Harpole Neighbourhood Plan

To 2029
Version 2.1

Acknowledgements

The Harpole Neighbourhood Plan has been prepared by group of volunteers, with support from South Northamptonshire Council, CPRE and Kirkwells Town Planning Consultants.
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1.0 Introduction and Background

1.1 The Localism Act 2011 gives Parish Councils and other relevant bodies new powers to prepare statutory neighbourhood development plans (NDPs) to help guide development in their local areas. Through neighbourhood plans, local people now have the opportunity to shape new development as planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The West Northamptonshire Joint Core Strategy was adopted on 15th December 2014, the saved policies of the old South Northamptonshire Local Plan (1997) (until superseded by the South Northamptonshire Local Plan Part 2A and the Harpole Neighbourhood Plan (once made) will be part of the statutory development plan for the area. The National Planning Policy Framework (NPPF) is a material consideration in any planning application determinations.

Neighbourhood Plan Process and Preparation

1.2 Harpole Parish Council decided to prepare a Neighbourhood Plan for Harpole and applied to South Northamptonshire Council for designation as a neighbourhood area in May 2012, the application was revised and resubmitted in October 2012 to take account of the emerging West Northamptonshire Joint Core Strategy. The application for designation was approved by the Council on 15th April 2013. The designated Neighbourhood Area is shown on Map 1.

1.3 A steering group comprising Parish Councillors and local residents was established to progress work on the plan. The steps in preparing at Neighbourhood Plan are set out in Figure 1 below.

Figure 1 Neighbourhood Plan Process
1.4 The Harpole Neighbourhood Plan has been prepared taking into consideration extensive community engagement from the outset.

**Community Consultation**

1.5 The Neighbourhood Plan builds on feedback from previous consultations which include:

- Consultation and input with the Parish Council including discussion at Parish Council meetings
- Consultation with the Street Champions including a meeting specifically set up and held in Harpole Church
- Opportunity for residents to be updated at open meeting held at Live and Let Live pub in the village
- An open day for residents to spend time considering each topic and providing written comments and input.

1.6 A questionnaire consultation was undertaken in November 2011, prior to changes to the West Northamptonshire Joint Core Strategy. This consultation sought to gather views from residents on what was important to them about Harpole, identifying key issues and concerns, and understanding how the community wanted the parish to be developed over the next 20 years. Nearly 500 questionnaires were returned to the Steering Group, with up to four members of a household responding to each question. A team of Street Champions delivered and collected questionnaires and this efficient operation led to a comprehensive picture of the priorities for the community.

1.7 A well-publicised questionnaire consultation results exhibition was held in April 2012 using graphs and charts to see results "at a glance". This provided a further opportunity to comment on the Plan and priorities for the village.

1.8 Updates on the Neighbourhood Plan process from the Steering Group are provided via monthly Parish News and leafleting through every door, which has been carried out on four occasions over the past year to raise awareness of the Plan and questionnaire consultation.

1.9 In addition, posters to publicise the Plan, and to encourage volunteers to come forward to help with consultation, have been put up at regular intervals.

1.10 A second Open Day was held in Feb 2014 to get village response to revised West Northamptonshire Joint Core Strategy. This was very well attended and 1379 objection forms were completed by attendees. The submission of the forms was publicised and resulted in the Harpole views being the full front page of the local newspapers (Chronicle and Echo) on 27th Feb 2014.

1.11 Harpole’s Neighbourhood Plan was developed based around five topics. A third Open Day was held in July 2015 to enable residents to spend time considering each topic and provide written comments and input into the development of the plan. There was a very good turnout, with 112 people attending. Feedback on the Open Day was very positive.

1.12 The feedback from the Open Day was fed into the theme groups and used to inform the first draft sections of the plan.
1.13 Harpole Action Team also has a website which allows all key documents to be shared and enables residents to contact the team with queries, input, comments etc.

1.14 Harpole Action Team held an Open Weekend in May 2016. The overall feedback was extremely positive, and ‘material’ suggestions / feedback from those who attended has been included in the Draft Neighbourhood Plan.
2.0 Harpole Neighbourhood Plan Vision and Objectives

Vision for Harpole

Harpole will continue to be, and develop as, a thriving rural community, which retains the village and parish heritage, identity and spirit, and maintains separation from, and does not coalesce with, Northampton. Harpole recognises that new communities will develop and will endeavour to support them to also thrive.

Neighbourhood Plan Objectives

1. To ensure future housing meets local affordable needs without infringing on green spaces, where possible and enables people of all ages to continue to reside within the parish.
2. To ensure new housing developments within the village are small scale and in keeping with the surroundings.
3. To ensure that the design and appearance of future development is in character with the rural identity and character of the area.
4. To preserve and enhance the character of the Harpole Conservation Area
5. To protect locally significant green spaces within the village and in the surrounding countryside from inappropriate development for existing and new residents, and to ensure non-coalescence with Northampton.
6. To preserve the landscape character of the parish and ensure that new development on the rural fringe does not impact on the setting of the village.
7. To ensure appropriate infrastructure measures are implemented to accommodate new development.
8. To promote safe walking and cycle routes both within the village and to nearby villages and towns.
9. To protect and enhance community facilities within the Parish
3.0 History of Harpole Parish

3.1 The Parish Boundary is defined by streams emerging from springs in the heath and woodland which once covered the high ground to the North of the village. This enabled settlement to develop snugly in a protective landscape of rising ground to the East, North and West on the northern slope of what once was called the Northamptonshire Uplands. It is the geology of the area that helps to contribute to the special character and appearance of the village. To the South the land falls gently to the River Nene, from which the village is separated by the East West artery of the Turnpike Road now referred to as the A4500.

3.2 The Village Conservation Area was designated in June 1991 and updated in July 2012 to include four further areas which were considered to be of interest.

3.3 Research suggests that Harpole is a place of great antiquity with evidence indicating that Neolithic, Bronze and Iron Age settlement occurred within the parish. The village is mentioned in the Domesday Book of 1086. There it is named as Horpol with ‘Hor’ being the Saxon word for bound or limit, and ‘Pol’ that for pool. At this time Harpole is recorded as having a population of 27 to include 14 villagers, 5 smallholders and a priest. The tenant in chief was William Peverel who held 2½ hides in Harpole with the total amount of arable land within the parish being 6 carucates (Hide and Carucate are measurements of land used for the purposes of taxation) Other resources included 10 acres of meadow land and 10 acres of woodland. There was also a mill and Domesday also records a priest which suggests that by the time the first Rector of Harpole was appointed in 1224 that there must have been a well-established church within the settlement.

3.4 Originally life for the small but growing population would have been purely agricultural by methods imposed on his serfs by the lord of the manor. It was a ‘hand to mouth’ existence governed by the seasons. The three field system and ploughing methods with oxen gave rise to the characteristic ridge and furrow cultivation. Peculiarly the village grew round two quite separate medieval manors, the Tanfield Manor and the St Hillery Manor (later known as the Vaux Manor), which were off the straggling track which wound its way linking ‘bottom enders’ and ‘top enders’. This gave rise in the 20th century to High Street and Upper High Street. Conveniently on this axis the Norman Church of All Saints has developed as the central link between the two settlements.

3.5 At the same juncture the village is intersected by the ancient communication route across higher and drier land which linked Northampton with Flore and the great Roman Highway of Watling Street, at Weedon. It is suggested that this route existed long before the turnpike road was developed and was used to avoid the flood plains which plague this location to the present day.

3.6 The oldest building is the church with its two Norman doorways visible from the street on the south side. Inside the building a splendidly unusually carved font displays a ferocious dragon eating its tail surrounded by an infill of fish scales.

3.7 In the 17th century, after the feudal manorial lands had been broken up into parcels of land, and had been sold to local yeoman, Harpole experienced a burst of building activity typical of much of the country. This was referred to as ‘The Great Rebuilding.’ Many of the older buildings along the High Street date from around this time, typified by stone boundary walls and steeply once thatched roofs.
Towards the end of the 18th century the village saw many changes influenced by the Enclosure Acts. The Enclosure Award in Harpole was made in 1778. With the onset of the Enclosure Award and the redistribution of land into farmsteads, many of which remain to this day, the Award was able to make other provisions. Land was set aside to fund provision for the Elderly Poor, known as Bread and Coal land, and also to provide an income for a schoolmaster, although there was no school building provided until 1835. This became known as the Free School Foundation land.

