



Broughton Neighbourhood Plan Basic Conditions Statement

shaping our future together
2016 through to 2031

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Introduction

A statement (a basic conditions statement) setting out how a draft neighbourhood plan or Order meets the basic conditions must accompany the draft Neighbourhood Plan or Order when it is submitted to the local planning authority (see regulation 15(1)(d) and [regulation 22\(1\)\(e\)](#) of the Neighbourhood Planning (General) Regulations 2012 (as amended)).

The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

This Basic Condition Statement has been prepared to accompany the Broughton Neighbourhood Plan.

The Designated Area

The Broughton Neighbourhood Plan covers the whole of the Parish of Broughton, in the Borough of Kettering, Northamptonshire. The boundary of the Designated Area which covers the entirety of the Parish of Broughton is shown on page 5 of the Neighbourhood Plan.

Broughton Parish Council as a qualifying body applied to Kettering Borough Council to designate the Parish of Broughton as the Neighbourhood Plan Area for the Broughton Neighbourhood Plan. A consultation on the proposed Neighbourhood Plan Area took place from 4th November 2013 to 16th December 2013.

On 15th January 2014 Kettering Borough Council designated the Parish of Broughton as the Neighbourhood Plan Area for the Broughton Neighbourhood Plan.

Broughton Neighbourhood Plan is the only Neighbourhood Plan in the designated area. No other Neighbourhood Plan exists or is in development for any part of the Neighbourhood Area.

The Qualifying Body

The Broughton Neighbourhood Plan is submitted by Broughton Parish Council which is a Qualifying Body as defined by the Localism Act 2011.

Basic Conditions

Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans (NDP) must meet the basic conditions set out in paragraph 8(2).

This Basic Condition Statement will demonstrate how the Broughton Neighbourhood Plan is compliant with these conditions.

A draft order meets the basic conditions if :

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- d) the making of the order contributes to the achievement of sustainable development,
- e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and
- g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

78A. A neighbourhood development order may not grant planning permission for development which :

- a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects); and
- b) is not directly connected with or necessary to the management of the site.”.

National Policies

For the purposes of the Neighbourhood Plan the National Policy is regarded to be the National Planning Policy Framework. The NPPF sets out three criteria to achieve sustainable development, social, economic and environmental.

The Broughton Neighbourhood Plan must support these principles where possible within the scope of the plan.

| NPPF | Broughton Neighbourhood Plan |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| An economic role | Core strategy 3, 6 & 7 |
| 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 | <p>Past planning decisions have left very little opportunity for new business or retail space so the plan seeks to protect the existing High Street area.</p> <p>The plan recognises the difficulties faced by High Street business because of the congested road layout and lack of convenient parking. A “village centre” concept has been proposed to create a more inviting “shopper friendly” zone to encourage trade.</p> <p>The plan recognises the need for traffic calming in the village and has consulted with Northamptonshire Highways to promote suitable schemes to achieve this.</p> |

National Policies

| A social role | Core strategy 2,3,4,5,6 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>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</p> | <p>The Neighbourhood Plan has identified the need for smaller open market properties to enable first time buyers on modest incomes and those wishing to downsize to find suitable homes. It also recognises the need for further small social rental housing which due to financial pressures Housing Associations are increasingly reluctant to provide. The Neighbourhood Plan promotes a site owned by KBC which is being considered by them to provide 1 bedroom flats under a scheme to build more Council housing to meet the demand for small properties.</p> <p>The sites being promoted are designed to be phased into the latter end of the plan period as there is a 60 house development currently under construction which will provide 18 affordable units including bungalows and flats.</p> <p>The plan encourages the use of sustainable materials and the provision of renewable energy sources in any new development and promotes good design to provide high quality homes which will enhance the existing street scene.</p> <p>The plan seeks to protect local green spaces and to encourage access to the countryside and participation in outdoor activities such as walking and the use of allotments.</p> <p>The village has limited local services and a limited bus service but the plan does address the difficulties faced by High St businesses and aims to create a more favourable environment.</p> |

