have been incorporated into this referendum version of the Neighbourhood Plan.

What happens next?

- 1.24 North Northamptonshire Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, the North Northamptonshire Council will adopt it.
- 1.25 When the Plan is adopted, it will form part of the Statutory Development Plan for the area. North Northamptonshire Council will continue to be responsible for determining most planning applications, but in the Great Addington Neighbourhood Area, the policies in the Neighbourhood Plan will form the basis of those decisions along with the North Northamptonshire Joint Core Strategy 2011-2031, East Northamptonshire Local Plan and other material considerations.

Note, when considering a development proposal, all the relevant policies of the Neighbourhood Plan will be applied.



2 Profile

- 2.1 Great Addington Neighbourhood Area lies to the southeast of Kettering, south of the A14 which links the M1 and A1. The eastern boundary of the Area is formed by the River Nene, while the A510 passes to the west. To the north is the village of Woodford and to the south is Little Addington.
- 2.2 Great Addington village lies just above the floodplain of the River Nene. The Great Addington Neighbourhood Plan area mainly lies over geology classified as principal and secondary A aquifers. The village has been in continuous occupation since the neolithic period. A single place name of 'Addington' is recorded in the Domesday Book (1086 AD) and in the reign of Edward 1 (1272-1307) the village is shown as part of the Navisland Hundred.
- 2.3 The north-south spine of the village is formed by Woodford Road, Main Street and Lower Street. Great Addington Memorial Hall, All Saints Church and The Manor House lie at the junction of Main Street/Woodford Road/Cranford Road. The village pub, the Hare and Hounds, lies at the junction of Main Street/Lower Street/Ringstead Road. Great Addington primary school lies on the northern edge of the village. The Addington's Playing Field is to the south of Great Addington on Lower Street and is shared with Little Addington.
- 2.4 The historic core of Great Addington is focussed on All Saints' Church, The Manor House and along Main Street and Lower Street. Coursed limestone is a particularly important feature of the village. The village has been developed outwards from this core through post-war and twentieth century housing which now define the main southern, eastern and western entrances into the village.
- 2.5 There were 299 usual residents in Great Addington parish as at Census Day 2021, living in 125 households.

Great Addington Neighbourhood Plan Referendum (2021-2041)

Great Addington



Population

300

people

359,500 people in North
Northamptonshire

Rounded to the nearest 10 people (nearest
100 for North Northamptonshire)

Number of households

120

households

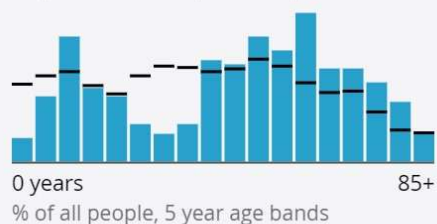
148,900 households in North
Northamptonshire

Rounded to the nearest 10 households
(nearest 100 for North Northamptonshire)

Age profile

Great Addington

(North Northamptonshire)



Disability

Great Addington

(North Northamptonshire)

Disabled under the Equality Act
18.1% (17.3%)

Not disabled under the Equality Act
81.9% (82.7%)

% of all people

Economic activity status

Great Addington

(North Northamptonshire)

Economically active: In employment
57.1% (61.8%)

Economically active: Unemployed
1.6% (2.7%)

Economically inactive **41.3%** (35.5%)

% of people aged 16 years and over

Source: Office for National Statistics - Census 2021



3 Sustainable Development

Sustainable Development

- 3.1 Our Neighbourhood Plan must contribute to the achievement of sustainable development. The planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- an **economic** objective – to help build a robust, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of appropriate infrastructure;
 - a **social** objective – to support strong, dynamic and healthy communities, by ensuring a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed built environment with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - an **environmental** objective – to contribute to protecting and enhancing the natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 3.2 Our Plan shows what sustainable development in Great Addington means in practice.

Strategic Environmental Assessment

- 3.3 All plan-making and decision-making should help to achieve sustainable development. To demonstrate how this Neighbourhood Plan will contribute to improvements in environmental conditions a Strategic Environmental Assessment (SEA) has been undertaken. The SEA also considers how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).

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- 3.4 An Environmental Report, which accompanies the current consultation on the Great Addington Neighbourhood Plan, is the second document to be produced as part of the SEA process. The first document was the SEA Scoping Report which includes information about the Neighbourhood Area's environment and community. Both documents are available on the Parish Council's website.
- 3.5 Several recommendations were made to enhance the positive effects of the draft Neighbourhood Plan and mitigate any negatives. These recommendations will be incorporated into the Neighbourhood Plan where appropriate.

Priorities

- 3.6 Data collected from the 2023 questionnaire helped identify key issues the Neighbourhood Plan should address. The key issues raised by more than 10% of respondents, ranked in order of importance are:
- The impact of vehicular traffic on village life
 - Protecting the character of the countryside and access to it
 - Conserving local heritage and village identity, including existing stone walls
 - Footpaths and access to The Greenway
 - Protecting green areas in the village
 - Improving or retaining local services and facilities
 - Nature conservation
 - Meeting local housing needs
 - Noise and disturbance

Vision

- 3.7 In setting out the aims for the Plan it is vital to consider the community's aspirations for the future and respond to the priorities identified by local people. The Plan also needs to be realistic. The vision statement set out below has helped guide the preparation of the Great Addington Neighbourhood Plan and makes it clear what the Plan is aiming to achieve.

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4 Traffic and Transport

- 4.1 The most important issue for Great Addington's residents is traffic. The responses to our 2023 Questionnaire Survey showed that 82% of respondents felt that speeding and the volume of traffic was one of their biggest dislikes about living in the village. However, there is sometimes confusion over what kinds of transport issues a neighbourhood plan can address. Many traffic matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with. So, changes to parking restrictions, speed limits, signage, weight restrictions and traffic circulation fall outside the scope of a neighbourhood plan, but they can be taken forward as community concerns by the Parish Council.
- 4.2 Our Neighbourhood Plan does highlight localised traffic and parking issues that may need to be addressed when considering development proposals.

Road Network

- 4.3 Great Addington lies in the middle of a triangle formed by the A14, A6 and A45. The principal link between Great Addington and the A14 to the north is via Cranford Road and then the A510. The A6 to the south is reached via Lower Street, Irthlingborough Road which passes through Little Addington, and Addington Road.
- 4.4 Through Great Addington village the roads are residential in character and the speed limit is 30mph. Within the village there are narrow footways, mostly only on one side of the road. The footways do not extend beyond the village except in the southerly direction where there is a narrow footway between Great and Little Addington on the western side of Lower Street. The speed limit between the two villages is 40mph.

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- 4.5 The [Crashmap](#) website contains information about reported crashes from 1999 onwards¹. Within the last available five-year period (2018 to 2022) there have been two slight vehicle related accidents reported in the village. There has been a series of four slight accidents at the Wold Road/A510 junction near Round House Farm on the western boundary of the Parish.
- 4.6 Over the years some traffic count data has been collected which shows that Cranford Road is the busiest street in the village with an average of 3,835 vehicles per day (September 2022) with some 71% exceeding the 30mph speed limit. Lower Street and Ringstead Road have been shown to be less busy, but many vehicles still exceed the speed limit, albeit to a lesser degree than on Cranford Road.
- 4.7 Our 2023 Questionnaire Survey asked residents to say, on a scale of 0 to 10 (where 0 is not a problem), how concerned they were with speeding traffic through the village. The average score was eight. The Questionnaire also invited respondents to identify speed reduction measures which they would support, but none of the measures gained majority support. There are already village gateways on the main approaches to great Addington village, but our proposed housing site (Policy GA17) provides an opportunity to add new measures to reduce speeding on Cranford Road.



¹ All accidents that happened on the public highway, involved at least one vehicle, resulted in an injury to at least one person and were reported to the police are included. Animal injuries, near misses, damage to property and incidents which have not been reported to the police, are not included.

Parking

- 4.8 84% of respondents to our survey thought that inconsiderate parking was a problem in Great Addington. The principal problem area relates to the primary school which is located on a double-bend on the northern edge of the village. Like many schools, problems caused by inconsiderate parking near Great Addington Church of England Primary School during morning drop-off and afternoon pick-up are a cause of complaints. Parking illegally or inconsiderately not only causes inconvenience to residents and undermines the school's efforts to be a good neighbour, but creates traffic congestion and road safety issues, including danger to pedestrians crossing roads.
- 4.9 With no public transport, car ownership levels in Great Addington are high with 35.7% of households having three cars or vans (2021 Census) compared with 11.6% in North Northamptonshire and 9.1% in England. As the village currently experiences problems with insufficient parking that leads to frustration for residents, it is important that future developments provide adequate and convenient parking.
- 4.10 In 2016, Northamptonshire County Council adopted updated [parking standards](#) that require new 2/3 bedroomed houses to provide 2 spaces per dwelling, plus visitor spaces at one per dwelling across the development. Properties having four or more bedrooms are required to provide three spaces per dwelling, plus visitor spaces at one per dwelling across the development. The Parking Standards also set out requirements for other forms of development.



Policy GA1: Parking Standards

New development shall provide for parking in accordance with the Northamptonshire Parking Standards.

Public Transport

- 4.11 There are bus stops near the Hare and Hounds Public House bus stops, which connect Great Addington to Irthlingborough via the [Stagecoach Midlands 45](#) Raunds-Wellingborough service. This is essentially a school transport service; it does not run over weekends, on bank holidays or during school holidays. Given the infrequency of the service, it is not relied upon by most of the community. 55% of respondents to our 2023 Questionnaire Survey wanted to see a regular bus service provided. This being the most sought improvement in village services and facilities.

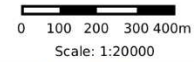


5 The Countryside

- 5.1 Great Addington is a rural area lying in the Nene Valley. The rural setting to Great Addington village is highly valued by local people with 91% of respondents to our 2023 Questionnaire Survey identifying the country setting as the most important feature of the Parish. 96% agreed that the countryside around Great Addington should be protected for the sake of its intrinsic character, beauty, heritage and wildlife.
- 5.2 Development in the countryside is already carefully managed by the policies of the North Northamptonshire Core Strategy (Policies 11, 13 and 26) where development is generally limited to agriculture, forestry and other rural businesses, the re-use of rural buildings, tourism, recreation and renewable energy projects.
- 5.3 Settlement boundaries, or planned limits of development, have long been used to manage development around the periphery of built-up areas to prevent the sprawl of development into the countryside and to protect the landscape setting of settlements. The East Northamptonshire Part 2 Local Plan no longer defines settlement boundaries but allows for neighbourhood plans to decide their own. Our 2023 Questionnaire Survey shows that 76% of respondents think that a Settlement Boundary is a good way of managing housing development, therefore we have defined a new Great Addington Settlement Boundary to help us to prevent encroachment into open countryside.

Policy GA2: The Countryside

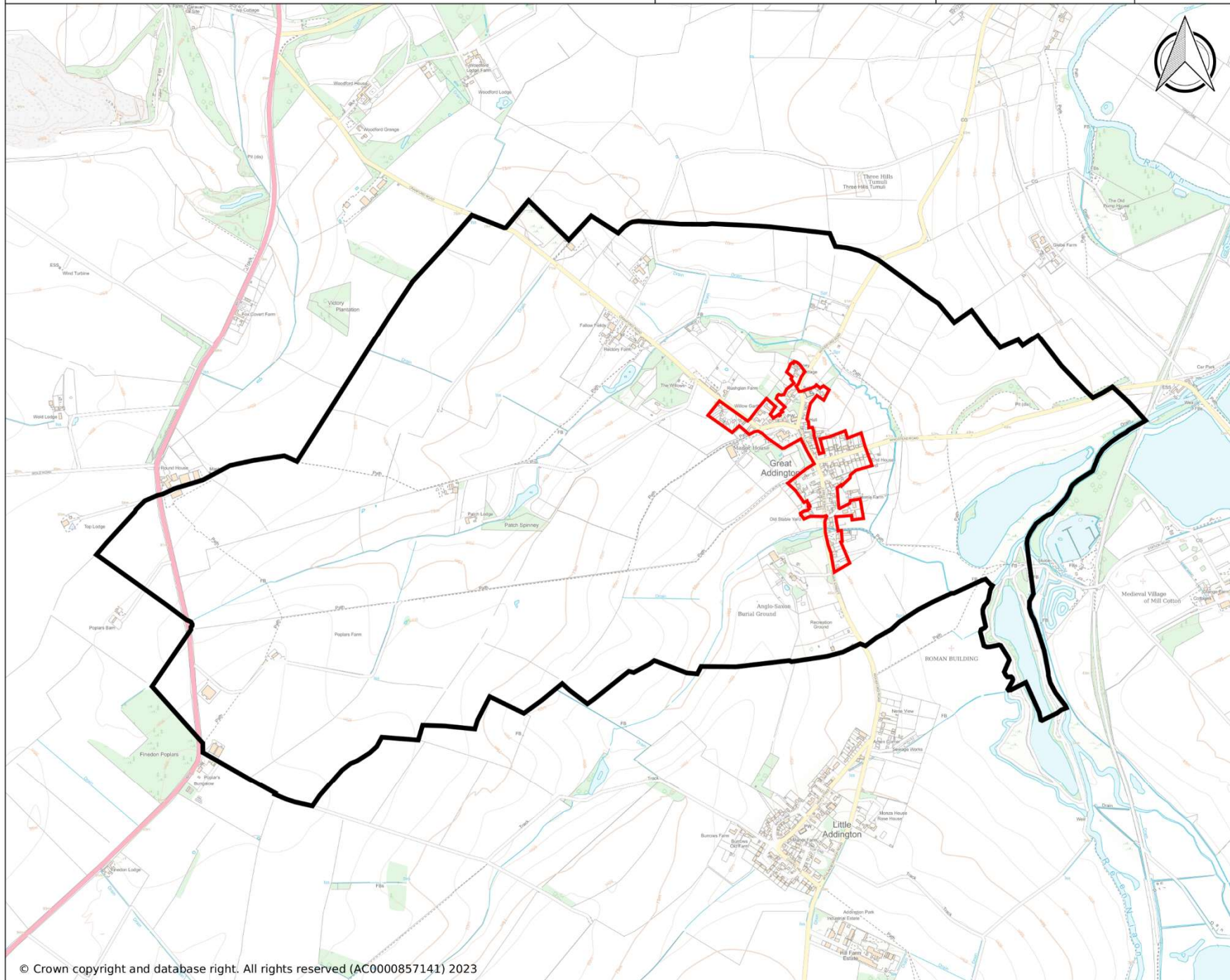
The Countryside (land outside the Settlement Boundary as defined on Map 2) will be protected for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. In Countryside locations only development that is in accordance with national planning policies, strategic planning policies or allocations; or with the other policies of this Neighbourhood Plan will be supported.