The village was a thriving community in the 18th century and there are several buildings from this period throughout the village which are Listed. It was at this time that The Manning family around 1815 built the Hall out of the profits made from the brewing industry and extensive farming in the surrounding area.

Agriculture’s influence on Harpole dominated until the mid-19th century and was the main employer. However, shoemaking had always been one of Harpole’s staple trades until the mechanisation of the boot and shoe industry began to provide new opportunities. Very soon local factors set up their agencies in the village, and many houses were extended to accommodate a ‘shop’ for the ‘out workers’ where shoe uppers were hand stitched before being taken to Northampton for ‘finishing’.

This movement also corresponds with a period of red brick construction within the village. Many of the buildings from the 1850’s onwards are brick built, with Welsh slate roofs.

It was in 1876 that Harpole set up an early Cooperative Movement and this along with the boot and shoe industry had a significant impact on the settlement, helping to shape the village that we see today. Ten years after it opened the Harpole Society had 193 members and purpose built premises on the corner at the junction of Larkhall Lane with Upper High Street. It had a butchery with slaughter house attached, a bakery and general stores, a chemist and a millinery as well as a well-stocked coal yard.

Very little private building took place between the wars, but the provision of mains water, gas and electricity during these years meant that the first phase of council housing in Chesterville, Glassthorpe Lane and 4 semi-detached houses on Northampton Road gave great impetus to the housing situation for village families.

In the late 19th century with the establishment of the Parish Council and the demise of the Vestry, the new council, many of them descendants of the original yeoman farmers, was galvanised into purchasing land for allotments. These forward thinking and community based activities continued over succeeding years providing the Playing Fields, the Coronation Green, the Millennium Flagpole, a Bowls Club, a Village Hall and more recently an annual Scarecrow Festival which raises thousands of pounds for village organisations.
4.0 Harpole Parish Today

4.1 Harpole is located within South Northamptonshire District Council area. The Designated Neighbourhood Plan Area of Harpole extends over 762 hectares and has a population of 1546 residents, and a total of 668 dwellings.\(^1\)

4.2 Harpole village is located 4 miles west of Northampton and approximately 1 mile east of the M1 motorway junction 16, in predominantly agricultural land.

4.3 The Census Statistics for Harpole indicate that the Parish has a similar age structure to South Northamptonshire District as can be seen from the graph below:

![Age Structure Graph](image)

4.4 In relation to housing data from the 2011 Census the number of bedrooms in each property is as follows:

![Number of bedrooms](image)

4.5 The average price of property sold in Harpole in the past 5 years was ££270,479 and 75 properties were sold between 2011 and 2016.\(^2\)

4.6 With regard to the types and tenures of houses in the Parish, this information is displayed in the following graphs.

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1. Census 2011 Neighbourhood Statistics
2. Zoopla.co.uk
4.7 Rural employment is important, as there are a number of villages increasingly becoming dormitory villages (where the majority of people commute out of the village to work). The following graph contains information on economic activity in the Parish. At the 2011 Census there were 1129 residents between the ages of 16 and 74.
4.8 In terms of transport and accessibility, households are very reliant on private cars, with only 10.9% of households having no access to a car or van.

4.9 Buses run through Harpole every hour in both directions between Northampton and Daventry through local villages. There are also hourly buses direct along the A4500 direct between Northampton and Daventry. This level of service needs to be retained to facilitate the growth proposed. Bus services running between Northampton and Daventry are D1 and D2 which run along the A4500 with 2 stops for Harpole.

4.10 In Heritage terms, there is a Conservation Area within the Parish (Harpole), 26 Listed Buildings, of which 1 is Grade II* and 1 is a Scheduled Monument (see Appendix 2). There are many historic environment assets within the Parish also such as ridge and furrow.¹

4.11 The Parish falls within the Northamptonshire Vales National Landscape Character Area. (NCA89)², where the landscape is characterised by open landscape of gently undulating clay ridges and valleys, with an overall visual uniformity to the landscape and settlement pattern.

4.12 The southernmost part of Harpole Parish lies within the Nene Valley Nature Improvement Area (NIA). The Nene Valley Nature Improvement area 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. The Nene Valley Nature (NIA) will deliver a step change in nature conservation, where local organisations and communities come together with a shared vision for the natural environment. The Parish Council support the Nene Valley NIA projects.

4.13 Harpole residents are renowned for their fiercely independent spirit. Perhaps it is this that makes Harpole such a splendid place in which to live. A number of families like the Baker’s, Cory’s, Frost’s and Harris’s can trace their ancestry back 500 years in the village. They have married into the Chater’s, Rolfe’s, Marriotts’s and later theBillingham, Burt, Clarke, Clements, Faulkner, Gibbins, Leeson, Paine, Scriven, Smith and Starmer families to create dynasties which have survived to the present day. Is it any wonder that local families tenaciously hold on to their birth right, maintaining their right to call their village an ‘open village’ where no dominant ruling family has held sway. Perhaps this is why our local public house delights in the name of ‘The Live and Let Live’.

¹ http://maps.northamptonshire.gov.uk/
² http://publications.naturalengland.org.uk/publication/4871120062775296?category=587130
5.0 Planning Policy Context

5.1 Neighbourhood Development Plans must have regard to national policies and advice and be in general conformity with the strategic policies of the development plan for the area. It is therefore important that as the Plan is prepared, the emerging draft policies reflect this higher level planning framework.

5.2 National planning policy is set out in the National Planning Policy Framework (NPPF)\(^5\) published in 2012. This sets out in paragraphs 6 and 7 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has to perform an economic role, a social role and an environmental role.

5.3 Neighbourhood planning is addressed in paragraphs 183-185:

183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

5.4 Local Strategic Planning Policy is set out in several local development plan documents (DPD) as follows:

5.5 The South Northamptonshire 1997 ‘Saved’ policies, which will eventually be superseded by the South Northamptonshire Local Plan Part 2A.

5.6 The West Northamptonshire Joint Core Strategy which was adopted in December 2014 which sets out an overall vision setting out how the area and places within it should evolve, strategic objectives for the area focusing on key issues, a strategy for the delivery of these objectives, and an explanation of how the delivery process will be monitored.

5.7 A full list of relevant policies is included at Appendix 1.
6.0 Neighbourhood Plan Policies

This section sets out the planning policies to guide development in the Parish of Harpole up to 2029. The policies are defined below each objective. Whilst the policies are divided between the objectives the plan should be read as a whole.

6.1 Housing

Objective 1 - To ensure future housing meets local affordable needs without infringing on green spaces, where possible and enables people of all ages to continue to reside within the parish.

Objective 2 - To ensure new housing developments within the village are small scale and in keeping with the surroundings.