National Policies

| An environmental role | Core strategy 1, 4, 5, 6 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>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.</p> | <p>Village identity was found to be a key factor during consultations. The desire to avoid “sprawl” and to retain a connection with the countryside was a significant element of public opinion. The plan addresses this by resisting development beyond the existing boundary other than in exceptional circumstances where locally driven need demands it.</p> <p>The village has a Conservation Area with several listed buildings; the plan seeks to protect and enhance this heritage. A Development Order has been created to ensure that redevelopment of a commercial site within the Conservation Area will result in properties more in keeping with the historic street scene.</p> <p>Windfall sites have been restricted to maximum of 3 properties to avoid “cramming” and inappropriate development. This will also restrict the increase of traffic movements in narrow, already congested streets.</p> <p>The plan encourages the use of sustainable materials and the provision of renewable energy sources in any new development .</p> <p>The plan seeks to protect local green spaces which are important to the sense of general well-being and also provide vital wildlife habitats.</p> <p>A Strategic Environmental Assessment was carried out to support the Neighbourhood Plan.</p> |

NPPF Core Principles

| NPPF Core Principle | Broughton NP Objective | Broughton NP Policy / Decision making process |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area | To create a vision for the village that will benefit all residents both current and future. | Several public consultations and an Open Day took place to gather information and opinions on the main concerns of the village that could be addressed in the Neighbourhood Plan |
| 2. Be a creative exercise in finding ways to enhance and improve the places in which people live their lives, | Reduce traffic congestion and speed | Traffic/Transport/Highways Principles A & C |
| | Preserve important green space within the designated area | Local Green Spaces Policy 1 |
| | Create a “Village Centre” zone to improve the environment around the High St area and enhance the sense of community | High Street Objective |
| 3. Objectively to identify and then meet the housing, business and other development needs of an area, | Ensure any new development is a benefit to the village by responding to local need. | Sustainability Policy 1 |
| | Create a High Street environment which allows local business to thrive | High Street Policy 1 & 2 High Street Objective |

NPPF Core Principles

| NPPF Core Principle | Broughton NP Objective | Broughton NP Policy / Decision making process |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| 4. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; | To promote good design in any new development including parking provision | Development Design Principles A,C,D,E |
| 5. Recognise the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; | Promoting brownfield sites and resisting unnecessary development in the open countryside | Village Boundary Policy 1 Sustainability Policy 1 Development Policy 2 Open Spaces Policy 1 High St Policy 1,2,3 |
| 6. Support transition to a low carbon future | Encourage the use of sustainable and high efficiency materials and renewable energy sources | Development Design Principle B |
| 7. Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value | Encourage the use of renewable energy | Development Design Principle B |
| | Promote brownfield sites | Development Policy 2 Neighbourhood Development Order |
| 8. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), | Promote brownfield sites | Village Boundary Policy 1 Development Policy 2 Neighbourhood Development Order |
| 9. Recognise that some open land can perform many functions (such as for wildlife, recreation) | Preserve important local green space | Open Spaces Policy 1 Local Green Spaces Policy 1 |
| 10. Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations | Protect the Conservation Area | Neighbourhood Development Order Development Policy 3 Development Design Principle A |

NPPF Core Principles

| NPPF Core Principle | Broughton NP Objective | Broughton NP Policy / Decision making process |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>11. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</p> | <p>Reduce the need for car journeys</p> | <p>Promote infill development closer to village amenities in preference to edge of village greenfield sites</p> <p>Neighbourhood Development Order</p> |
| | <p>Work with NCC Highways during plans for dualling the A43 to either encourage the provision of a safe crossing point to access the current cycle way which is along the Northbound carriageway or to provide a new cycle way along the Southbound carriageway.</p> | <p>Traffic/Transport/Highways Principles</p> |
| <p>12. Improve health, social and cultural wellbeing for all</p> | <p>Provide sufficient smaller properties to give more opportunity for those seeking a first home or to allow downsizing</p> | <p>Sustainability Policy 1 Development Policy 4</p> |
| | <p>Promote access to open space, countryside and outdoor activity</p> | <p>Local Green Spaces Policy 1 Open Spaces Policy 1</p> |
| | <p>Reduce traffic congestion and vehicle speed</p> | <p>Traffic/Transport/Highways Principles A</p> |