Settlement Boundary



Neighbourhood Area



Landscape

- 5.4 The landscape patterns evident today have evolved gradually over many thousands of years and are the result of the interaction of physical and human influences.
- 5.5 Great Addington Parish lies within a low-lying clay vale created by the River Nene and its tributaries. The River Nene to the east of the area, has a broad, flat, wide floodplain surrounded by rising landform. This section of the Nene is slow flowing with limited bank side vegetation with evidence of long periods of gravel extraction and restoration producing wetland and lakes. The local nature reserves, country parks and lagoons created from former gravel workings provide areas for not only public enjoyment and access, but also valuable habitats in the form of wet grasslands and reed beds, and nationally important areas for wildfowl and wading birds. Sections of dismantled railway and several high voltage pylons are also evident along the valley.
- 5.6 Surrounding the lakes is a landscape characterised by pastoral and arable fields, although water elements continue to dominate the majority of views. Whilst woodland cover remains sparse, a number of broadleaved copses contribute to the overall character of the area. They frequently surround valley ponds, lakes and lagoons, thus helping to integrate these artificial waterbodies into their landscape setting.



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- 5.7 Great Addington village, although primarily linear in character, has expanded along other roads leading into the village. Several scattered farmsteads are also located throughout the Parish.
- 5.8 Policy 3 of the North Northamptonshire Joint Core Strategy ensures that new development is located and designed in a way that is sensitive to its landscape setting and, where possible, the distinctive qualities of the landscape character area in which it would be situated are enhanced.

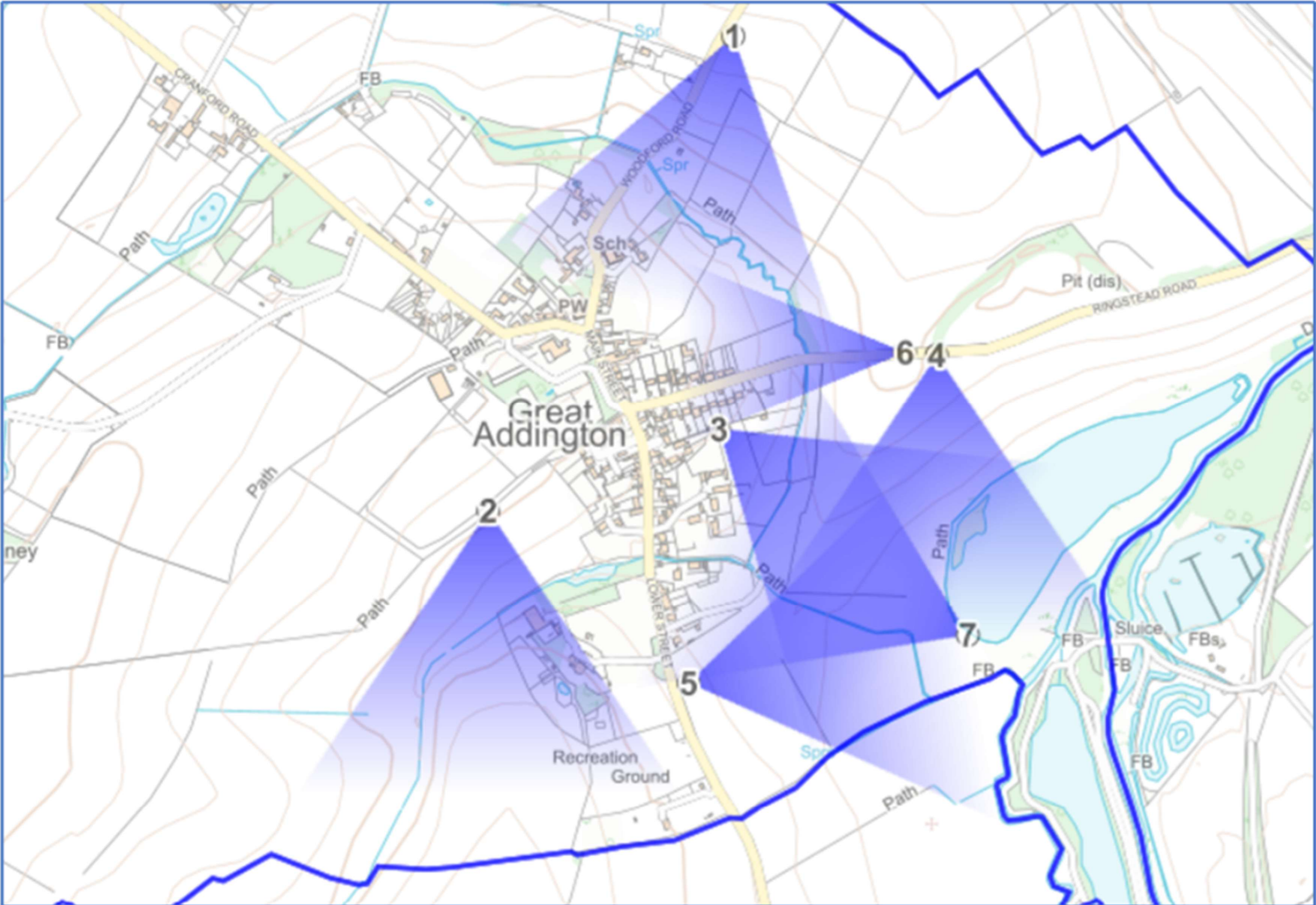
Important Views

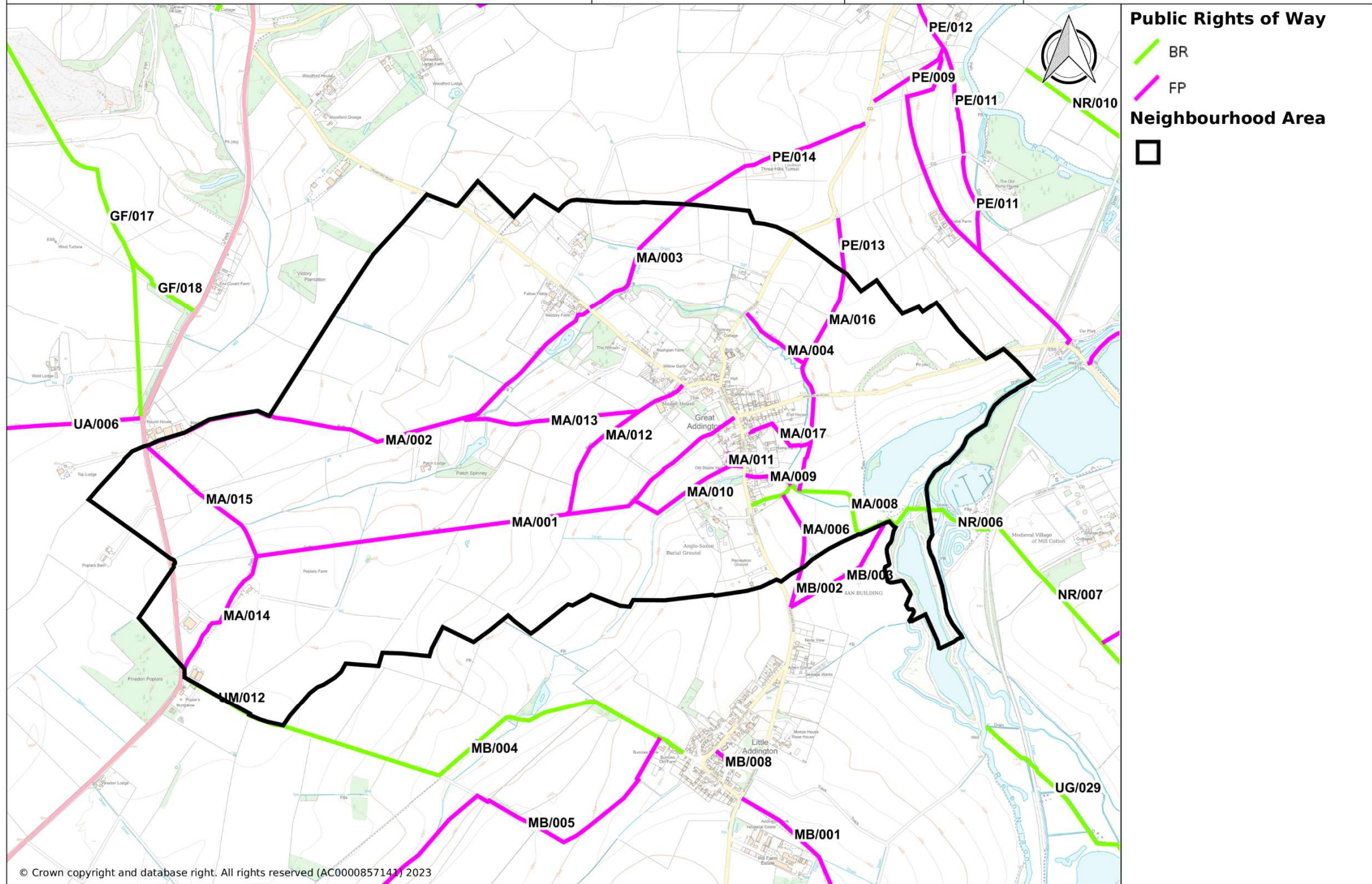
- 5.9 There are many scenic views of the village from the surrounding countryside that local people value, the most important are set out below and in more detail in Appendix 1. It is important to note that the significance of any vista cannot be realised in text and images. Seasonal changes as well as exact location can significantly impact on the focal point of the vista.

Policy GA3: Locally Important Views

Development should be located and designed in a way that is sensitive to the local landscape. The potential to enhance the landscape should be considered wherever possible. Particular sensitivity should be shown for the views that are regarded as highly characteristic, as listed below and shown on Map 3:

1. View across the village from East of Woodford Road;
2. View SE from Queens Green Canopy toward Shooters Hill and Little Addington;
3. View SE from stile outside Chapel Close looking across the paddock toward Brightwell Lake;
4. View from the crest of Ringstead Road looking out over Brightwell Lake;
5. View from the Addingtons Playing Fields looking ENE across Brightwell Lake;
6. View into village looking west from top of the hill on the Ringstead Road; and
7. View of village and Church looking NW from Brightwell Lake.





Green Infrastructure

- 5.10 Green infrastructure (GI) is the term used to describe an interconnected network of multi-functional green space and is used as a way of ensuring open space, the countryside, parks and important natural or cultural features are planned and recognised, particularly for the contribution they make to our quality of life.
- 5.11 Green infrastructure networks have been identified at both strategic and local scales across Northamptonshire. The Nene Valley sub-regional corridor extends between the urban centres of Northampton and Peterborough, passing through Great Addington Parish. It follows the course of the River Nene through a sequence of contrasting landscapes, with the broad, flat and often tranquil floodplain landscape providing a distinctive setting. Since the earliest times the Nene has been a major cross-country transport corridor.

Access to the Countryside

- 5.12 Great Addington has an extensive network of footpaths and bridleways both within the village and outside it, into the surrounding countryside. These Rights of Way are an appreciated and well-used community asset that contributes to health and wellbeing. Our 2023 Questionnaire Survey showed that 57% of respondents used the Rights of Way network daily, so the community is keen to see the existing footpath, cycle and bridleway network extended and enhanced.

North Northamptonshire Greenway

- 5.13 The North Northamptonshire Greenway is a proposed strategic rural network of safe, largely traffic-free routes suitable for walking, wheeling, cycling and horse riding, connecting settlements, employment, leisure and tourism destinations across North Northamptonshire and beyond. Its key objectives are to:
- Enable people to choose to walk, wheel, ride or cycle for a range of trip purposes including school, commuting, every day and leisure trips.
 - Deliver an accessible, inclusive active travel network in line with current design standards in terms of coherence, directness, safety, comfort and attractiveness.

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- Help to deliver North Northamptonshire's Green Infrastructure network including the Ise and Nene Valley Corridors, with a target of delivering at least 10% Biodiversity Net Gain.
- Improve the tourism offer across North Northamptonshire, with connected market towns, nature reserves and tourism sites and circular routes.
- Improve the vitality of North Northamptonshire's towns, aiding local businesses by improving access for commuters and shoppers.
- Provide safe routes to schools.
- Provide additional sustainable transport options for residents who don't own a car.