6.1.1 When considering the appropriate housing policy for Harpole the following were taken into consideration

Housing needs survey

6.1.2 A housing needs survey was carried out by South Northants in February 2013 (the full Housing Needs Survey Report for Harpole can be considered alongside this Neighbourhood Plan). The results of this survey show that the housing needs for affordable housing as -

Low Cost Rented Units

9 x 1 bed flat
1 x 3 bed house

Shared Ownership Units

1 x 2 bed house

6.1.3 The Housing Needs Survey also identified the need for 32 properties in the market housing category as-

<table>
<thead>
<tr>
<th>Market Property Size wanted</th>
<th>Number of Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 / 2 bed flat</td>
<td>3</td>
</tr>
<tr>
<td>2 bed bungalow + Office</td>
<td>1</td>
</tr>
<tr>
<td>2 bed bungalow detached</td>
<td>1</td>
</tr>
<tr>
<td>2 bed terraced house or cottage</td>
<td>1</td>
</tr>
<tr>
<td>2 bed house</td>
<td>5</td>
</tr>
<tr>
<td>2 bed house with large garden</td>
<td>1</td>
</tr>
<tr>
<td>2 / 3 bed house</td>
<td>3</td>
</tr>
<tr>
<td>3 bed house</td>
<td>7</td>
</tr>
<tr>
<td>3 / 4 bed detached house</td>
<td>1</td>
</tr>
<tr>
<td>4 bed or 4 bed detached</td>
<td>3</td>
</tr>
<tr>
<td>Small flat / house (no size specified)</td>
<td>2</td>
</tr>
<tr>
<td>Property for single person</td>
<td>3</td>
</tr>
<tr>
<td>Family property</td>
<td>1</td>
</tr>
</tbody>
</table>
Housing delivered since 2011

6.1.4 Since 2011 there has been an increase in the housing in Harpole with the developments of

- Hall Farm (S/2012/1230/MAF) which delivered 11 houses – 2 x 5 bedroom houses, 4 x 4 bedroom houses, 4 x 3 bedroom houses and 1 x 2 bedroom houses.
- Larkhall Way (S/2009/0896/FUL) which delivered 12 affordable homes, 11 of which are 'social rented'

6.1.5 Planning permission has also been given for the following developments

- 3 x 4 bedroom houses on the site of the Nursery on Larkhall Lane (S/2015/1068/FUL)
- 1 x 3/4 bedroom house on Upper High Street (S/2014/0392/FUL)

6.1.6 There are a number of potential windfall and brownfield sites available to accommodate the remaining 16 dwellings over the plan period.

West Northamptonshire Joint Core Strategy

6.1.7 The Northampton West (N4) and Norwood Farm (N9A) Sustainable Urban Extensions (SUE’s) will deliver 6050 new houses. It is expected that over 1000 of these houses will be in the Harpole Neighbourhood Plan designated area and around 2500 will be in Harpole Parish and will be located within 0.5 km to the east and north of Harpole village. The developments will provide a mix of housing types, including a range of ‘affordable housing’ properties.

Residents views

6.1.8 Since the work started on the Harpole Neighbourhood Plan a range of consultations have taken place with the residents of Harpole. These have clearly indicated that the maximum need for new housing in Harpole was identified by the South Northamptonshire Council Housing Needs survey.

South Northamptonshire Local Plan Part 2A

6.1.9 The PC do not wish to allocate sites in the Neighbourhood Plan. The Neighbourhood Plan will be reviewed at the time when the South Northamptonshire Local Plan Part 2A is adopted to take account of the new policies.

Policy H1 – New Housing in Harpole village

Over the plan period, within the village confines, (Map 2) proposals for new housing development will only be supported where they are located on a future allocated site through the South Northamptonshire Local Plan Part 2A (when adopted) or meet the following criteria:

(a) Located on an infill site;
(b) Is small scale and reflects the size, role and function of the village and relates well to the existing layout of the village;
(c) Give priority to the development of suitable brownfield sites or the re-use of existing buildings, where possible;
(d) Is of a high standard of design and makes a positive contribution to the
surrounding environment and rural landscape;
(e) Design and layout of new housing is developed to take account of the key principles of Secured by Design and the SPG on Planning out Crime
(f) Takes account of Building for Life standards, where relevant;
(g) Does not result in a loss of designated local green space in accordance with H5 of this plan;
(h) Demonstrates a contribution to the delivery of an appropriate mix of dwelling types and sizes including affordable housing, to meet the needs of all sectors of the community;
(i) Does not result in the loss of a community facility in accordance with H13 of this plan;
(j) Ensures safe access by vehicles, pedestrians and cycles;
(k) The use of rear courtyard parking is actively discouraged;
(l) Ensures no impact on residential amenity of existing dwellings;
(m) Respects existing natural and built features on the site.

Development outside the village confines will only be supported where it involves the re-use of buildings or, in exceptional circumstances, where it will enhance or maintain the vitality of rural communities or would contribute towards and improve the local economy in accordance with Policy R1 of the West Northamptonshire Joint Core Strategy.

Development of the allocated sites (SUE’s) within the Harpole Parish will be in accordance with Policy N4 and N9A of the West Northamptonshire Joint Core Strategy.

Policy H2 – Ensuring a mix of types, sizes and tenures

All proposals for new housing development will have to demonstrate how they contribute to maintaining an appropriate mix of tenures, types and size of dwelling in the Parish. This shall be assessed in accordance with the latest information available.

Affordable Housing will be provided in accordance with the West Northamptonshire Joint Core Strategy policies. Affordable dwellings will be available for people with a local connection in housing need in accordance with South Northamptonshire Council’s housing policy;

Sites including affordable housing should integrate both affordable housing and market housing across a site. Development that leads to concentrations of different types and tenures of homes in separate groups on a site will not be supported.
6.2 Built Environment and Heritage Assets

Objective 3 - To ensure that the design and appearance of future development is in character with the rural identity and character of the area.

Objective 4 - To preserve and enhance the character of the Harpole Conservation Area

6.2.1 Harpole’s origins are as a rural working village of some age with evidence suggesting that there has been settlement within the parish since at least the time of the Roman occupation. Both the Parish as a whole and the village has a unique identity which should be retained.

6.2.2 Harpole Conservation Area is an asset to the Parish. The key characteristics of Harpole Conservation Area are as follows:

• A predominantly linear development with an intimate enclosed character derived from its location and the surrounding topography which restricts views into and out of the conservation area from and to the surrounding countryside.
• Building types influenced by the settlements agricultural origins and later association with the Northampton boot and shoe industry and the Co-operative.
• A sense of enclosure created by the positioning of buildings and walls close to the edge of the highway.
• A dominant use of Northamptonshire Ironstone in both buildings and other features and structures giving visual unity to building groups regardless of age.
• Soft landscaping that positively contributes to the area. Trees and the small pockets of open green land that are found in both private gardens and the public realm significantly add to the sense and character of the village.

Community Consultation

6.2.3 The results of the questionnaire indicate that a significant number of residents are concerned about the impact of new development on the following:

• Character of the Parish
• Increased parking issues
• Impact on the environment

6.2.4 The following policies seek to ensure that all development within the Parish is of an appropriate design and nature that allows the parish to grow in a way that retains the existing character.

6.2.5 The Parish Council consider that existing legislation, National Planning Policy, West Northamptonshire Joint Core Strategy and emerging South Northamptonshire Development Plan Documents provide appropriate protection for designated heritage assets in the form of Statutory Listed Buildings and Scheduled Monuments. However, protection of Harpole Conservation Area and non-designated assets are an important issue for the Parish, to ensure the unique character is retained.
Policy H3 – Design Principles

All new development will be expected to respond positively to the key attributes of the parish and local design features of the village. Development will not be supported where it has a detrimental impact on the character of the area in which it is located. All new development will be supported when it meets the following criteria, where relevant:

(a) Development is located in areas of the lowest level of flood risk in accordance with the NPPF;
(b) Demonstrates consideration has been given to the use of brownfield sites/conversion of existing buildings;
(c) Is capable of being connected to essential infrastructure services with capacity;
(d) Does not have a detrimental effect on residential amenity by reason of noise or other nuisance;
(e) Does not have a severe cumulative adverse effect on the safe and efficient operation of the existing transport and road infrastructure;
(f) Does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function as defined in Policy H5;
(g) Includes measures that seek to improve pedestrian facilities and linkages in the Parish and beyond to encourage walking and cycling, wherever possible;
(h) Makes a contribution to local identity, and sense of place. Proposals should not feature generic designs and should display how they take account of the locally distinctive character of the area in which they are to be located within the Design & Access Statement;
(i) Is suitable in terms of the overall design and appearance of the proposed development (including size, scale, density, layout, access) when assessed in relationship with surrounding buildings, spaces, and other features of the street scene;
(j) Respects the height of the immediate surrounding area. Future development will generally be expected to be no more than two storeys.
(k) Uses, and where appropriate re-uses, local and traditional materials appropriate to the context of the site, or suitable artificial alternatives;
(l) Contributes to reducing carbon emissions, where possible;
(m) Is designed to be as water efficient as possible;
(n) Includes adequate off-street parking, and private and public amenity space for future residents in accordance with Northamptonshire County Council’s adopted standards.

Policy H4 – Development within Harpole Conservation Area

All new development within the Harpole Conservation Area will be expected to maintain and where possible enhance the positive attributes of the Conservation Area and its setting. Development proposals will be supported where they:
(a) Maintain the historic pattern of development by respecting the historic layout associated with historic plots and the historic evolution of development in the immediate area as defined in the Harpole Conservation Area Appraisal;
(b) Give priority to the retention of other significant buildings as defined in the Harpole Conservation Area Appraisal, where possible;
(c) Reflect the proportion of opening to wall (solid to void) found in the elevations of traditional buildings and employ robust detailing, avoiding use of applied features;
(d) Reinforce local identity by the use of the traditional materials such as Northamptonshire Ironstone and/ redbrick and welsh slate; and
(e) Re-use traditional buildings which contribute to townscape quality.

6.3 Green Infrastructure and Landscape Character

Objective 5 - To protect locally significant green spaces within the village and in the surrounding countryside from inappropriate development for existing and new residents, and ensuring non-coalescence with Northampton.

Objective 6 - To preserve the landscape character of the parish and ensure that new development on the rural fringe does not impact on the setting of the village.

Community Consultation

6.3.1 Village life is underpinned by its farming history and residents want to protect this as a way of life for future generations. It is extremely important that we retain our local distinctiveness and character, and there is a strong desire to maintain green space surrounding the village itself (referred to in the JCS as ‘green buffer zones’), but this should, in the main, remain in use by farmers and not be given over to a landscaped urbanised environment. It is important that this space continues to protect and encourage Flora and Fauna maintaining the diverse habitats of a variety of species.

6.3.2 The local landscape is a major asset for the village and still retains most of the hedgerows and fields which were established by the Parish Enclosure Award of 1788. The surrounding land still contains some of the last surviving remnants of woodland which are referred to in 12th and 13th century documents as gifts by named landowners to the developing local Abbey of St James. These historically important pockets of woodland are still referred to by their ancient field names like The Wong and Wookle Spinney (which has a preservation order in force). The prolific flowering of bluebells in the spring would suggest that The Covert, Hill Lane, Summer House and Neat’s Hill were all wooded areas. Public access and walkways to/past and through these natural assets are greatly appreciated by residents.

6.3.3 The impact of the new developments on the visual aspects as seen from the periphery of the village need special protection, especially the views to the north, west and east of Larkhall Lane, and the views to the South over the Nene Valley and
across to Salcey Forest, Hunsbury Hill, Gayton, and Stow Woods from Callowell, Home Hill and the Covert are all very visible from local footpaths and rambling routes.

6.3.4 Harpole benefits from a tree line (the last remaining evidence of woodland) on the skyline and it is of utmost importance that this natural shelter belt is protected, not only to define the parish boundary but also to establish and enhance the visual boundaries. This should be protected and preserved. The woodland and surrounding fields are nesting habitats for red listed bird species such as lapwings, yellowhammers and skylarks.

6.3.5 The village also benefits from a sense of enclosure provided not only by the natural landscape but also by trees surrounding the south facing bowl of land it sits in, the wide main highway and the amount of vegetation and trees in domestic gardens, all of which are an essential part of the village and helps define its character.

6.3.6 Internal green spaces are also critical to village life, including (but not limited to), the public access village greens, and there is a strong desire for these to remain in use as they are now. Flagpole Green on Larkhall Lane is used for stalls on Scarecrow Weekend and the carol service on Christmas Eve, Coronation Green on Carrs Way is used for the start of the traditional Rose Queen Parade to the fayre and the tree/middle Green Tree on High Street/Glassthorpe Lane and that in front of the bungalows on Garners Way are all places for people to rest and meet. All of these spaces are used by residents of all ages on a daily basis and form an important part of village life.

6.3.7 Other green spaces such as the Churchyard and views beyond, large mature gardens, wide grass verges and many internal private green spaces all add to the strong sense of rural village life. Many people regularly enjoy feeding the ducks, chickens and geese in the old orchard to the south of All Saints Church and will often spend time to watch the scene, especially when lambs are in residence, as they often are. These areas and scenes are all essential elements which help define the village’s special and charming character.

6.3.8 It would also be desirable to create new allotment space linked to the new SUEs for approximately 20 allotments per 1,000 houses to help protect the green barrier and also increase natural habitats for wildlife. Plus, existing allotment area would benefit from replacing the existing boundary hedges on the border between the allotments and the primary school.

6.3.9 Whilst the greenspaces within Harpole are important, the setting of the village and the desire to prevent coalescence with Northampton and surrounding villages and hamlet is paramount.

**National Guidance and Local Policy**

6.3.10 *Paragraph 76 of the National Planning Policy Framework (NPPF) advises that “local communities through local and Neighbourhood Development Plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances.”*
6.3.11 Paragraph 77 of the NPPF advises that “the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.”

6.3.12 The West Northamptonshire Joint Core Strategy sets the spatial strategy for green infrastructure and states:

Green infrastructure corridors of sub-regional and local importance as set out in Figure 6 of the West Northamptonshire Joint Core Strategy will be recognised for their important contribution to sense of place and conserved, managed and enhanced by:

1) incorporating existing and identified future networks into new development proposals;
2) securing contributions from development or other sources for the creation of and future management of the green infrastructure networks;
3) delivering long term management strategies for the sub-regional and local network.

Measures to enhance existing and provide new green infrastructure provision will:

A) be designed and delivered sustainably with prudent use of natural resources;
B) mitigate and adapt to the effects of climate change including through improved flood risk management and as a carbon store;
C) be designed to the highest quality in terms of appearance, access provision and biodiversity enhancement and protection;
D) reflect local character through the planting of native and other climate appropriate species and consideration of natural and cultural heritage features;
E) be supported by a long-term management strategy.

6.3.13 The saved policies of the South Northamptonshire Local Plan (1997) includes the following policies:

**Policy EV7**

In the Special Landscape Areas planning permission will only be granted for development which will not have a detrimental impact on their character and appearance. Particular attention must be paid to design, materials, siting of buildings and the use of land.

**Policy EV8**

In order to prevent the coalescence of settlements the council will not permit development which would significantly intrude into the following important local gaps as shown on the proposals maps:
A) between the Northampton Borough boundary and the nearby villages and hamlets of Harpole, Kislingbury, Rothersthorpe, Courteenhall, Milton Malsor, Preston Deanery, Little Houghton and Cogenhoe;

### Policy H5 Protecting Local Green Space

The following local green spaces as shown on Map 3 are designated in accordance with paragraphs 76 and 77 of the NPPF:

1. Coronation Green - Carrs Way and High Street
2. The Maltings – outside Carr House
3. The Green Tree – Glassthorpe Lane and High Street
4. Green space opposite Manning Watts House (allowing for additional parking to protect verges)
5. Millennium Green and Flagpole - Larkhall Lane
6. Village Sign Green – Northampton Road
7. The Village Pound – Park Lane
8. The Playing Fields - Larkhall Lane
9. The Allotments – Larkhall Lane

Development will be ruled out except in very special circumstances, for example, where essential public utility infrastructure is necessary that cannot be located elsewhere.