- 5.14 The [Draft North Northamptonshire Greenway Strategic Masterplan](#) has identified a proposed network of 356km and connecting settlements within North Northamptonshire and in neighbouring authorities with a combined population of 600,000. The total network within North Northamptonshire is 275km comprising existing greenways, routes proposed in Local Cycling and Walking Infrastructure Plans (LCWIPs) and new routes. Excluding the LCWIP routes, the proposed network within North Northamptonshire is 212km long, demonstrating the scale of Greenway network and will cost approximately £38.1m to build.
- 5.15 Great Addington lies on a proposed new, high-level route crossing between Burton Latimer and Raunds (route 13). The route will connect to the Nene Way long-distance footpath that connects Northampton, Wellingborough, Oundle, Peterborough and Wisbech. Routes 20 and 21 between Burton Latimer and Higham Ferrers via Irthlingborough could also pass through the Neighbourhood Area. Discussions about the details of the routes are ongoing. The Masterplan sets out a draft development contributions formula for the proposed North Northamptonshire Greenway network.
- 5.16 Our 2023 Questionnaire Survey showed that 91% of respondents currently use the Greenway and 60% said that an off-road cycle route between the village and the Greenway would encourage them to use it more.

Policy GA4: Public Rights of Way network

Development should protect public Rights of Way and wherever possible create new links to the network including footpaths and cycle ways. The creation of an off-road cycle/footpath link between Great Addington and Raunds is supported as part of a new high-level route crossing between Burton Latimer and Raunds.

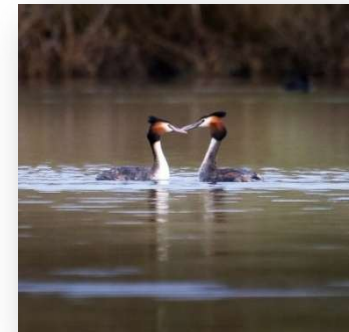
Ecology and Biodiversity

- 5.17 The Parish contains several statutory and non-statutory nature conservation sites which are protected through a range of legal and policy mechanisms. They include the Upper Nene Valley Gravel Pits- an internationally important site for an assemblage of over 20,000 waterbirds in the non-breeding season and a rare example of wet floodplain woodland. 98% of respondents to our 2023 Questionnaire Survey wanted the Neighbourhood Plan to identify, protect and where possible enhance local biodiversity.

Notable Species

- 5.18 Notable species that have been recorded in the Parish include:

- Bird: Arctic Tern, Barn Owl, Black-headed Gull, Brambling, Bullfinch, Cattle Egret, Cetti's Warbler, Collared Dove, Common Gull, Common Sandpiper, Common Tern, Coot, Cormorant, Cuckoo, Dunlin, Dunnock, Fieldfare, Gadwall, Garganey, Goldeneye, Great Black-backed Gull, Great Crested Grebe, Great White Egret, Green Sandpiper, Greenfinch, Grey Heron, Grey Partridge, Grey Wagtail, Greylag Goose, Herring Gull, Hobby, House Martin, House Sparrow, Kestrel, Kingfisher, Lapwing, Lesser Black-backed Gull, Linnet, Little Ringed Plover, Mallard, Marsh Tit, Meadow Pipit, Mediterranean Gull, Mistle Thrush, Moorhen, Oystercatcher, Peregrine, Pochard, Red Kite, Redshank, Redwing, Reed Bunting, Ringed Plover, Rook, Scaup, Sage Warbler, Shelduck, Short-eared Owl, Shoveler, Skylark, Snipe, Song Thrush, Sparrowhawk, Spotted Flycatcher, Starling, Stock Dove, Swift, Teal, Tree Sparrow, Turtle Dove, Whitethroat, Wigeon, Willow Warbler, Woodcock, Woodpigeon, Wren, Yellow Wagtail, Yellowhammer, Yellow-legged Gull.



Great Addington Neighbourhood Plan Referendum (2021-2041)

- Plants: Autumn Hawkweed, Basil Thyme, Bithynian Vetch, Bluebell, Carline Thistle, Columbine, Common Eyebright, Common Valerian, Corn Chamomile, Corn Marigold, Corn Mint, Cornflower, Dwarf Spurge, Field Gromwell, Field Pepperwort, Field Scabious, Fringer Water-lily, Good-King-Henry, Greater Butterfly-orchid, Hairy Buttercup, Harebell, Henbane, Hoary Plantain, Hound's-tongue, Long-stalked Yellow-sedge, Marsh Sow-thistle, Night-flowering Catchfly, Pheasant's-eye, Quaking-grass, Ragged-Robin, Round-fruited Rush, Sea Barley, Smooth Brome, Stinking Chamomile, Tawny Sedge, Treacle-mustard, Tubular Water-dropwort, White Helleborine, Wild Clary, Wild Strawberry, Wood-sorrel;
- Insect- beetle: Musk Beetle.
- Insect- butterfly: Chalk Hill Blue, Grizzled Skipper, Small Heath, Wall, White Admiral.
- Insect- dragonfly: Scarce Chaser
- Insect- moth: Cinnabar, Double Dart, Figure of Eight, Mouse Moth, Oak Hook-tip, Popular Lutestring, Red-belted Clearwing.
- Reptile: Grass Snake;
- Mammal: Eurasian Badger, European Otter, European Water Vole.

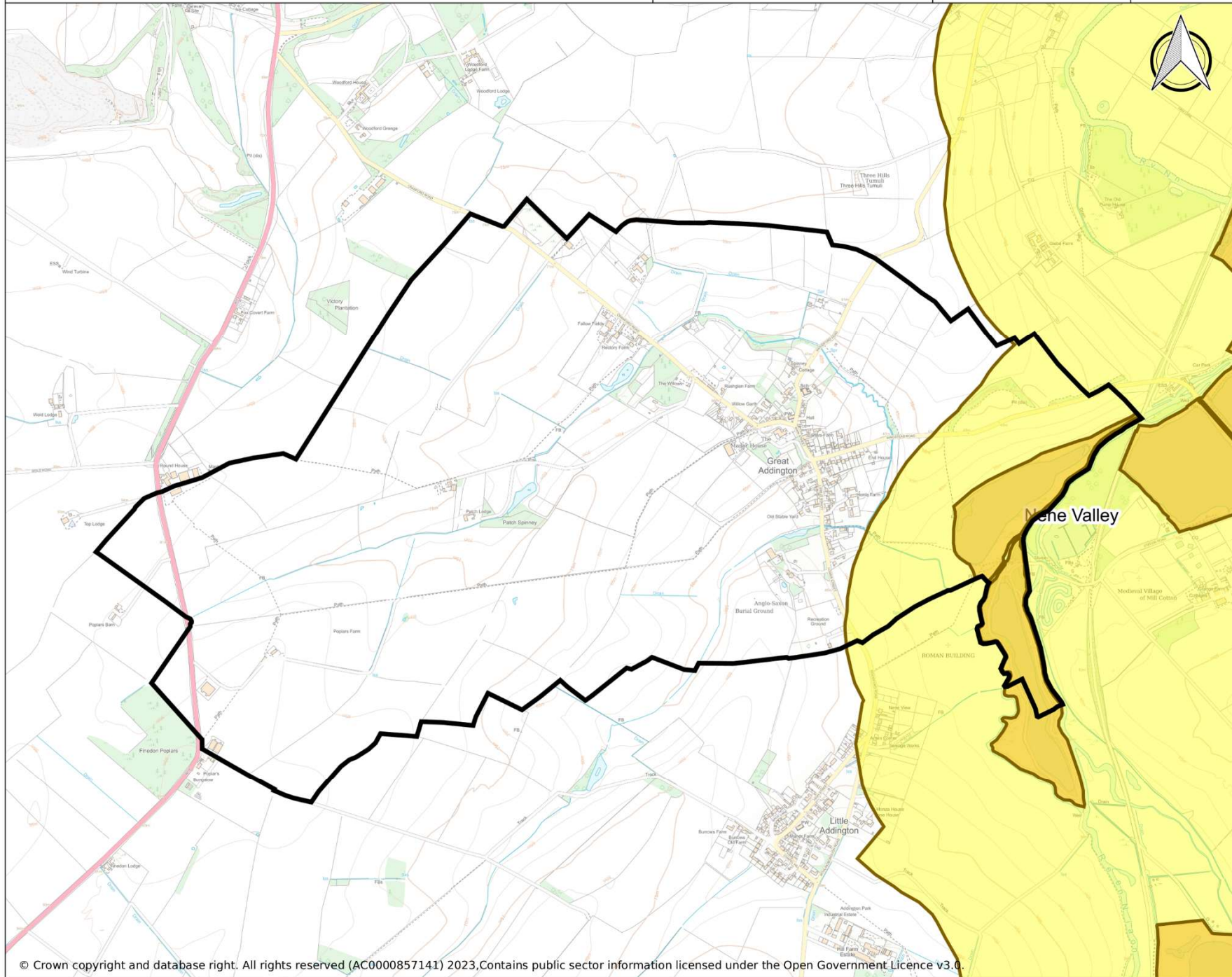
Upper Nene Valley Gravel Pits Special Protection Area

- 5.19 The Upper Nene Valley Gravel Pits Special Protection Area (SPA)/Ramsar site was formally classified by the UK Government in 2011. It covers 1,358 hectares in North and West Northamptonshire. It is a composite site comprising 20 separate blocks of land and water fragmented by roads and other features.
- 5.20 The SPA is legally protected by the Conservation of Habitats and Species Regulations 2010 (Habitat Regulations) for several reasons. It is a wetland of international importance used regularly by more than 20,000 water birds and by 2.3% of the UK Golden Plover population.

Great Addington Neighbourhood Plan Referendum (2021-2041)

- 5.21 Key threats to the SPA are recreational disturbance to water birds, and poorly designed or located development. A [Supplementary Planning Document](#) (SPD) is in place to safeguard the site's nature conservation interest while allowing new sustainable development. All new residential development within 3km of the SPA will result in a significant effect on the SPA. This is through an increase in visitors that will in turn increase the level of disturbance to the wintering waterbirds, particularly through dog walking. Residential developments within 3km of the SPA can avoid and mitigate likely significant effect on the SPA by making a financial contribution towards Strategic Access Management and Monitoring (SAMM) and/or other suitable mitigation. As of 1 April 2023, the rate is £363.62 per dwelling. This would reduce the adverse impact of people visiting the SPA through specific measures and monitoring. An updated Footprint Ecology survey has recommended a new recreational zone of influence (Zoi) of 5.9km, due to the increase in visitors over the past 10 years (up 41% on 2013 levels). This is likely to be reflected in an updated Mitigation Strategy that is being prepared to help address development related recreational disturbance and incremental loss of Functionally Linked Land beyond the SPA boundary.





9

Great Addington Neighbourhood Plan Referendum (2021-2041)

- 5.22 In line with the SPD requirements, consultation is required by Natural England in advance of submitting any planning application. As part of that consultation, further mitigation may be needed where Natural England advise. If a bespoke process is required, then a project level Appropriate Assessment will be required to accompany any planning application. Furthermore, work is ongoing to update the SPD and there will be a need to apply this as appropriate as the Neighbourhood Plan is implemented.
- 5.23 Any plan which is likely to have a significant effect on the Upper Nene Valley Gravel Pits SPA will require an assessment of its impacts on the SPA under the Habitats Regulations. This Neighbourhood Plan has been the subject of a Habitats Regulations Assessment Screening which has been published separately.

Policy GA5: Upper Nene Valley Gravel Pits Special Protection Area Mitigation Strategy

For all residential development within the Upper Nene Valley Gravel Pits SPA/Ramsar site 3km buffer zone, as shown in the Local Plan, financial contributions to mitigate the adverse impacts of development upon the SPA/Ramsar site will be sought in accordance with the Addendum to the SPA Supplementary Planning Document: Mitigation Strategy or a later update of the SPD.

Consultation with Natural England on residential development proposals may identify a requirement for mitigation measures beyond simply a payment. In such circumstances, and in the case of other types of development potentially resulting in loss of functionally linked habitat to the Upper Nene Valley SPA, a project level Appropriate Assessment will be required to accompany any planning application.

River Nene Nature Improvement Area

- 5.24 The Nene Valley is one of 12 Nature Improvement Areas (NIAs) that were selected through a national competition announced in the Natural Environment White Paper in 2011. The [Nene Valley NIA](#), covering an area of 41,350 hectares in the centre of England, contains a fragmented ecological network of statutory and non-statutory sites. The Nene Valley Nature Improvement Area (NIA) is re-creating and re-connecting natural areas along the Nene and its tributaries from Daventry to Peterborough. Local organisations and individuals are working together to make a better place for nature. Funding through the NIA programme ended in March 2015, but the project continues.

Great Addington Neighbourhood Plan Referendum (2021-2041)

- 5.25 Our Neighbourhood Plan supports the creation of more and better-connected habitats in the NIA to provide the space for wildlife to thrive and adapt to climate change. Development within the NIA is expected to take account of the natural environment early in the design process and that ecological connection through and around the development site to the wider habitat networks is delivered.

Great Addington Gravel Pits

- 5.26 Great Addington Gravel Pits are part of the Upper Nene Valley Gravel Pits Special Protection Area and lie within the River Nene Nature Improvement Area. They comprise two large gravel pits surrounded by grassland. The north pit (Brightwells Lake) has a narrow, informal path around it and there were a very small number of fishing platforms at its edge. This gravel pit seemed much less disturbed than many of the others in this area. The south pit has many similarities, although the water in this lake is very clear and with no algae and no aquatic plants. This lake had abundant fishing platforms, especially on the western side, with a dirt track allowing vehicle access, and with frequent mown areas for parking.