### Table 1 – Local Greenspace Harpole – NPPF Criteria

<table>
<thead>
<tr>
<th>Number and name</th>
<th>Distance from local community</th>
<th>Special qualities/local significance</th>
<th>Extensive tract of land</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Coronation Green- Carrs Way and High Street</td>
<td>In the village</td>
<td>This green space was established after the WW2 as part of the development of new houses on Carrs Way. The cedar tree was planted to commemorate the coronation of Elizabeth 2\textsuperscript{nd}. The Green has become a treasured area and is the focal point for the annual Rose Queen procession.</td>
<td>No</td>
</tr>
<tr>
<td>2. The Maltings – outside Carr House</td>
<td>In the village</td>
<td>This land appears on all old maps as open ground. It was the entrance to one of the footpaths to Upper Harpole, and there is still a right of way/footpath leading to the Pony Field and Manor Close.</td>
<td>No</td>
</tr>
<tr>
<td>3. The Green Tree – Glassthorpe Lane and High Street</td>
<td>In the village</td>
<td>The first tree was planted in 1738. Over the years many village events and meetings have taken place on this green. The current/fourth tree was planted in 1967.</td>
<td>No</td>
</tr>
<tr>
<td>No</td>
<td>Description</td>
<td>Location</td>
<td>Details</td>
</tr>
<tr>
<td>----</td>
<td>----------------------------------------------------------------------------</td>
<td>--------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>4.</td>
<td>Green space opposite Manning Watts House</td>
<td>In the village</td>
<td>This land was purchased by Harpole Parish Council from South Northants Council in 2008. It has been used by residents of the old people's bungalows on Garners Way, and other village residents, since the bungalows were built.</td>
</tr>
<tr>
<td>5.</td>
<td>Millennium Green and Flagpole - Larkhall Lane</td>
<td>In the village</td>
<td>The land was released by South Northants Council to Harpole Parish Council in 1999, and the Flagpole area was built to celebrate the Millennium. The only condition in the Land Registry title of this change of ownership is that the property should not be used for any other purpose than as a village green.</td>
</tr>
<tr>
<td>6.</td>
<td>Village Sign Green – Northampton Road</td>
<td>In the village</td>
<td>The village sign and map at the Northampton Road and A4500 junction / entrance to the village set the feel and nature of the village as people come into the village off the busy A4500.</td>
</tr>
<tr>
<td>7.</td>
<td>The Village Pound – Park Lane</td>
<td>In the village</td>
<td>In 1827 this land was set aside as the Parish Pound – an area where straying animals were impounded/kept safe by the village Pinard/Herd borough for a small fine</td>
</tr>
<tr>
<td>8.</td>
<td>The Playing Fields</td>
<td>In the village (but outside the current confines)</td>
<td>The Playing Fields were opened in 1960 and has been an important green space for the village. It is used for a wide range of sports including football, cricket, tennis, and athletics by clubs in the parish and by Harpole Primary School.</td>
</tr>
<tr>
<td>9.</td>
<td>The Allotments</td>
<td>In the village (but outside the current confines)</td>
<td>Harpole Parish Council set up the allotments in 1908, and they have been used by residents in the parish since then.</td>
</tr>
</tbody>
</table>

**Policy H6 – Green Wedges**

In order to prevent the coalescence of Harpole, Northampton and other surrounding settlements, the Parish Council will not support development which would significantly intrude into the following important local gaps as shown on Map 4 Green Wedges:

1. Land west of N9A and south of N4.
2. Land north of A4500 and south of village.
3. Land west of N9A and east of Northampton Road.
<table>
<thead>
<tr>
<th>Number and name</th>
<th>Distance from local community</th>
<th>Special qualities/local significance</th>
<th>Extensive tract of land</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Green Wedge 1 - land west of N9A and south of N4</td>
<td>Adjoining village</td>
<td>These fields include historically important pockets of woodland and are still referred to by their ancient field names like The Wong and Wookle Spinney (which has a preservation order in force). Protected species (including badgers) also live on this site. Critically the fields will play a key role in preserving the distinctive landscape qualities of Harpole, and protecting Harpole village from coalescence with urban areas.</td>
<td>Yes</td>
</tr>
<tr>
<td>2. Green Wedge 2 – land north of A4500 and west of village</td>
<td>Adjoining village and key walking/cycling/leisure</td>
<td>These fields include historically important parkland, the route of the old coach road from the Harpole Hall, and fields with ridge and furrow. These fields play a key role in preserving the distinctive landscape qualities of Harpole, and protecting Harpole village from the significant visual impacts of the industrial development planned for the fields south of the A4500.</td>
<td>Yes</td>
</tr>
<tr>
<td>3. Green Wedge 3 – land west of N9A and east of Northampton Road</td>
<td>Adjoining village</td>
<td>These fields play a key role in preserving the distinctive landscape qualities of Harpole, and protecting Harpole village from coalescence with urban areas.</td>
<td>No</td>
</tr>
</tbody>
</table>

6.3.14 Policies N4 and N9A of the West Northamptonshire Joint Core Strategy support the inclusion of structural greenspace and wildlife corridors in the future development of the Sustainable Urban Extensions, with the inclusion of a Country Park in the Northampton Norwood Farm/Upton Lodge SUE.

**Policy H7 Provision of New Structural Greenspace and Wildlife Corridors**

The Parish Council support the provision of Structural Greenspace and wildlife corridors including the provision of a Country Park in Policies N4 and N9A of the West Northamptonshire Joint Core Strategy as defined on inset 16 in the WNJCS. This will support measures which:

(a) Ensure that appropriate measures are put in place to protect wildlife and enhance biodiversity and important habitats. A mixture of native species typical of this locality should be incorporated in landscaping schemes.

(b) Protect and enhance linkages between open spaces supporting the improvement and enhancement of existing footpath networks.

(c) Demonstrate how significant harm to an international, national or
locally-designated sites has been avoided, mitigated or as a last resort compensated.

Within the identified structural Greenspace, the Parish Council will support the following:

1. Land west of Sandy Lane in the Norwood Farm SUE (Policy N9A) will be allocated as a Country Park.
2. Within the proposed Country Park, land north of Larkhall Lane will be managed to enhance and sustain the animal and plant biodiversity. Land south of Larkhall Lane will mainly be used for recreational / outdoor activities such as walking and cycling. The existing ‘Playing Fields’ on Larkhall Lane should be extended to provide improved sports facilities, including new football/cricket/rugby pitches, improved clubhouse and improved parking.
3. Land south of Nobottle Road and in Northampton West SUE (Policy N4) should be used for community facilities including allotments.
4. The landscaping on and around the Junction 16 industrial development will screen the development as far as is possible.
5. The land south of the A4500 and west of the Upton Valley Way in the Upton SUE will remain open fields.

Policy H8 Design Principles for Country Park

The Country Park will:

- Have a clear boundary, with notices at the entrances
- Have adequate car parking, probably using the parking provided for the village hall complex and parking to assist with safe access to neighbouring schools. Also it will have a clear transport policy for access by bus, walking cycling and horse riding.
- Consist of predominantly natural or semi-natural landscape, with a clear policy for preserving ecological and historical features and preserving wildlife. Some of the land can still be used for commercial purposes, (e.g. agriculture, fishing, horse riding, stables, country sports) as long as it does not disturb the operation of the Country Park.
- Have a clearly signed network of suitably surfaced footways and cycleways connecting Harpole to Duston and Kislingbury Roundabout. This will be supplemented by circular walks for dog walking and nature walks. Vandal proof benches will be provided at suitable locations. Some of the routes should also be suitable for horse riding.
- Have a clear regime of maintenance, including litter clearance. This will include adequate provision of waste and dog litter bins and a bin emptying programme.
- Have access to toilets and a visitors’ area, probably built into the proposed pavilion/village hall complex.
- Include a children’s play area, with no access by dogs.
- Have input from the local community, including neighbouring schools, providing opportunities for education and volunteer working. The education should include both wildlife preservation and the benefits of exercise.

6.3.15 Multi-functional green infrastructure is important to underpin the overall sustainability of a development by performing a range of functions including flood risk management, the provision of accessible green space, climate change adaptation and supporting biodiversity. Sustainable drainage systems can deliver benefits for people and wildlife and make a valuable contribution to the local green infrastructure network. Actions such as re-naturalising watercourses can also bring multifunctional benefits, including benefiting flood attenuation. Woodland planting can also help mitigate flooding. Research indicates that green roofs/living roofs can reduce run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-conditioning; and providing habitat for wildlife.

6.3.16 Proposals may present opportunities to incorporate features such as roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting and we advise including within a green infrastructure policy the requirement for ecological enhancements. Appropriate measures to protect wildlife and enhance biodiversity may include the use of swift bricks, bat and owl boxes, and ensuring that new and converted buildings provide nesting and roosting spaces for bats and birds.

Policy H9 Green Infrastructure and Biodiversity

Harpole Parish supports a range of protected and vulnerable species. The Neighbourhood Plan is recognised as an important local tool in ensuring that new development has a positive impact on green infrastructure supporting local wildlife and habitats.

Proposals for new development will be required to:

(a) Incorporate green infrastructure, particularly where it can mitigate the negative impact of the development.
(b) Demonstrate how the design has taken into account its potential impact on local habitats and species.
(c) Ensure that appropriate measures are put in place to protect wildlife and enhance biodiversity and important habitats. A mixture of native species typical of this locality should be incorporated in landscaping schemes.
(d) Protect and enhance linkages between open spaces supporting the improvement and enhancement of existing footpath networks.
(e) Demonstrate how significant harm to an international, national or locally-designated sites has been avoided, mitigated or as a last resort compensated.
Maps 5 and 6 identify some of the environmental assets in the parish of Harpole.

6.3.17 In terms of Landscape Character, Harpole falls within the Northamptonshire Vales National Character Area (89). With the Northamptonshire Environmental Character and Green Infrastructure Suite (2007), Harpole falls within two character areas as follows:

- Character Area 7 – Upper Nene Catchment and Watford Gap
- Character Area 13 – West Northamptonshire Uplands

6.3.18 A significant amount of the surrounding landscape in the Parish is designated as Special Landscape Area within Policy EV7 of the South Northamptonshire Local Plan above.

6.3.19 As can be seen from the questionnaire responses, the community consider it a priority for the Neighbourhood Plan to protect the character of the landscapes surrounding the villages and in the wider Parish.

Policy H10 Protecting and Enhancing Local Landscape Character in Harpole Parish

New development should include landscaping schemes which aim to protect and enhance local landscape character in the Parish.

New development on the fringes of the villages should aim to:

(a) Preserve the landscape setting of Harpole village and Parish.
(b) Preserve and enhance the areas of historic local woodland in the Parish.
(c) Ensure the skyline shelterbelt/treeline remnant of old woodland, which marks the boundary of the parish and reinforces visual boundaries, is retained.
(d) Ensure that views to the west, east and north of Larkhall Lane are retained.
(e) Promote high quality residential design that respects local townscape and landscape character and reflects local vernacular building styles, layouts and materials.
(f) Conserve existing landscape features such as trees and hedges and other landscape features as intrinsic parts of new development, which together afford the village a sense of enclosure.
(g) Seek to minimise the encroachment of development into visually exposed landscapes.
(h) Seek to preserve and enhance the integrity and fabric of historic buildings and their settings, particularly where new uses are proposed, through the use of appropriate styles and sustainable locally distinctive materials.
6.4 Traffic and Transport including Pedestrian Safety and Countryside Access

Objective 7 - To ensure appropriate infrastructure measures are implemented to accommodate new development.

Objective 8 - To promote safe walking and cycle routes both within the village and to nearby villages and towns.

Community Consultation

6.4.1 The questionnaire results indicate that over half of respondents used the network of public footpaths in the area on at least a weekly basis. With regards to improving the footpaths a significant number indicated that new footpaths to create circular routes would encourage further use of the footpaths. The speed of traffic was a concern to residents.

6.4.2 Policies N4 and N9A of the West Northamptonshire Joint Core Strategy clearly state that the development of the Sustainable Urban Extensions must be accompanied by a Masterplan., which should include road, cycle and footpath improvements required. Harpole supports this policy and, in particular, the Sandy Lane Relief Road as per the Plan(SN06/1467) that was agreed by Northamptonshire County Council in 2008. Other transport schemes /work to minimise the potential creation of ‘rat runs’ through Harpole village, particularly on the High Street and Northampton Road from the Nottle Road to the A4500, may need to be implemented.

6.4.3 Insufficient parking continues to be a problem for residents of Harpole and there are opportunities to reduce impact and risk by

- on pavements and grass verges by increasing the number of parking ‘bays on Northampton Road
- greater parking restrictions outside Harpole Primary School and improving parking for the School through the creation of improved parking at the ‘Playing Fields’

6.4.4 In order to preserve the rural feel of the area, there should be no extension of footways along Sandy Lane and Larkhall Lane. However, new footpaths/cycleways to Kislingbury roundabout and to Duston should be created. In addition to creating new footpaths/cycleways, the Neighbourhood Plan should seek to preserve existing paths and bridleways in areas of new developments. This will include a controlled crossing over the Sandy Lane Relief Road.

Draft Policy H11 - Traffic Management and Transport Improvements

Proposals to improve road safety and traffic management throughout the Parish will be fully supported

Developer contributions, Community Infrastructure Levy payments and New Homes Bonus payments will be sought towards the following:

- Highway improvement schemes to promote the safety of pedestrians
and cycle users;
- Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the village;
- Additional parking bays on Northampton Road, Garners Way, Chester Avenue and Carrs Way
- Cycle paths (within country park)
- Foot paths (within country park)
- Road improvement to Carrs Way
- Traffic calming and weight restriction measures, with the specific intention of reducing use of the village through roads as a ‘rat run’, in particular Road Hill through village to A4500
- Introducing a weight limit for HGVs so that can only use High Street, Upper High Street, Larkhall lane and Northampton Road for access purposes.

Draft Policy H12 - Footpaths/cycleways/connectivity

Proposals for the enhancement and improvement of the existing footpath/cycleway network, will be supported.

- All new proposals should include the following enhancements to maximise accessibility to residents and to support local biodiversity:
- enhanced public access and appropriate signage from residential areas;
- new footpaths and cycle routes linking to existing and new networks including circular walks for dog walking and nature walks;
- linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats.

6.5 Community Facilities

Objective 9 - To protect and enhance community facilities within the Parish

6.5.1 Local desire has also been demonstrated for a new village hall with 59% of those that completed the questionnaire in 2011 at the time expressed a desire for a village hall, and 60% of respondents at the open day in 2013. Some of the main factors for the requirement of a new village hall are car parking, more flexible and larger rooms, leisure, health and wellbeing related facilities and classes including the link to outside space. However, there are differing views about location (plus other considerations to take into account). Using some of the existing allotment land (field known as Hillands) appears to be an obvious choice because of its close proximity to the village Primary School and may solve the parking problems there at drop off and pick up times, but there is fierce opposition to this from some allotment holders who are passionate about retaining all of the current allotment space. Therefore, whilst the requirement for a village hall has been adequately demonstrated, a separate project would need to be instigated to assess options and viability, this would be largely
driven by funding from the West Northamptonshire Joint Core Strategy and run by the Parish Council.

6.5.2 Harpole Football Club have also requested funding for a new Pavilion and possible extension to the existing Playing Field into the adjacent field. The current Playing Field occupies a field called First Home Cotton and if Second Home Cotton could be secured for this purpose then the two fields together may also provide a solution to the dangerous parking problem at the Primary School, whilst also allowing for a Pavilion that could serve as the new village hall as well, potentially meeting the needs of all residents as well as the Allotment Association and Harpole Football Club. The Football Club have requested a new Pavilion to include two extra changing rooms, a large hall area for functions, and more storage space. If the new field could be added to the existing Playing Field this would also potentially give the space for two rugby pitches which many residents have also expressed a desire for.

6.5.3 It would also be desirable to create new allotment space linked to the new SUE’s for approximately 20 allotments per 1,000 houses to help protect the green barrier and also increase natural habitats for wildlife. The existing allotment area would benefit from replacing the existing boundary hedges on the border between the allotments and the primary school.

Draft Policy H13 – Protection of Existing Community Facilities

There will be a presumption in favour of the protection of existing facilities. Where permission is required, the change of use of local community facilities, as listed below, will only be permitted for other health, education or community type uses (such as village halls, local clubhouses, health centres, schools and children’s day nurseries), unless one of the following can be demonstrated:

1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking.
2. Satisfactory evidence is produced that, over a minimum period of 12 months, it has been demonstrated that there is no longer a demand for the facility.