Biodiversity Net Gain

- 5.27 Biodiversity net gain is an approach which aims to leave the natural environment in a measurably better state than beforehand. Biodiversity Net Gain is proposed in the 25 Year Environment Plan and mandated as a condition of planning permission in the Environment Act 2021. Biodiversity Net Gain requires a 10% increase in biodiversity after development, compared to the level of biodiversity prior to the development taking place.

Great Addington Neighbourhood Plan Referendum (2021-2041)

- 5.28 Most planning applications must be accompanied by minimum information set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. If this information has not been provided, the local planning authority will likely refuse to validate the application.

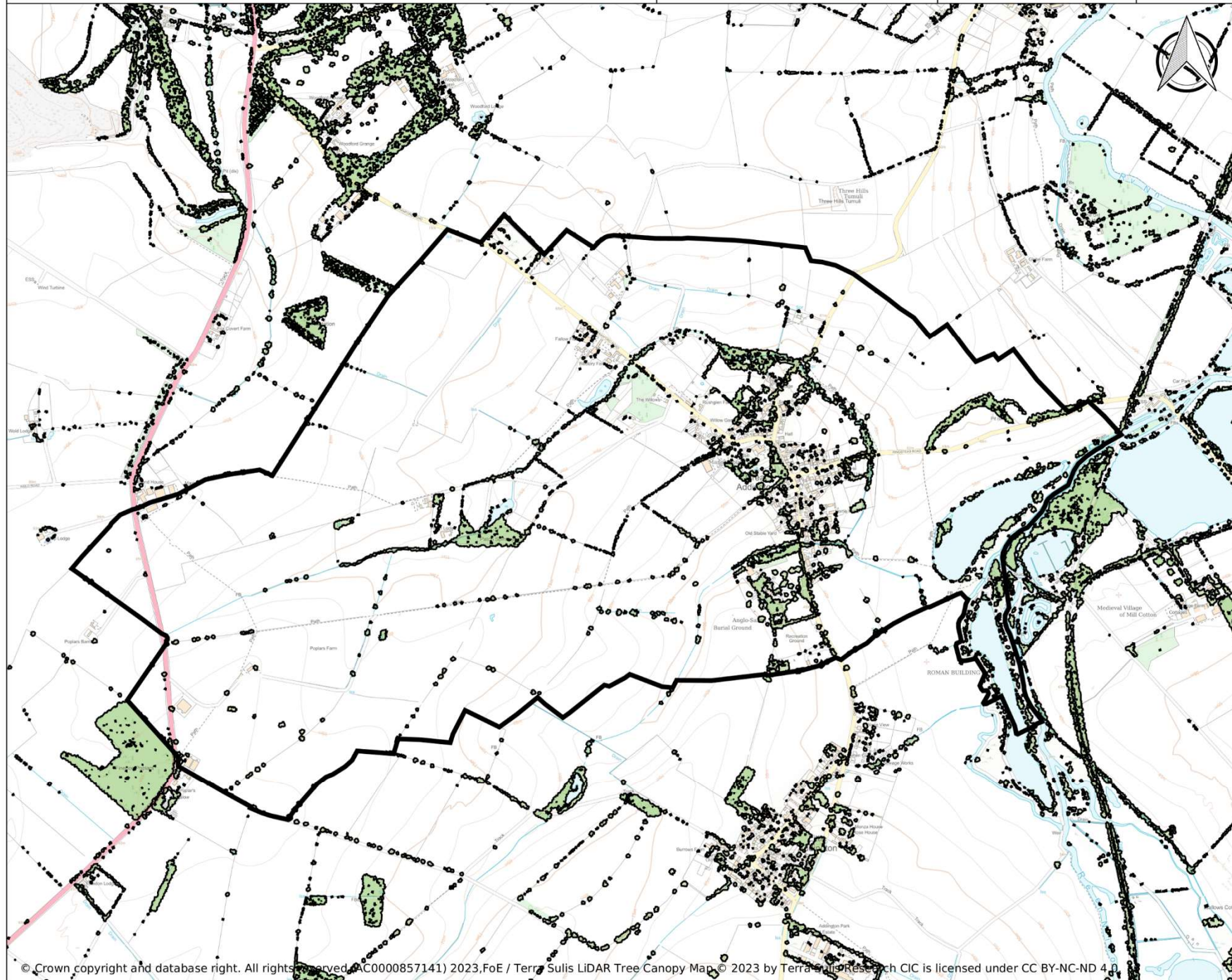
Policy GA6: Ecology and Biodiversity

Development should not harm the network of local ecological features and habitats (Map 5).

New development should maintain and enhance these and other ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines). New development should secure measurable net gains for biodiversity. The priority for biodiversity enhancement is to link the wetland habitat reservoirs through the River Nene corridor.

Trees, Hedgerows and Woodland

- 5.29 Many of England's ancient woodlands, forests, trees and hedgerows have been destroyed over the past few hundred years. Just 10% of England is covered in woodland, compared to an EU average of 38%. In the Great Addington/Little Addington/Woodford area existing tree cover is just 5.25%. Most of the Parish's trees can be found alongside watercourses including The Spinney, field boundaries and at Shooters' Hill and Patch Spinney (Map 6).
- 5.30 There are many significant mature trees within Great Addington village and these all play a role in framing key buildings, softening the built fabric and enhancing the special character of the village. There are many trees that are subject to Tree Preservation Orders (TPOs) which protects and preserve trees for public enjoyment, environmental and aesthetic purposes. Many of the trees to the rear of the church and in the grounds of The Manor House are the subject of TPOs along with trees on Ringstead Road, Woodford Road and Lower Street. There are also area TPOs at Shooters' Hill and elsewhere in the parish.
- 5.31 95% of respondents to our 2023 Questionnaire Survey thought that the Neighbourhood Plan should try to retain existing trees and hedgerows of arboricultural or amenity value.

☐

Policy GA7: Trees and Hedges

Existing trees and hedgerows should be retained where possible and integrated into new developments. Development that damages or results in the loss or deterioration of ancient trees, hedgerows or trees of good arboricultural and amenity value will not be supported. Proposals should be designed to retain ancient trees, hedgerows or trees of arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees and hedgerows, indicating replanting where appropriate.

Flood Risk

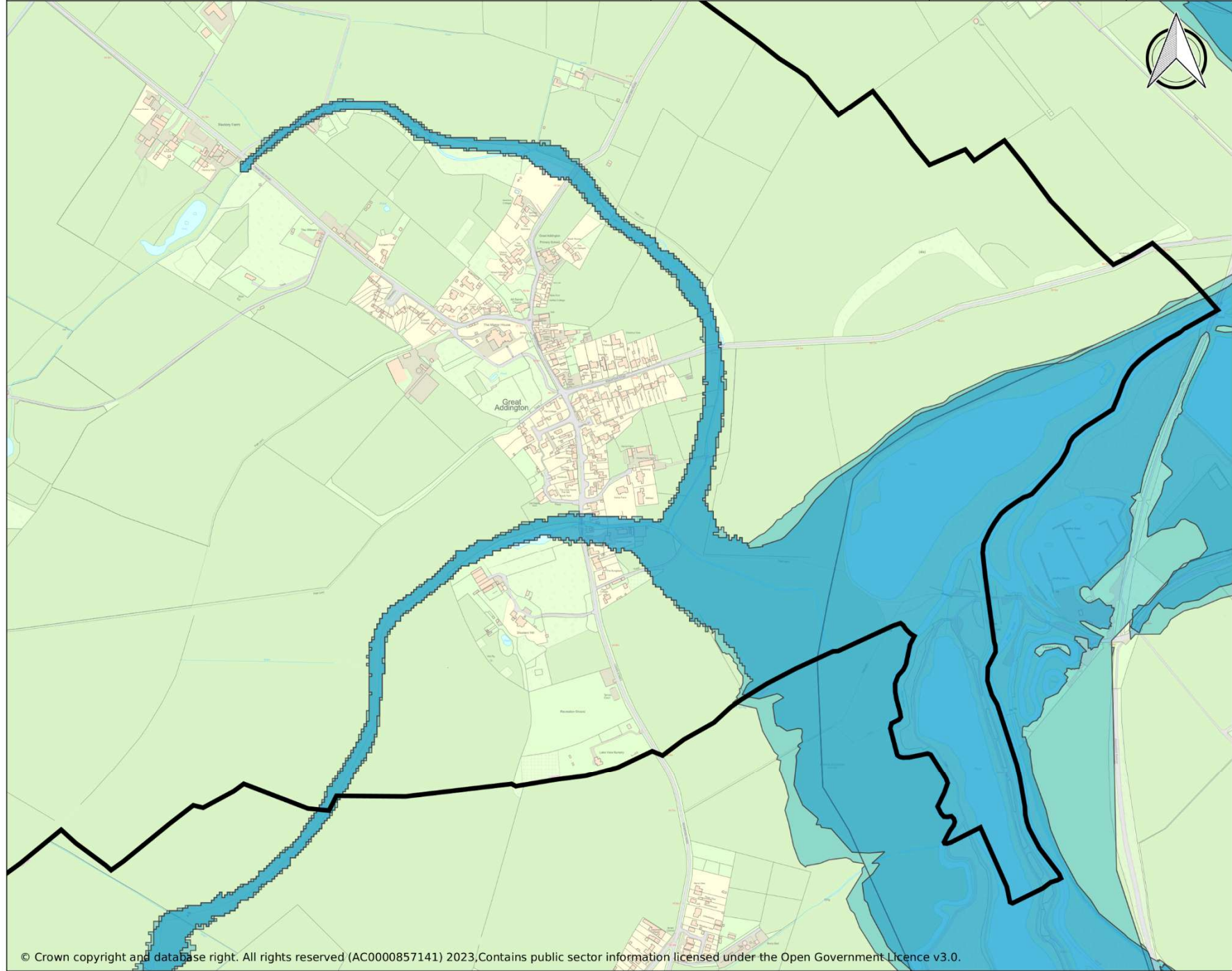
- 5.32 The National Planning Policy Framework sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. Where these tests are not met, national policy is clear that new development should not be allowed. These national policies are well-established, so there is no need for the Neighbourhood Plan to duplicate them.

Flooding from Rivers (fluvial)

- 5.33 Flood risk is an important consideration in guiding the location of new development. Flood Zones refer to the probability of river flooding, ignoring the presence of defences. Most of the Neighbourhood Area is in Flood Risk Zone 1 with less than 1 in 1000 annual probability of suffering from fluvial flooding. Map 7 shows the most recent flood risk map for the area. This flood mapping information is currently being updated and due to be published later in 2024/25.
- 5.34 The River Nene and its tributaries provide the main source of fluvial flood risk in the Neighbourhood Area with just a few properties alongside the brook in Great Addington village being in Flood Risk Zones 3 (high risk) and 2 (medium risk).

Surface Water Flooding (pluvial)

- 5.35 Flooding from surface water runoff is usually caused by intense rainfall that may only last a few hours and usually occurs in lower lying areas, often where the drainage system is unable to cope with the volume of water. Surface water flooding problems are inextricably linked to issues of poor drainage, drain blockage and sewer flooding.



Flood Map - Rivers and Sea - Zone 2



Flood Map - Rivers and Sea - Zone 3



Neighbourhood Area



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Great Addington Neighbourhood Plan Referendum (2021-2041)

- 5.36 At times of high rainfall, surface water either accumulates in puddles or runs off quickly with a propensity to localised surface water flooding. Therefore, developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). SuDS should ensure that the peak rate of run-off over the lifetime of the development, allowing for climate change, is no greater for the developed site than it was for the undeveloped site. 86% of respondents to our 2023 Questionnaire Survey agreed that even minor development should incorporate water attenuation, storage and treatment arrangements.

Policy GA8: Water Management

Development sites should be built to manage surface water sustainably and utilise resources sustainably during use. Major development should incorporate:

- A. Sustainable Drainage Systems (SuDS) unless demonstrated to be inappropriate. All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape. The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity;
- B. Surface water discharges that have been carried out in accordance with the drainage hierarchy, such that discharge to the public sewerage systems is avoided, where possible;
- C. Incorporate water efficient design and technology; and
- D. Protection of existing drainage systems. No development shall prevent the continuation of existing natural or manmade drainage features, where watercourses or dry ditches are present within a development site, these should be retained and where possible enhanced.



6 Heritage and Design

Historic Development²

- 6.1 Archaeological studies of the Nene Valley show that the area has been occupied for thousands of years. Archaeological projects conducted in the valley have yielded fascinating historical insight into the whole valley area. Impressive Neolithic and Bronze Age discoveries, including a substantial "henge", enormous mounds, barrows, settlements, and burials have all been identified and investigated within a few miles of Great Addington village.
- 6.2 During the Iron Age (800BC to 50AD), hill forts were established at Irthingborough, Raunds and Thrapston - centres of industry, trade and control - with a number of Iron-Age settlements also identified along the Nene valley.
- 6.3 The Romano-British period (50AD to 409AD) probably represented a period of continuity from the Iron Age, with those working on the land and the river continuing their existence, though gradually adopting some aspect of Roman influence. This area of Roman Britain was never militarised to the extent that the north or the coasts were. At some point during the Romano-British or early Anglo-Saxon periods, Great Addington took shape as a village community. In 829AD there is the first written record of the village in grant of land from a Mercian king. The village is again mentioned in several subsequent land charters between 831 and 968. At this point in time this area was part of the Mercian Kingdom of central England. It was around this time that a Saxon house would have been built, probably on land between the buildings now known as Manor Farm and Home Farm. There was a church in the village, though not the one that stands today.
- 6.4 In the Domesday Book of 1086 provides insight into the social structure of the village and a hint of the great change that started under the Anglo-Saxons and solidified under the Norman conquerors- a feudal society had been created that would stay in place for the next 300 years.