The facilities are listed as follows:

1. All Saints Church
2. Harpole Methodist Chapel
3. Harpole Baptist Chapel
4. Playing Fields including tennis courts, Pavilion, Car Park, Play area, Exercise equipment, Football pitch, Cricket pitch, BMX track
5. Bowls Club
6. Allotments
7. Youth Club building (Maire Barnes Hall)
8. 3 shops – Village shop, Magnus, Inglenook Antiques
9. Harpole Primary School
10. Harpole Pre School
11. Harpole Nursery
12. 3 Public Houses – The Bull, Live and Let Live, The Turnpike
13. Truck stop and lorry park – The Red Lion
14. Manning Watts house
15. Old School Hall
Draft Policy H14 – Community Facilities and Community Infrastructure Levy

Development will be required to support proposals for improved community facilities and infrastructure in the Parish. Priority will be given by the Parish Council for funds that they receive through C.I.L. to the following proposals:

1. New Village Hall
2. Increase sports facilities including extension to space (field next to existing playing field)
3. New sports pavilion, potentially combined with new village hall
4. Adequate parking (for playing field and others i.e. Carrs Way, Chester Ave, Garners Way, Northampton Rd, Mount Pleasant, the new Country Park in the N9a SUE) with appropriate drainage
5. Heavy duty outdoor exercise equipment (within country park)
6. Children’s play area within country park
Maps

Map 1 Designated Area
Map 2 Village Confines
Map 3 Local Green Spaces
Map 4 Green Wedges
Map 5 Environmental Designations
Map 6 Archaeological Assets
Glossary

The Glossary is neither a statement of law nor an interpretation of the law, and its status is only an introductory guide to planning terminology and should not be used as a source for statutory definitions.

**Accessibility:** The extent to which employment, goods and services are made easily available to people, either through close proximity, or through providing the required physical links to enable people to go to locations where they are available.

**Affordable Housing:** Housing that is provided to eligible households at a price/rent below the market rate, whose housing needs are not met by the market. It includes socially rented, affordable rented and intermediate housing.

**Ancient Woodlands:** These are defined as areas where there is believed to have been continuous woodland cover since at least 1600 AD. It can include both ancient seminatural and ancient replanted woodlands. They are irreplaceable habitats.

**Appropriate Assessment (AA):** Under the Habitat Regulations Assessment, stakeholders such as developers/Local Authorities are required to undertake this assessment when a plan or project is likely to have an impact on any European Environmental conservation designations (i.e. Natura 2000 sites consisting of Special Protected Areas of Conservation, Special Protected Areas, etc.). The overall aim of this assessment is to demonstrate that the plan/project will not have an adverse impact on the integrity of the environmental designation. Alternatively, the AA will need to demonstrate why the proposed project/plan is in the overriding public interest and the compensatory measures that will be taken to ensure the overall coherence of the Natura 2000 sites is protected.

**Biodiversity:** The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

**Brownfield Land:** See definition for Previously Developed Land.

**Carbon Footprint:** The amount of greenhouse gas produced in daily life through the burning of fossil fuels.

**Community Infrastructure Levy (C.I.L):** This allows Local Authorities to raise funds from developers undertaking new building projects in their area. This is used to fund a wide range of infrastructure (i.e. transport schemes, schools, etc.) that are needed to support the development of their area.

**Connectivity:** The linkages that exist between key locations.

**Developer Contributions:** Contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or by directly providing facilities or works either on or off-site.

**Development Plan Document (DPD):** These are planning documents forming part of the Local Development Framework (LDF) and which have a status of being part of the development plan. In order to acquire this status, they will be subject to independent scrutiny through a public examination. Certain documents within the LDF must be DPDs, for example a Core Strategy, Site Specific Allocations of land and Area Action Plan where produced. There must also be an adopted Policies Map which may be varied as successive DPDs are adopted. Current Local Planning Regulations no longer use the term DPD and refer to Local Plans instead.
**Dwelling:** A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or residentially converted farm building.

**Economic Development:** Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

**Environment Agency:** This is a Public Body that is responsible for protecting and improving the environment of England and Wales, and for protecting communities from the risk of flooding and managing water resources. They are consulted throughout the plan making and decision making process in order to promote sustainable development.

**Evidence Base:** The information and data gathered to justify the policy approach set out in the Neighbourhood Plan including physical, economic, and social characteristics of an area. It consists of consultation responses and the finding of technical studies.

**Flood Risk Attenuation:** Measures such as tanks and surface ponds that are designed to reduce or prevent water entering an area, sewers and rivers during periods of heavy rainfall with the potential to prevent flooding.

**Flood Zone 1:** An area with low risk of flooding. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding. **Flood Zone 2:** An area with a low to medium risk of flooding. This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding or between a 1 in 200 and 1 in 1000 annual probability of sea flooding.

**Flood Zone 3a:** An area with a high probability of flooding. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding or a 1 in 200 or greater annual probability of flooding from the sea.

**Flood Zone 3b:** This is an area within a functional floodplain. This zone comprises land where water has to flow or be stored in times of flood.

**Greenfield Land:** Land which has not previously been developed, including land in agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments).

**Green Infrastructure:** A strategically planned and delivered network of high quality green spaces and other environmental features. It is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

**Infrastructure Delivery Plan (IDP):** The IDP identifies the necessary social, physical and green infrastructure required to support the new development proposed in the Joint Core Strategy for West Northamptonshire up to 2029. The document will be subject to monitoring and regular review.

**Lifetime Homes:** The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. This standard is widely used in planning policies and forms part of the Code for Sustainable Homes.

**Local Centre:** A centre that includes a range of small shops and services of a local convenience nature, serving a small catchment. They might typically include a small supermarket, a newsagent, a sub-post office, a pharmacy and take-away.
Local Development Documents (LDDs): Any document prepared by a local planning authority individually or with other local planning authorities which deals with one or more of the following:

- the development and use of land;
- the allocation of sites for a particular form of development or use;
- environmental, social, design and economic objectives relevant to the development and use of land; and
- development management and site allocations policies which guide the determination of planning applications.

LDDs are referred to in the Regulations as Local Plans and this is the term commonly used in the Joint Core Strategy.

Local Development Framework (LDF): The name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents provide the framework for delivering the spatial planning strategy for a local authority area and may also include local development orders and simplified planning zones. The National Planning Policy Framework no longer refers to LDFs and uses the term 'Local Plan' instead.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies and other planning policies which under the Regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Strategic Partnership: This is a partnership that brings together organisations from public, private, community and voluntary sector in a local authority area, so that different initiatives and services support each other and work together. The partnership is responsible for producing a Sustainable Community Strategy/Vision, setting out their local priorities and the key actions that may need to be taken to achieve these, in order to enhance the social, economic and environmental well-being of their area.

Localism Act: This is an Act of Parliament that changes the powers of local government in England. The Act includes provisions for local government finance, town and country planning, the Community Infrastructure Levy and the authorisation of nationally significant infrastructure projects.

Mixed Use (or Mixed Use Development): Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

Mode: The type of transport being used for a journey.

National Planning Policy Framework (NPPF): This document sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Northamptonshire Biodiversity Action Plan (BAP): Lists the most threatened habitats and species in the county, and sets out targets for action to aid their recovery.
Parish Plans: Are prepared by Parish Councils and other local community groups and set out a vision for their local area and usually include an action plan of how to achieve the vision. Parish Plans can be used to inform the development of planning policy at the local level.

Physical Infrastructure: Includes existing and future development required to support utilities, transport and waste management.

Previously Developed Land (PDL): Land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. It includes defence buildings and land used for mineral or waste extraction when there is no requirement for subsequent restoration. Land in built up areas such as private residential gardens, parks, recreation grounds and allotments are not considered as PDL. PDL is still commonly referred to as brownfield land.

Public Realm: Areas available for everyone to use, including streets, squares and parks.

River Nene Regional Park (RNRP): An independent community interest company creating a green infrastructure network of environmental projects along the River Nene.

Safeguarding: This is a technical term for an established part of the planning system that protects large-scale infrastructure projects, such as roads or railways, from conflicting developments. It provides a statutory mechanism by which Local Planning Authorities (LPAs) must consult HS2 Ltd on new and undecided planning applications which fall within the safeguarded area and it provides HS2 Ltd with a statutory remit to comment on such applications. The safeguarding direction also puts in place statutory blight provisions whereby owners of land or property within the safeguarded area can serve a blight or purchase notice on the Secretary of State for Transport or Local Planning Authority respectively.

Section 106 Agreement/ Contribution: Refers to Section 106 of the Town and Country Planning Act 1990 and is a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

Site of Specific Scientific Interest (SSSI): A site or area designated as being important due to its wildlife plants or flowers and/ or unusual or typical geological features. SSSIs are identified by Natural England and have protected status under Wildlife and Countryside Act 1981.

Social Infrastructure: Includes education, healthcare, sports facilities, cultural and community facilities.

Special Protection Area (SPA): An SPA is a designation under the European Union Directive on the Conservation of Wild Birds. Under the Directive, Member States of the European Union (EU) have a duty to safeguard the habitats of migratory birds and certain threatened birds.

Strategic Environment Assessment: A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive'
(2001/42/EC) requires a formal ‘environmental assessment of certain plans and programmes, including those in the field of planning and land use.

**Strategic Flood Risk Assessment (SFRA):** Assessment of all forms of flood risk from groundwater, surface water, impounded water bodies, sewer, river and tidal sources, taking into account future climate change predictions. This allows Councils to use this information to locate future development primarily in low flood risk areas (Level 1 SFRA). For areas that have a higher risk of flooding, the SFRA examines the capacity of the existing flood prevention infrastructure (i.e. drainage) and identifies all the measures that any potential development may need to take to ensure that it will be safe and will not increase flood risk to third parties (Level 2 SFRA).

**Strategic Housing Land Availability Assessment (SHLAA):** A technical document which assesses the amount and nature of land which could be made available for housing development. It is part of the evidence base that will inform the plan making process.

**Strategic Housing Market Assessment (SHMA):** A technical study which assesses housing need and demand across a defined market area and which is used to inform housing and planning policies.

**Supplementary Planning Document (SPD):** Provides additional guidance on matters covered by a DPD/ Local Plan. They will be an important consideration in determining planning applications.

**Sustainable Development:** Development which meets the needs of the present, without compromising the ability of future generations to meet their own needs.

**Sustainable Urban Extensions:** These are defined as a planned expansion of a city or town that can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities and when developed at appropriate densities.

**Topography:** The gradient and variations in height within a landscape.

**Viability Appraisal:** An assessment of a proposed development to ensure all elements for the development, including required infrastructure and any required financial contributions can be successfully delivered in an economic context.
Appendix 1 Relevant National and Local Policies

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) sets out the Government’s national planning policies and the priorities for development. It advises:

Para 6. The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, 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 and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

1. Building a strong, competitive economy.
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring Good Design
8. Promoting healthy communities
9. Protecting green belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserv ing and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

Neighbourhood plans

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
• grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

West Northamptonshire Joint Core Strategy, 2014

Policy S1 – The Distribution of Development
Policy S3 - Scale and Distribution of Housing Development
Policy S4 - Northampton Related Development Area
Policy S5 - Sustainable Urban Extensions
Policy S6 – Monitoring and Review
Policy S7 – Provision of Jobs
Policy S8 – Distribution of Jobs (extract)
Policy S10 – Sustainable Development Principles
Policy S11 – Low Carbon and Renewable Energy

West Northamptonshire Wide Policies:

Connections
Policy C1 – Changing Behaviour and Achieving Modal Shift
Policy C2 – New Development
Policy C3 – Strategic Connections
Policy C4 – Connecting Urban Areas
Policy C5 – Enhancing Local and Neighbourhood Connections

Regenerating and Developing Communities
Policy RC2 – Community Needs

Economic Advantage
Policy E1 – Existing Employment Areas
Policy E7 – Tourism, Visitor and Cultural industries
Policy E8 – Northampton Junction 16 strategic employment site

Housing
Policy H1 – Housing Density and Mix and Type of Dwellings
Policy H2 – Affordable Housing (extract)
Policy H3 – Rural Exception Sites
Policy H4 – Sustainable Housing
Policy H5 – Managing the Existing Housing Stock
Policy H6 – Gypsies, Travellers and Travelling Showpeople

**Built and Natural Environment**
Policy BN1 – Green Infrastructure Connections
Policy BN2 – Biodiversity
Policy BN3 – Woodland Enhancement and Creation
Policy BN5 – The Historic Environment and Landscape
Policy BN7A - Water Supply, Quality and Wastewater Infrastructure
Policy BN7 – Flood Risk
Policy BN8 - The River Nene Strategic River Corridor
Policy BN10 - Ground instability

**Infrastructure and Delivery**
Policy INF1 – Approach to Infrastructure Delivery
Policy INF2 – Contributions to Infrastructure Requirements

**Places Policies:**

**Northampton**
Policy N1 – The regeneration of Northampton
Policy N4 – Northampton West Sustainable Urban Extension (SUE)
Policy N9A - Northampton Norwood Farm/Upton Lodge SUE
Policy N12 – Northampton’s Transport Network Improvements

**Rural Areas**
Policy R1 – Spatial Strategy for the Rural Areas
Policy R2 – Rural Economy
Policy R3 – A Transport Strategy for the Rural Areas

**‘Saved’ Policies of the South Northamptonshire Local Plan, 1997**

Policy G3
Policy H5
Policy H12
Policy H17
Policy H19
Policy E3
Policy E4
Policy E7
Policy E8
Policy EV1
Policy EV2
Policy EV5
Policy EV7
Policy EV8
Policy EV9
Policy EV10
Policy EV11
Policy EV12
Policy EV13
Policy EV14
Policy EV15
Policy EV16
Policy EV17
Policy EV19
Policy EV21
Policy EV24
Policy EV25
Policy EV29
Policy EV31
Policy EV35
Policy EV36
Policy R4
Policy R6
Policy R8
Policy R9
Policy RC1
Policy RC2
Policy RC3
Policy RC6
Policy RC8
Policy RC9
Policy RC10
Policy RC12
Policy RC13
Policy RC14
Appendix 2 Listed Buildings

There are 26 Listed Buildings, of which 1 is Grade II* and 1 is a Scheduled Monument

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kingsley House</td>
<td>45, High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>Elmhurst</td>
<td>30, High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>70, High Street</td>
<td>70, High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>72, High Street</td>
<td>72, High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>23, Park Lane</td>
<td>23, Park Lane, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>Church of All Saints</td>
<td>Upper High Street, Harpole</td>
<td>II*</td>
</tr>
<tr>
<td>Headstone approximately 5 metres south of south aisle of Church of All Saints</td>
<td>Upper High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>Church Farmhouse</td>
<td>9, Upper High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>10, Upper High Street</td>
<td>10, Upper High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>54, Upper High Street</td>
<td>54, Upper High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>Sundial Cottage</td>
<td>35, High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>Harpole Hall</td>
<td>Glassthorpe Lane, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>23 and 25 High Street</td>
<td>23 and 25, High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>The Old Rectory and attached wall and stable block</td>
<td>School Lane, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>Chest tomb approx. 5 metres north west of north west corner of west tower of Church of All Saints</td>
<td>Upper High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>Grange Farmhouse</td>
<td>Upper High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>Cedar Cottage</td>
<td>22, Upper High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>56, Upper High Street</td>
<td>56, Upper High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>6, Park Lane</td>
<td>6, Park Lane, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>1, Glassthorpe Lane</td>
<td>1, Glassthorpe Lane, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>The Old Dairy</td>
<td>43, High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>53, High Street</td>
<td>53, High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>64, High Street</td>
<td>64, High Street, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>5, Larkhall Lane</td>
<td>5, Larkhall Lane, Harpole</td>
<td>II</td>
</tr>
<tr>
<td>Swan House</td>
<td>8, Park Lane, Harpole</td>
<td>II</td>
</tr>
</tbody>
</table>

Scheduled Monuments

Roman village north of Road Hill Farm