² Source- Great Addington- A history of an English village: <https://www.greataddingtonhistory.uk/home>

Great Addington Neighbourhood Plan Referendum (2021-2041)

- 6.5 During the 12th Century the parish church started to take shape, initially as a simple stone building without aisles or tower. It probably stood on the site of the earlier Anglo-Saxon building but, like many other Anglo-Saxon buildings, it was destroyed by the Normans and their descendants.
- 6.6 The next significant written reference is in tax records from 1301 and for the first time the names of the villagers appear, though only those who pay tax. At this time Great Addington was the same size as Kettering.
- 6.7 In 1493 there is a detailed account of the medieval manor house and the possession of Henry de Vere, Lord of the Manor. Henry de Vere and his family had been closely involved with the House of Lancaster and he is thought to have been at the Battle of Bosworth.
- 6.8 The next records are from the time of Henry VIII which show that the village has remained largely the same size, though names and occupations may have changed.
- 6.9 From this point until 1692 most of the historical facts relate to land transfers and the building of the new Manor House. It is not until 1692 that the parish register starts to provide a detailed view into village life as from this point onwards there is a record of local births, marriages and deaths.
- 6.10 In the Victorian era two significant figures appear in the village, James Rennie Wilkinson who built Shooters Hill house and is a leading figure in reform at a key point in time for local government and the introduction of free education. At the same time Sidney Leveson Lane and his family acquire the Manor House. Between the two men, they own much of the land around Great Addington. Many of the Victorian houses in the village were built at this time by the two men.

Designated Heritage Assets

- 6.11 Nine Listed Buildings have already been designated in Great Addington Parish under relevant legislation within the Neighbourhood Area.



Listed Buildings

- ||
● ||*

Parish



Neighbourhood Area



Great Addington Neighbourhood Plan Referendum (2021-2041)

- 6.12 The National Planning Policy Framework requires that 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 more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
- 6.13 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Listed Buildings

- 6.14 Listing a building marks its special architectural and historic interest and brings it under the consideration of the planning system, so that it can be protected for future generations.
- 6.15 In general terms listed building consent is required for all works of demolition, alteration or extension to a listed building that affect its character as a building of special architectural or historic interest. The requirement applies to all types of works and to all parts of those buildings covered by the listing protection (including objects or structures fixed to the listed building, and to objects or structures within the curtilage, such as outbuildings). It is an offence to carry out works that require listed building consent without such a consent being obtained. The maximum penalty is two years' imprisonment or an unlimited fine.
- 6.16 The older a building is, the more likely it is to be listed. Most buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1850.



Great Addington Neighbourhood Plan Referendum (2021-2041)

- Grade I buildings are of exceptional interest, nationally only 2.5% of Listed buildings are Grade I
- Grade II* buildings are particularly important buildings of more than special interest; 5.5% of Listed buildings are Grade II*
- Grade II buildings are of special interest; 92% of all Listed buildings are in this class and it is the most likely grade of listing for a homeowner.

6.17 When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.

6.18 Substantial harm to or loss of a Grade II listed building should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Grade I and II* listed buildings should be wholly exceptional.

6.19 There are nine Listed buildings in the Neighbourhood Area (all Grade II except All Saints' Church which is Grade II*):

- [Church of All Saints, Cranford Road](#)
- [Great Addington Manor House, Cranford Road](#)
- [Manor Farmhouse, Lower Street](#)
- [Wall approximately 40 metres north and northeast of Great Addington Manor House, Cranford Road](#)
- [Carlers Farmhouse and Attached Outbuilding, Main Street](#)
- [Hare and Hounds Public House, Main Street](#)
- [Great Addington House, Woodford Road](#)
- [Gates and Gatepiers 40 metres south of Great Addington Manor House, Cranford Road](#)
- [Ferndale, Main Street](#)

Non-Designated Heritage Assets

- 6.20 The above Listed Buildings have already been designated and offered protection through national and local planning policies, however there are other buildings and sites in the Neighbourhood Area that make a positive contribution providing local character because of their heritage value. Although such heritage assets may not be nationally designated, they may be offered a level of protection through our Neighbourhood Plan.

Features of Local Heritage Interest

- 6.21 A list of Features of Local Heritage Interest (Map 9 and Appendix 2) has been compiled for the Parish Council to identify those heritage assets which are of local architectural or historic value. This list has been compiled from the following sources:

Great Addington- A history of an English village

- 6.22 The [Great Addington history website](#) provides information on the older buildings of the village, some of which are no longer standing.

Historic Environment Record

- 6.23 Historic Environment Record (HER) is North Northamptonshire's main source of information on archaeological sites, historic buildings and landscapes. The HER identifies historic buildings in the Neighbourhood Area and 37 archaeological remains.

2023 Questionnaire Survey

- 6.24 In our 2023 Questionnaire Survey we invited local people to nominate places that should be protected for their local heritage interest.

Great Addington Neighbourhood Plan Referendum (2021-2041)

Walls

- 6.25 Squared coursed limestone walls are an important feature of Great Addington village, but other than those associated with listed buildings they have limited protection. This is because planning permission is not always needed to alter or take down an existing wall.
- 6.26 Our 2023 Questionnaire Survey showed that 91% of respondents wanted to see the village's traditional stone walls protected by the Neighbourhood Plan. To protect the most important walls in the village as much as we can, they have been identified as Locally Valued Heritage Assets.



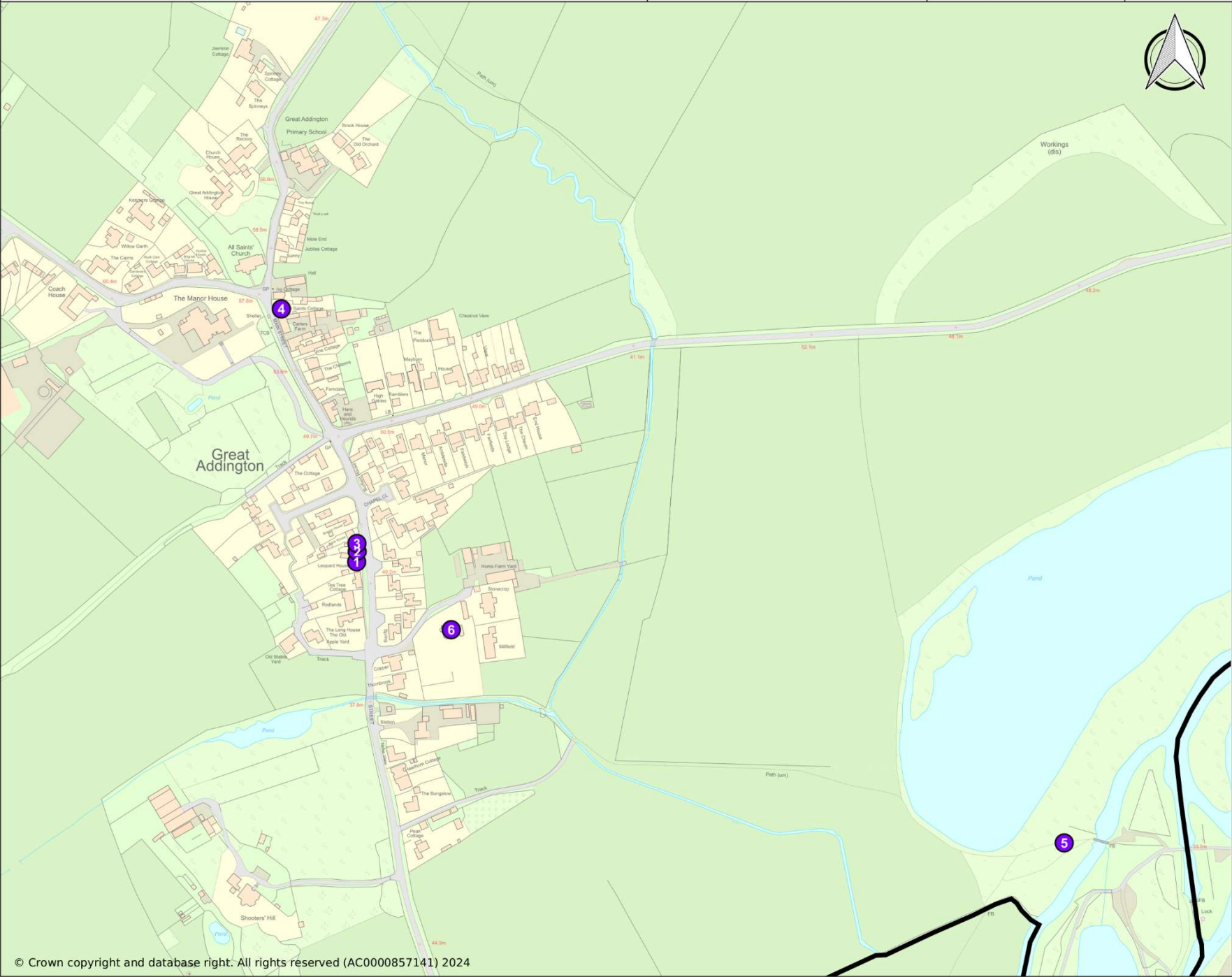
Ridge and Furrow

- 6.27 Ridge and furrow is an archaeological pattern of ridges and troughs created by a system of ploughing used in Europe during the Middle Ages, typical of the open field system. Large areas of ridge and furrow remain in and around the Neighbourhood Area. Ridge and furrow sites are non-designated heritage sites of archaeological interest.

Features of Local Heritage Interest



Neighbourhood Area



Great Addington Neighbourhood Plan Referendum (2021-2041)

Policy GA9: Locally Valued Heritage Assets

Development proposals that will affect the following locally valued heritage assets or their setting will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset:

Features of Local Heritage Interest (Map 9):

1. Leopard House
2. Old Stones
3. Fern Cottage
4. All Saints Cottage
5. Stepping stones
6. Home Farm

Traditional stone walls

Ridge and Furrow areas

Design

- 6.28 We expect all development to contribute positively to the creation of well-designed buildings and spaces. Through good design we want to maintain and enhance the individual character of the parish and create places that work well for both occupants and users and are built to last. 93% of those responding to our 2023 Questionnaire Survey thought that the Neighbourhood Plan should include guidance on the design of new buildings.

National Design Guide

- 6.29 The [National Design Guide](#) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

Great Addington Neighbourhood Plan Referendum (2021-2041)

6.30 The [National Design Guide](#) identifies ten characteristics of well-designed places that together help create its physical character, sense of community and address issues affecting climate.

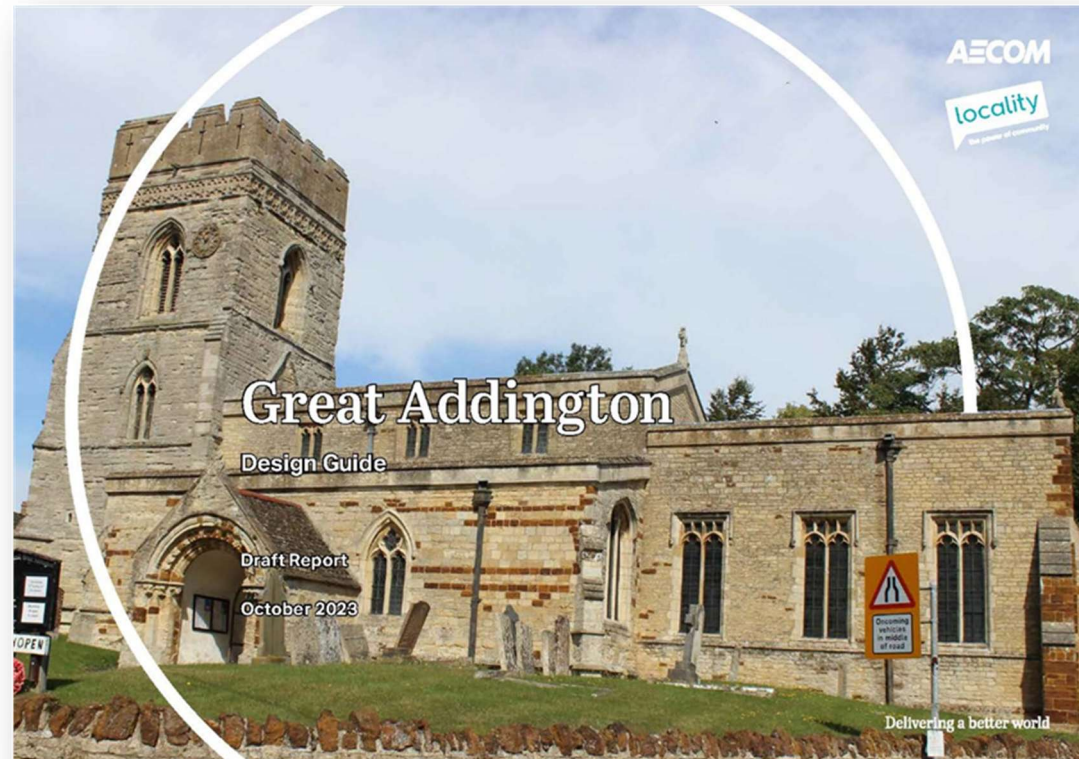
6.31 An understanding of the context, history and the cultural characteristics of a site and its neighbourhood influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable. Development that has a character that suits its context and history makes places that are locally distinctive.

National Model Design Code

6.32 The [National Model Design Code](#) provides detailed guidance on the production of design codes, guides and policies to promote successful design.

Great Addington Design Guide

6.33 Through the Department for Levelling Up, Housing & Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Great Addington Parish Council. The resulting Great Addington Design Guide is a companion document to the Neighbourhood Plan.



Great Addington Neighbourhood Plan Referendum (2021-2041)

- 6.34 The main objective of the Great Addington Design Guide is to develop design guidelines that any potential development in Great Addington should follow in order to retain and protect the rural, tranquil character and historic beauty of the area.

Policy GA10: Design

To support the creation of high quality, beautiful and sustainable buildings and places, development should reflect the Great Addington Design Guide. Development that is not well designed will not be supported, especially where it fails to reflect the Great Addington Design Guide and government and local guidance on design.

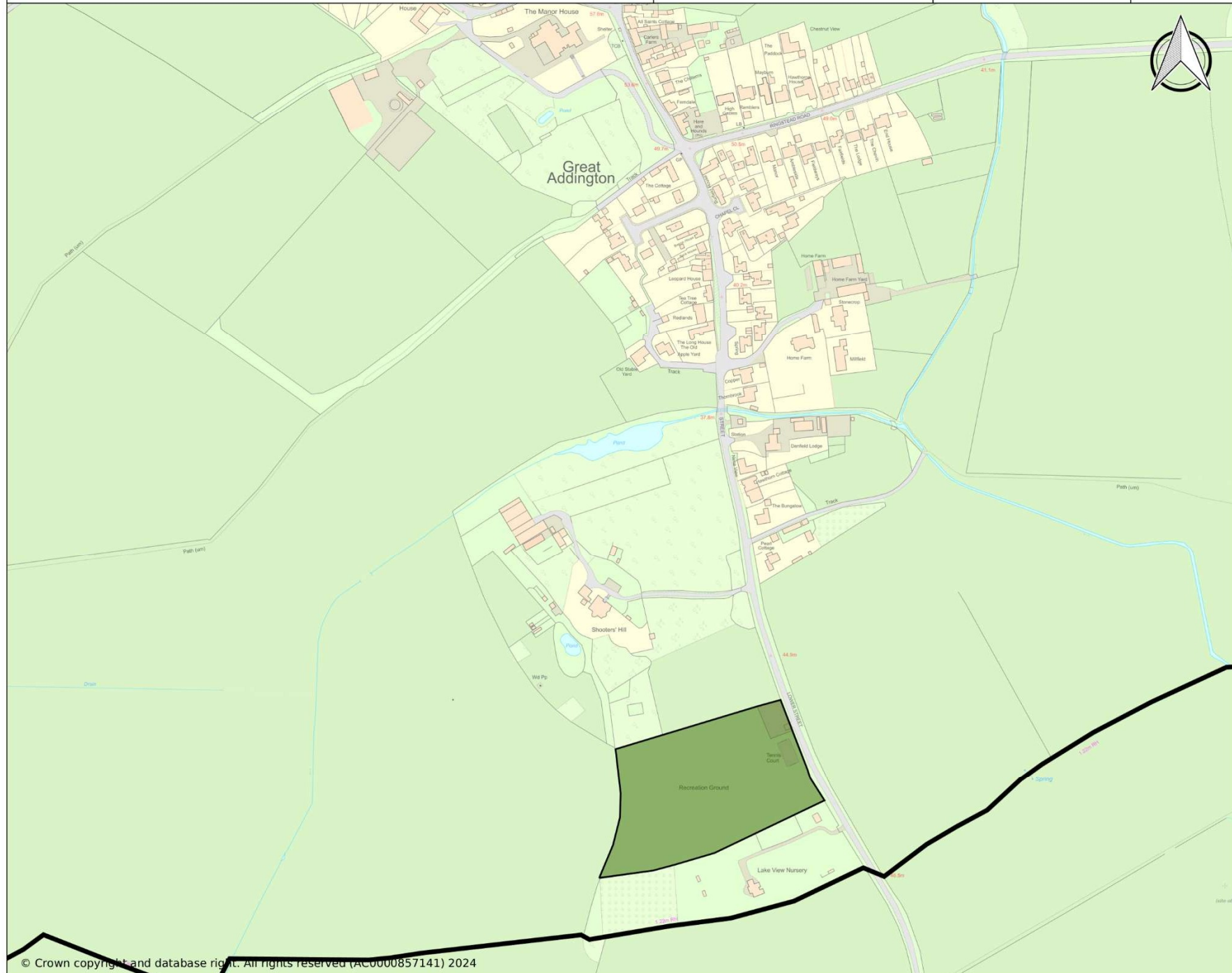


7 Local Green Space

- 7.1 National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances.
- 7.2 In our 2023 Questionnaire Survey we invited local people to identify Local Green Spaces for protection. These have been considered and The Addingtons Playing Field has been designated principally for its recreational value.

Policy GA11: Local Green Space

The Addingtons Playing Field, identified on Map 10, is designated as Local Green Space. Development proposals within the Local Green Space will only be supported in very special circumstances.



Local Green Space



Neighbourhood Area





HARE
&
HOUNDS
BAR AND RESTAURANT

H&H

HARE
&
HOUNDS
BAR AND RESTAURANT

8 Services and Facilities

Key Services and Facilities

- 8.1 Great Addington has limited services and facilities with just a village hall, primary school, pub, recreation ground and church.
- 8.2 Some residents would like to see additional services and facilities including a village shop, but the most pressing need is for a bus service.

Great Addington CE Primary School

- 8.3 [Great Addington CE Primary School](#) is a mainstream, state funded primary, coeducational school for 4–11year-olds. The school is located on Woodford Road. The latest [Ofsted rating](#) is 'Good'.
- 8.4 At September 2023, there are 87 pupils on the roll and a capacity of 105 places. At the time of the 2011 Census, there were 21 residents aged 5 to 9. The 2021 Census indicates that this figure has reduced to 14 and the population is likely to continue to age. While the school catchment area extends beyond Great Addington, with around 18 surplus places already, there are concerns about the future viability of the school.



Great Addington Neighbourhood Plan Referendum (2021-2041)

- 8.5 The Department for Education has worked with the Office for National Statistics (ONS) to develop a recommended [methodology for estimating pupil yield from housing development](#), to assist local authorities demonstrating the need for education facilities during local plan preparation and the consideration of planning applications. In North Northamptonshire, for 2021/22 a development of 20 market dwellings would be expected to yield 7 primary school aged pupils.

Hare and Hounds PH

- 8.6 [The Hare and Hounds](#) pub is a traditional country pub and restaurant that is believed to originate from the mid-18th century.
- 8.7 Throughout its history the Hare and Hounds retains a lot of the characteristics of an old English pub. There is a car park, beer garden and secure grassed play area with slides and climbing frames so families can enjoy a drink or meal whilst the children play safely.
- 8.8 The Hare and Hounds is designated as an [Asset of Community Value](#) (ACV).

Great Addington Memorial Hall

- 8.9 Built in 1955 as a WWII memorial, Great Addington Memorial Hall contains a main hall with kitchen and WCs. The hall underwent substantial renovation in 2009 and is managed by voluntary trustees. The hall is regularly used for by local groups and for private parties. It is available for bookings.
- 8.10 Great Addington Parish Council is designated as an ACV.



Great Addington Neighbourhood Plan Referendum (2021-2041)

The Addingtons Playing Field

- 8.11 The [Addingtons Playing Field](#) is located on Lower Street between Great Addington and Little Addington. It is managed by a charity, The Addingtons Playing Field Association, for use by the residents of both villages. The playing field contains a multi-sports hard area, trim trail, tyre play, picnic area, five-a-side football pitch and community orchard. The playing field is designated as an AVC and as a Local Green Space (Policy GA11).

All Saints' Church

- 8.12 [All Saints Great Addington](#) is a sister Church of the Nene Crossings Benefice. Holy Communion is celebrated on every second and third Sunday of the month, with morning prayer on the first and fourth Sunday.
- 8.13 The Church of All Saints is a Grade II* listed building of 12th Century origins, but built mainly during the 13th and 14th Centuries. The chapel (the chantry of Our Lady) is a continuation of the north aisle and is now used as an organ chamber. A vestry was added in the 19th century, replacing an earlier structure. The church is built using a mix of squared and irregular limestone and ironstone with lead roof. The interior is plastered. The chancel was restored in 1891, and the nave roof renewed.

Mobile Network

- 8.14 A good mobile connection has a positive impact on the economy and promotes efficient delivery of public services, social inclusion and many other benefits. Across the UK, research by Ofcom has shown that in recent years, more people rely on a mobile phone than on a landline, and that people on lower incomes are even more likely to live in a mobile-only household, or to access the Internet using a mobile connection.
- 8.15 Good mobile coverage promotes sustainability. For example, it enables home working, thus reducing the need for travel, and so contributes to minimising pollution, and mitigating climate change and helps in the move towards a low carbon economy.
- 8.16 Mobile telecommunications networks are a crucial piece of infrastructure in economic, community and social terms. [Ofcom's mobile availability checker](#) shows that Great Addington is likely to have good indoor and outdoor coverage for all networks.

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- 8.17 Each operator needs its own network in order to provide a service. Apart from some very small installations, operators will need to apply for some form of consent from North Northamptonshire Council prior to installing any equipment.

Internet

- 8.18 Internet connectivity, be it for personal and home use or to support businesses, is an essential requirement today and its use will only grow in the future. With the modern commercial use of the internet for business trading, supplier and customer management, internet trading, the growth of wireless devices, smartphones, tablets etc, the growth of social media, online gaming and on-demand television, high-speed internet connections have become essential to modern life and without which rural businesses and communities cannot prosper.
- 8.19 Traditional connections cannot handle the data volumes and speeds required to make realistic use of the latest technology. This can only be delivered by making fibre-optic based internet connections accessible. The Building Regulations introduced national gigabit broadband infrastructure and connectivity requirements for certain types of development in 2022.

Retention of Services and Facilities

- 8.20 The loss of any of the limited services and facilities that residents currently enjoy can have a significant impact on people's quality of life and the overall viability of the community. With an increasing proportion of older people in the population, especially those who have been resident in Great Addington for many years, access to locally based services will become increasingly important due to lower mobility levels and lack of public transport.
- 8.21 The Censuses show that the resident population of Great Addington parish has declined from 327 in 2011 to 299 in 2021 and a continuation of this trend is likely to affect the viability of local services and facilities.
- 8.22 89% of respondents to the 2023 Questionnaire Survey agreed that the few services that the village has should be protected. Community services and facilities are given a level of protection by Policy 7 of the North Northamptonshire Joint Core Strategy 2011-2031 which resists the loss of community facilities, but none of Great Addington's facilities are specifically named.

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Policy GA12: Retention of Community Services and Facilities

The following facilities will be protected and development which assists their diversification and improvement will be supported in accordance with North Northamptonshire Joint Core Strategy 2011-2031 Policy 7:

Great Addington CE Primary School
Hare and Hounds PH
Great Addington Memorial Hall
The Addingtons Playing Field

Infrastructure

- 8.23 New development can have some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure.
- 8.24 To enable new housing development to take place, there will need to be improvements to local services and facilities. However, the Neighbourhood Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened.
- 8.25 There are also circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development.

Policy GA13: Infrastructure

New development will be supported by the provision of new or improved infrastructure, together with financial contributions for the following off-site infrastructure requirements where appropriate:

- A. The improvement, remodelling or enhancement of Great Addington Memorial Hall;
- B. Countryside access improvements in accordance with Policy GA4;

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C. Community infrastructure improvements including the provision of traffic speed reduction measures, parish notice boards, seats, children's play area equipment, litter bins.



9 Housing

Housing Requirement

North Northamptonshire Joint Core Strategy 2011-2031

- 9.1 The Great Addington Neighbourhood Plan must support the strategic development needs set out in the North Northamptonshire Joint Core Strategy, including policies for housing development.
- 9.2 Policy 29 of the Joint Core Strategy sets the housing requirement for East Northamptonshire at 8,400 dwellings net over the Plan period 2011 – 2031 equating to an annual average of 420 dwellings. It also establishes how it will be distributed in line with the spatial strategy and sets out housing requirements for each of the main towns and rural areas. Rushden as a growth town is required to accommodate 3,285 dwellings. Higham Ferrers (560), Irthlingborough (1,350), Raunds (1,060), Thrapston (680) and Oundle (645) are allocated a requirement in accordance with their role as market towns. In addition, the rural areas are identified as accommodating 820 dwellings over the Plan period. Great Addington is a village within the rural area of East Northamptonshire.
- 9.3 Policy 11(2)(a) of the Joint Core Strategy states that development in the rural area will be limited to that which is 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. Development within villages that have only a limited range of services and facilities is likely to be limited to small scale infill development and 'rural exceptions' affordable housing schemes, unless Local or Neighbourhood Plans identify growth as a means of sustaining or improving the range of services in the village.

East Northamptonshire Local Plan Part 2

- 9.4 Table 16 of the East Northamptonshire Local Plan sets out a rural housing need for Parish Council areas of a particular scale in terms of population. The figures are intended as indicative guidance for potential/emerging Neighbourhood Plans in terms of helping meet future housing need, as opposed to a policy requirement.
- 9.5 The indicative housing requirement for Great Addington is 11-20 dwellings.

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Great Addington Housing Requirement

- 9.6 The Great Addington Neighbourhood Plan must be in general conformity with the strategic policies of the Joint Core Strategy and it should not promote less development or undermine its strategic policies by planning for major growth.
- 9.7 Although we do not need to plan for 11-20 dwellings, we are mindful that we want to plan beyond 2031 and the opportunities for young people to live in the village are limited and unaffordable. Further some more homes are needed to improve the viability of the village especially as the Censuses show that the resident population of Great Addington parish has declined from 327 in 2011 to 299 in 2021. Our 2023 Questionnaire Survey showed that most residents felt that the Neighbourhood Plan should make some provision for more housing.

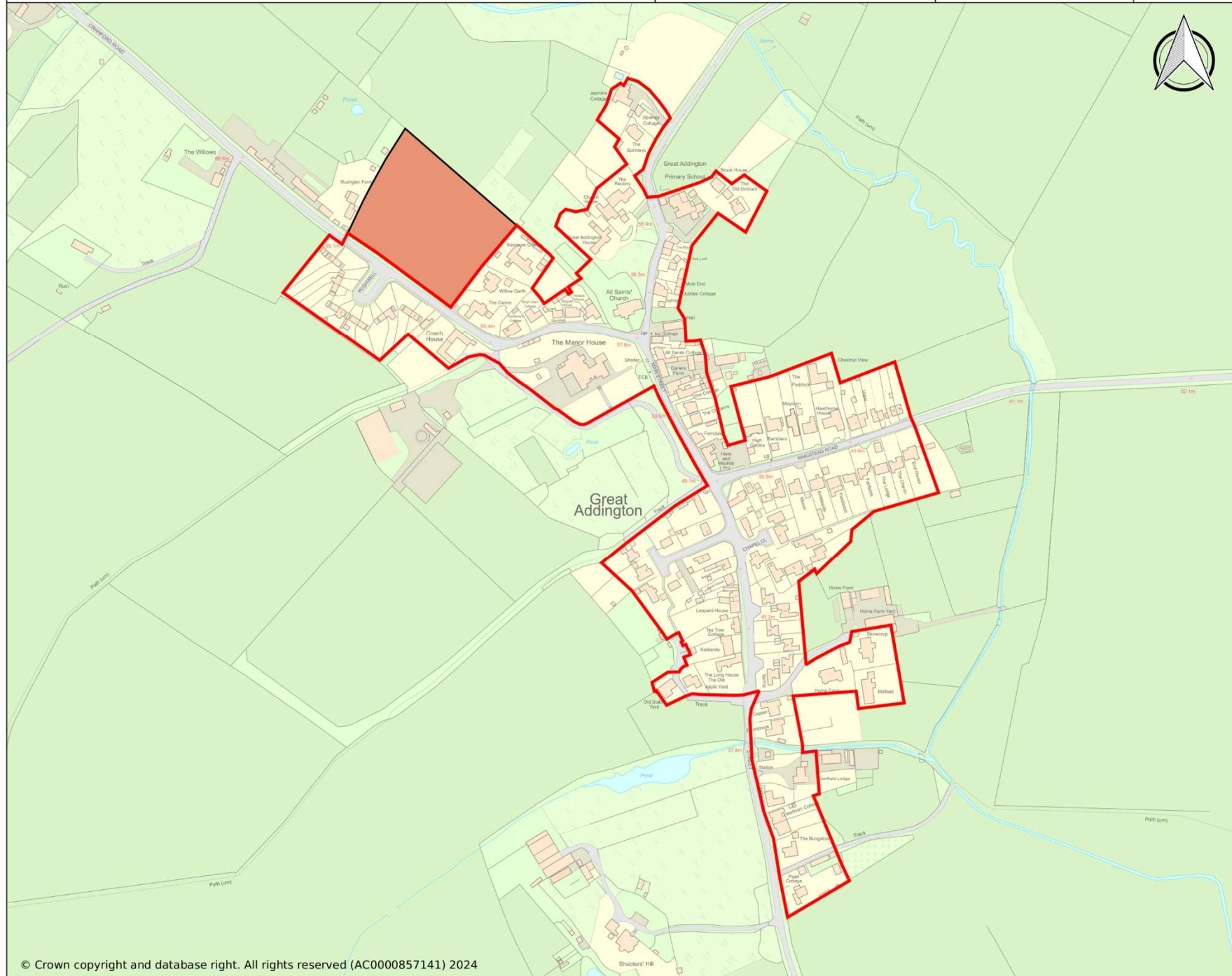
Policy GA14: Housing Requirement

The housing requirement for Great Addington Neighbourhood Area for the period 2021 to 2040 is for approximately 11 to 20 dwellings. This will be met by:

- A. Existing committed developments;
- B. The allocation of land North of Cranford Road, Great Addington for the development of approximately 16 dwellings in accordance with Policy GA16; and
- C. Windfall development in accordance with Policy GA15.

Housing Supply

- 9.8 Very few new houses have been built in Great Addington over the last 10 years. There has been the occasional replacement dwelling (with no net increase in the number of dwellings) and barn conversion. Similarly, there are few dwellings with planning permission waiting to be built.



9

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Infill

- 9.9 Joint Core Strategy Policy 11 allows for small-scale infill development in Great Addington. 'Infill' development tends to be the development of a small gap within an otherwise built-up street frontage.
- 9.10 Settlement boundaries, or planned limits of development, have long been used to manage development around the periphery of built-up areas to prevent the sprawl of development into the countryside and to protect the landscape setting of settlements. The Rural North, Oundle and Thrapston Plan defined a Settlement Boundary for Great Addington, but this has been replaced by the East Northamptonshire Local Plan Part 2 which no longer defines settlement boundaries but allows for neighbourhood plans to decide their own.
- 9.11 Our 2023 Questionnaire Survey shows that 76% of respondents think that a Settlement Boundary is a good way of managing housing development, therefore the Neighbourhood Plan defines a new Great Addington Settlement Boundary to help identify opportunities for infill development. The new Settlement Boundary is based on the one included in the Rural North, Oundle and Thrapston Plan, but this has given rise to very little infill development in the past. So, with no infill sites coming forward through a local 'call for sites' either, the opportunities for future infill development are likely to remain very limited.
- 9.12 Beyond the Settlement Boundaries new built residential development will not generally be supported. However, housing proposals may be supported where:
- it is for rural exception affordable housing scheme in accordance with Joint Core Strategy Policy 13;
 - it meets an essential need for a rural worker in accordance with Joint Core Strategy Policy 13;
 - it is a replacement dwelling in accordance with East Northamptonshire Local Plan Policy EN4;
 - in accordance with the National Planning Policy Framework:
 - the development would represent the optimal viable use of a heritage asset in accordance with the National Planning Policy Framework;
 - the development would re-use a redundant or disused building and enhance its immediate setting;

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- the development would involve the subdivision of an existing residential building; or
- the design is of exceptional quality.

Policy GA15: Infill

Housing development proposals will be supported within the Settlement Boundary identified on Map 11.

Housing Site Allocation

- 9.13 The starting point for the identification of potential housing sites was the North Northamptonshire Council's assessment of land availability. Local Planning Authorities are required to prepare a strategic Housing and Economic Land Availability Assessment (HELAA) that provides evidence on the potential supply of housing and economic land. As part of developing a new HELAA, North Northamptonshire Council conducted a Call for Sites consultation between 12 January and 25 April 2022 (although sites could be submitted until the end of May 2022). This allowed interested parties to submit potential sites for consideration. A local 'call for sites' was also undertaken by Great Addington Parish Council between 1 August and 30 September 2023. A total of three sites were put forward by landowners and developers in Great Addington.
- 9.14 Basic information was gathered for each site and each option was appraised for its suitability, availability and achievability using clearly defined sustainability criteria. Factors such as access to services and facilities, heritage, nature conservation and landscape have been considered. One of the sites was discarded as being unsuitable and on Saturday 27 January 2024, residents, landowners and developers were invited to attend a drop-in session that set out the results of the site assessment process and invited comments on the remaining two sites.
- 9.15 The preferred housing site is to the north of Cranford Road, opposite Rushwell Close. The site will provide around 16 dwellings together with a community recreation area.

Policy GA16: Land North of Cranford Road, Great Addington

Approximately 1.4 hectares of land north of Cranford Road (opposite Rushwell Close), as shown on Map 11, is allocated of which approximately 0.61 hectares is for housing development and the remainder being green space. Development will be supported subject to the following criteria:

- A. The development shall provide for approximately 16 dwellings with housing mix in accordance with Policy GA17 and affordable housing in accordance with the National Planning Policy Framework, Joint Core Strategy and Policy GA18;
- B. A sustainable drainage system with suitable surface water and foul water drainage strategies devised in consultation with the relevant infrastructure bodies;
- C. A landscaping scheme to provide for:
 - a. On-site Mandatory Biodiversity Net Gain unless it is not possible to provide this on-site;
 - b. Other than where necessary to provide for site access, boundary hedgerows to be retained and reinforced or replaced, using native hedgerow species;
 - c. The protection of the habitat value of the adjoining woodland;
 - d. The provision of approximately 0.8 hectares as a community recreation area, with land set aside for sustainable drainage system features and Biodiversity Net Gain if necessary. A Landscape Management Plan is required that secures the long-term management and community use of the recreation area in perpetuity;
- D. The proposal must demonstrate that there is an adequate solution to mitigate the effects of development on the Upper Nene Valley Gravel Pits SPA to ensure no adverse effects on the integrity of the Habitats Site result prior to any grant of planning permission;
- E. Relocation and undergrounding of overhead electricity lines across the site;
- F. The proposal should be supported by a Heritage Statement that includes an appraisal of the likely impact of the design, materials, layout, scale, height and mass of the development on the setting of All Saints' Church. In particular, the development should seek to retain key views of the Church tower;
- G. The residential amenities of adjoining properties are protected;

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- H. The provision of a safe pedestrian and cyclist access alongside Cranford Road to connect to the existing adopted footpath new footpath network; and
- I. Speed reduction measures on the Cranford Road approach to the village.

Housing Mix

- 9.16 In planning for new homes, there should be a mix of housing to meet the needs of people living locally.
- 9.17 Joint Core Strategy Policy 30 seeks to ensure that new development provides a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs, taking account of the need to accommodate smaller households and the composition of the existing stock. Replacement District wide Local Plan Policy 30 provides local policy direction based on evidence which shows that there are significant spatial differences in housing needs.
- 9.18 In July 2023, the [North Northamptonshire Housing and Economic Needs Assessment](#) (HENA) was published. The HENA provides an evidence base on housing need and mix to inform local planning policy in North Northamptonshire. The analysis concludes that the following represents an appropriate mix of affordable and market homes in North Northamptonshire:

	1-bedroom	2-bedrooms	3-bedrooms	4+ bedrooms
Market	5-10%	35-40%	35-40%	15-20%
Affordable home ownership	15-20%	45-50%	25-30%	5-10%
Affordable housing (rented)	30-35%	35-40%	20-25%	5-10%

- 9.19 Within this context, new housing also needs to reflect local characteristics:
- Great Addington had, at the time of the 2021 census, a very high proportion of home ownership (86.3%) compared to that at North Northamptonshire (66.3%) and national levels (62.3%).
 - The proportion of social rented housing is significantly lower in Great Addington (5.1%) compared to North Northamptonshire (15.2%) and national (17.1%) rates.

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- North Northamptonshire has a high proportion of larger properties (4+bedrooms). The total proportion of large dwellings (4+bedrooms) in Great Addington was 58.3% compared with 21.1% nationally and 23.4% in North Northamptonshire.
- Great Addington has a significantly higher proportion of detached properties with a lower proportion of terraced houses. Further, Great Addington has few, if any, flats, maisonettes or apartments.
- There are relatively high levels of under-occupancy. 70.2% of dwellings in the parish have an occupancy rating³ of 2+ compared with 41.1% in North Northamptonshire and 35.6% in England (2021 Census).
- Local people would like to see more 2 or 3-bed housing. Responses to our 2023 Questionnaire Survey showed that the top three priorities for housing were 3-bed houses (62%), 2/3-bed bungalows for downsizing older people (61%) and 2-bed houses (51%).

9.20 Our 2023 Questionnaire Survey showed that in the last ten years, ten respondents, or members of their household left the Parish due to a lack of available, suitable housing. 17 respondents expected their household, or someone in their household, to move within the Parish in the next ten years. Of these, the greatest need was for 2-bed housing (75%). Almost all this need arises from households wanting to downsize or young people wanting to live independently.

Housing needs of older people

9.21 The 2021 Census shows that 25.4% of the Parish's population were aged 65 and over. The older person population of North Northamptonshire is projected to see a notable increase, with the total number of people aged 65 and over projected to increase by 52% over the period 2021 to 2041. The number of people aged 75 and over is projected to increase by 77%.

9.22 Given that the number of older people is expected to increase in the future and that the number of single person households is expected to increase this would suggest (if occupancy patterns remain the same) that there will be a notable demand for

³ Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under occupied. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of rooms/bedrooms required is subtracted from the number of rooms/bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room/bedroom than required, whereas +1 implies that they have one more room/bedroom than the standard requirement.

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housing for the ageing population. However, the proportion of older person households who are outright owners (with significant equity) may mean that market solutions will be required to meet their needs.

- 9.23 It is likely that the age profile will impact upon the numbers of people with a Long-Term Health Problem or Disability, as older people tend to be more likely to have health problems.
- 9.24 With no Care Homes, Residential Homes or Nursing Homes in the parish, it is important that new developments in Great Addington help increase the availability of homes that can meet their needs as they get older and experience changes to their health and social circumstances, so delaying the need for them to move to alternative accommodation. The housing needs of older people can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Policy GA17: Housing Mix

Unless informed by more up to date evidence of housing need, on developments of five or more dwellings, the proportion of market housing that is four or more bedrooms should be at the lower end of the 15-20% range. Wherever practicable, development proposals should also demonstrate how they will contribute to meeting the housing needs of older people.

Affordable Housing

- 9.25 Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Affordable housing can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership. New affordable housing will be allocated initially to people with a local connection, including those living, working or with close family ties in the Great Addington Neighbourhood Area.
- 9.26 The National Planning Policy Framework expects major housing development to provide at least 10% of the total number of homes to be available for affordable home ownership. The Joint Core Strategy requires 40% of new dwellings on large (11 or more dwellings or 1,000sqm (gross) floor space) sites to be affordable. The allocated site north of Cranford Road is expected to yield six affordable homes.

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Rural Exception Sites

- 9.27 Rural exception sites are small sites used for affordable housing in perpetuity in places which 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.
- 9.28 Our 2023 Questionnaire Survey shows that most respondents (56%) do not support rural exception sites for affordable housing and there are currently no plans to develop such sites in the Neighbourhood Area. However, should a need be identified, Joint Core Strategy Policy 13 will guide such developments.

First Homes

- 9.29 Our Neighbourhood Plan is expected to take account of the new First Homes requirements. First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which, currently:
- must be discounted by a minimum of 30% against the market value;
 - are sold to a person or persons meeting eligibility criteria;
 - on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount and certain other restrictions are passed on at each subsequent title transfer; and,
 - after the discount has been applied, the first sale must be at a price no higher than £250,000.
- 9.30 First Homes are the Government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. Our 2023 Questionnaire Survey indicates that First Homes are the preferred means of providing for those in need of affordable housing.

Policy GA18: Affordable Housing

The priority for the provision of affordable housing in Great Addington is First Homes.

All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated, priority is given to people with a local connection to Great Addington Neighbourhood Area (i.e. including living, working or with close family ties in the Area).

Self-build and Custom Housebuilding

- 9.31 Self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation ('turnkey'). The [Self-build and Custom Housebuilding Act 2015](#) (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding.
- 9.32 Amongst other matters the purpose of the Act is to allow individuals wishing to build their own home to register their interest in acquiring a suitable plot of land with the relevant authority. Specifically, the Act makes provision for Local Authorities to maintain a register of people who are seeking to acquire a serviced plot in their area in order that they may build houses for them to occupy as homes; and for Local Authorities to have regard to the demand for custom build housing as evidenced by the registers when exercising certain functions including those relating to planning and housing.
- 9.33 North Northamptonshire Council maintains a [register](#) of individuals and associations who are seeking to acquire serviced plots of land which provides a useful starting point to assess the demand for this type of development. There is some interest from developers in developing self-build or, more likely, custom houses in Great Addington.

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- 9.34 North Northamptonshire Joint Core Strategy Policy 30 (g) supports proposals for individual and community custom build developments that are in line with the spatial strategy and states that Sustainable Urban Extensions and other strategic developments should make available serviced building plots to facilitate this sector of the market. East Northamptonshire Local Plan Policy EN28 expands on this approach providing greater local emphasis. It requires housing developments of 50 or more dwellings to provide 5% of plots to be made available as custom build serviced plots. In Great Addington, proposals for self-build and custom housing developments in accordance with Policy GA15 are also acceptable.

Residential Conversion of Rural Buildings

- 9.35 On 6 April 2014, new permitted development rights (Class Q) were introduced which allow for the conversion of agricultural buildings to dwellings without the need for planning permission. Several conversion schemes have taken place in Great Addington under these rights. However, various conditions and restrictions apply and before starting development, there is a requirement to apply to the local planning authority for prior approval. The rules mean that not all rural buildings benefit from these permitted development rights so, with local support, our Plan provides further flexibility for the conversion of rural buildings to residential use.
- 9.36 Many rural buildings are attractive, frequently constructed from local materials and often reflect the local vernacular, which in turn contribute significantly towards the character and diversity of the Parish. The conversion of these rural buildings to provide new homes can make the best possible use of existing buildings and reduce the demand for new buildings in the countryside.
- 9.37 Not all buildings are suitable for conversion or adaptation to housing as they may be of modern materials, poorly designed or constructed. Redundant buildings proposed for re-use should be structurally sound to ensure they are able and appropriate for conversion. This should be demonstrated through an up-to-date structural survey submitted with any planning application. Extensive works should not be required to make the building habitable. Demolition should be avoided to retain the character of traditional buildings.
- 9.38 Any extensions or alterations should respect the form and character of the existing building and not extend beyond the existing curtilage. Modern additions which detract from the scale and form of the existing building will not be supported.

Policy GA19: Residential Conversion of Rural Buildings

The re-use and adaptation of redundant or disused buildings for residential use will be supported where:

- A. The building is of architectural and historical interest;
- B. The building is structurally sound and capable of conversion without significant rebuild or alteration;
- C. The development will maintain the character of the building, including the retention of important features;
- D. The use of the building by protected species is surveyed and mitigation measures are approved where necessary; and
- E. Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage.



10 Employment and Business

Employment

- 10.1 At the time of the 2021 Census, 58.7% of people aged 16 years and over were economically active. Of those in employment, 59.9% were full-time (31+ hours) and 40.1% part-time.
- 10.2 A high proportion of residents were employed as managers, directors and senior officials (24.3%) compared with the North Northamptonshire (12.2%) and national (12.9%) averages. There was also a high proportion working in professional occupations (24.8%).

Business

- 10.3 Great Addington Neighbourhood Area is home to a small number of businesses. However, the largest local employers lie further afield in the surrounding, larger settlements of Kettering, Burton Latimer, Rushden, Thrapston and Raunds.

Business Conversion of Rural Buildings

- 10.4 Some of Great Addington's businesses are already located on the area's farms. There is community support for small business units and farm diversification enterprises in redundant farm buildings. 46% of respondents to our 2021 Questionnaire Survey supported farm diversification and 59% supported the re-use of rural buildings for business use.
- 10.5 The General Permitted Development (England) Order 2015 already allows for change of use from an agricultural building (and land within its curtilage) to 'flexible commercial use' under certain circumstances. The rules mean that not all rural buildings benefit from these permitted development rights so Policy GA20 allows further change through the conversion of existing rural buildings. However, the proposed uses must be appropriate in scale, form, impact, character and siting to their location in the countryside.

Policy GA20: Business Conversion of Rural Buildings

The re-use, adaptation or extension of rural buildings for business use will be supported where:

- A. Any enlargement is proportionate to the size, scale, mass and footprint of the original building;
- B. The development would not have a detrimental effect on the fabric, character and setting of historic buildings;
- C. The development respects local building styles and materials;
- D. The building is surveyed for protected species and mitigation measures are approved where necessary;
- E. The proposed development would not have an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would not be severe, or require improvements which would detrimentally affect the character of such roads or the area generally; and
- F. The proposed development would not materially harm the character of the surrounding rural area.

Working from Home

- 10.6 Many of the area's businesses are home-based. The coronavirus pandemic is likely to have caused a permanent shift to homeworking. The 2021 Census shows that 38.7% of Great Addington's residents that were in employment worked mainly at or from home compared with 31.5% nationally.
- 10.7 Planning permission is not normally required to home work or to run a business from home, if a house remains a private residence first and business second. With a growing proportion of residents working from home, our Plan responds positively to enable homeworking to grow. Our survey showed that 87% of respondents supported home working.

Policy GA21: Working from Home

Insofar as planning permission is required, development that enables home working will be supported if the development:

- A. Is in keeping with the scale, form and character of its surroundings;
- B. Does not significantly adversely affect the amenities of residents in the area; and
- C. Has safe and suitable access to the site for all people.

Appendix 1: Locally Important Views

1. View across the village from East of Woodford Road showing the rear of houses on Ringstead Road, Church, Memorial Hall and pasture land NE of village. Numerous hedgerows can be seen supporting varied wildlife, an important feature.



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2. View SE from Queens Green Canopy toward Shooters Hill and Little Addington. The view is from the stile after the Queens Green Canopy on footpath MA1 which is a popular walk for residents. Looking SSW across open fields, wide sweeping vista including fields as far as Little Addington.



3. View SE from stile outside Chapel Close looking across the paddock toward Brightwell Lake. The view is as you climb over the stile into the horse paddock on path MA17. Access via Chapel Close by following the fence line to rear of Ringstead Road houses. Looking South East you can see a wooded spinney, farm buildings and views across fields to the horizon.



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4. View from the crest of Ringstead Road looking out over Brightwell Lake. The view is from the green gate on the brow of the hill when leaving the village via the Ringstead Road. This was the No1, 'favourite view' specified by residents completing the GANP survey. Panoramic views of open fields, either side of a farm track which then lead downhill towards the flooded gravel pits, designated as a Special Protection Area in 2011, in recognition of the wetland bird assemblage. Lakes edged by differing vegetation including mature trees, hedgerows and mixed woodland.



5. View from the Addingtons Playing Fields looking ENE across Brightwell Lake. Views over open fields, reaching across to a different aspect of gravel pit lakes. Often flooded in Winter, adding interesting wildlife swimming on the fields.



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6. View into village looking West from top of the hill on the Ringstead Road. Clear view of Church, hedgerows and showing course of tree lined brook running around the village to the North and East.



7. View of village and Church looking NW from Brightwell Lake. This view is from the bridle way which comes from the Greenway (Disused railway line) and is a popular route through to Stanwick Lakes and on to Rushden Lakes. This route is well used by residents and the approach to the village gives beautiful views of the Church and surrounding fields with numerous hedgerows.



Appendix 2: Features of Local Heritage Interest

Introduction

Historic England has prepared a series of advice notes including [Local Heritage Listing: Identifying and Conserving Local Heritage](#). This advice focuses on the production and review of local heritage lists but also helps in the general identification of non-designated heritage assets. The preparation of local heritage lists is a way for neighbourhood plan-making bodies to identify and celebrate the historic buildings, places and spaces which enrich and enliven the Neighbourhood Area.

A local heritage list based on sound evidence and criteria delivers a consistent and accountable way of recognising non-designated heritage assets, no matter how they are identified, to the benefit of good planning for the area and of owners, developers and others wishing to understand local context fully. The process of preparing a local heritage list has allowed the neighbourhood plan-making body to identify local heritage that the community would like recognised and protected.

A two-step approach has been taken to define non-designated Features of Local Heritage Interest:

Step 1: Identify candidate non-designated heritage assets

A list of potential non-designated heritage assets was prepared using feedback from the 2023 household questionnaire.

Step 2. Determine whether candidate assets should be Identified as a non-designated asset in the Neighbourhood Plan

Each asset identified in Step 1 was then assessed by its ability to meet the following criteria:

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Criteria

No.	Criterion	Description
1	Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
2	Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
3	Rarity	Appropriate for all assets, as judged against local characteristics.
4	Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
5	Group Value	Groupings of assets with a clear visual design or historic relationship.
6	Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
7	Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.
8	Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

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No.	Address	Description	Criteria	
1.	Leopard House	A stone-built house with slate tiled roof. The stone is mainly dressed and squared, with some very large blocks visible on the left-hand side of the building. Stone lintels can be seen over the windows and doors. There has been little external change to the property and is shown on the 1803 enclosure map for the village. It has retained its original name and previous uses include a Public House, having been recorded as one of the oldest in the country, and a Post Office and village shop.	Asset type ✓ Age ✓ Rarity Architectural and artistic interest ✓ Group value ✓ Archaeological interest Historic interest ✓ Landmark status	
2	Old Stones	This property (previously known as Rose Cottage) is almost entirely constructed of stone, and it is known to be at least 220 years old as this property can be seen on the 1803 enclosure maps of the village. The adjacent Fern Cottage was likely once an outbuilding belonging to the property at Old Stones. It may have been used as a workshop by the occupant of Old Stones Cottage, who was recorded as having worked as a weaver and clock maker.	Asset type ✓ Age ✓ Rarity Architectural and artistic interest ✓ Group value ✓ Archaeological interest Historic interest Landmark status	

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No.	Address	Description	Criteria	
3	Fern Cottage	Fern Cottage is built of both stone and brick and there is evidence of at least three extensions to this property. Evidence remains of an original entrance door on the side of the building, with the presence of an old wooden lintel and the outline of a doorway. The house has two main levels on the ground floor and the upstairs has a series of linked rooms with no joining corridor. Part of the building once belonged to Old Stones and a building in this location is shown on the 1803 enclosure map.	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest ✓	
			Group value ✓	
			Archaeological interest	
			Historic interest	
			Landmark status	
4	All Saints Cottage	This old stone property (formerly Rectory Cottage) is at least 250 years old. The 1803 enclosure map identifies the owner as the Parish clerk, possibly indicating that the cottage was built on Church land. The Northampton Records Office shows the Swan Inn occupied this site in 1764. The property may have also been used as a sweet shop in the early 20 th Century.	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest ✓	
			Group value ✓	
			Archaeological interest	
			Historic interest	
			Landmark status	

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No.	Address	Description	Criteria	
5	Stepping Stones	The stepping-stones, some still visible, but moved from their original location, were on the footpath linking Great Addington to the Ringstead & Addington Railway Station. They formed a route across the water meadows when flooded. The stones are old railway sleeper blocks that were used when railways were first built. Some of the stones were originally joined together by long wooden boards laid on top and held in place by iron straps.	Asset type ✓	
			Age ✓	
			Rarity ✓	
			Architectural and artistic interest	
			Group value	
			Archaeological interest	
			Historic interest ✓	
6	Home Farm	It is believed that this property is located on the site of the original Saxon Hall – Eada's Hringtun. It is the oldest continually occupied site in the village, dating back around 1,500 years. The current building at Home Farm is largely Victorian in construction and was built around 1890 following the destruction of an earlier building by fire. The front of the building is made from cut and shaped stone blocks. Rougher unshaped stone has been used at the rear of the building.	Landmark status	
			Asset type ✓	
			Age ✓	
			Rarity ✓	
			Architectural and artistic interest ✓	
			Group value	
			Archaeological interest ✓	
			Historic interest ✓	
			Landmark status	

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