Sections B and C: Architecture, Heritage and Conservation Area

Background

Broughton is an ancient village which is mentioned in the Domesday Book of 1086 under the Medieval name Burtone although it can be traced back to Anglo Saxon times. The hamlet of Little Cransley to the North of Broughton was incorporated into the administrative area of Broughton and although the name remains the two villages are to all intent and purpose one place. Historically Broughton was a dispersed village mainly based around agriculture. There is very little employment in the village, based mainly around the blacksmith, the primary school, the pub and the Co-Op, other businesses are more typically owner operated. In recent times it has seen rapid growth to serve commuters to nearby Kettering, Northampton and beyond as Kettering has a rail link to London and Leicester. There are several Grade II listed buildings in the village including the 12th century St Andrews Church, the Gables in Church St which incorporates a 16th century open hall house and the early 17th century Yeomans House. Many of the buildings in High St are 19th century and the blacksmith's George James & Sons in Cransley Hill dates back to 1841.

A Conservation Area covering the oldest areas of Broughton and Little Cransley was adopted in April 2014. The Conservation Area Appraisal together with a map showing the extent of the Conservation Area are included in the appendix of the Neighbourhood Plan.

Strategic Environmental Assessment

Kettering Borough Council conducted an Environmental Screening Opinion request on behalf of the Broughton Neighbourhood Plan in March 2016. Environment Agency, Natural England and Historic England were consulted. Environment Agency and Natural England saw no reason for a Strategic Environmental Assessment but as one of the development sites proposed in the Plan is located adjacent to the Conservation Area Historic England requested that one be carried out.

A Scoping Report was subsequently issued to all three consultees, Historic England requested a slight change in the wording of one item but other than that all three agencies were content. A Strategic Environmental Assessment was then completed which is included in the appendix of the Neighbourhood Plan.

Sections B and C: Architecture, Heritage and Conservation Area

Conformity with NPPF

Core Strategies 1 and 7 of the Broughton Neighbourhood Plan are concerned with safeguarding village heritage and preserving village status.

Development Design Principle A requires any new development to have regard to the immediate surroundings and be designed to minimise the impact on the existing built form and street scene.

The proposed site in Church St will be the subject of a Neighbourhood Development Order which will determine the style and density of future re-development to create an area which will enhance the existing historic street scene, replacing the current industrial development which is out of character and harmful to the adjacent Conservation Area.

Development Policy 3 and **Windfall Policy 1** limit the density of Windfall Sites to 15dph.

Strategic Site Policy 3 restricts the amount of development on a windfall site to no more than 3 dwellings. Windfall sites will only become available within the existing village boundary and, due to the built form of the more recently developed areas it is reasonable to assume that any significant windfall opportunities will arise in the older areas where plots were typically larger. By limiting the yield and requiring the density to relate to the surrounding dwellings the Plan seeks to avoid inappropriate development and the appearance of cramming.

Local Green Spaces Policy 1 and **Open Spaces Policy 1** are concerned with the protection of green spaces and Rights of Way within the Parish. These features are vital to prevent the urbanisation of the village and to maintain the sense of connection to the wider countryside.

Section D : Sustainable Development

| NPPF Principle | NPPF Objective | Broughton Neighbourhood Plan |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 1. Building a strong, competitive economy | Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure | High Street Policies Traffic/Transport/Highways Principles |
| 2. Ensuring the vitality of town centres | Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality | High Street Policies Traffic/Transport/Highways Principles |
| 3. Supporting a prosperous rural economy | Promote the development and diversification of agricultural and other land-based rural businesses | Development policy – resisting Greenfield sites and consequential loss of agricultural capability |
| | Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship | High St Policies Green Spaces & Open Spaces policies Traffic/Transport/Highways Principles |
| 4. Promoting sustainable transport | Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter | Traffic/Transport/Highways Principles Village Centre Objective |

Section D : Sustainable Development

| NPPF Principle | NPPF Objective | Broughton Neighbourhood Plan |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| 5. Supporting high quality communications infrastructure | | Beyond the scope of Neighbourhood Plan |
| 6. Delivering a wide choice of high quality homes | Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15. | Development Policies |
| | Set out their own approach to housing density to reflect local circumstances. | Sustainability Policy |
| | Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; | Development Design Principles Neighbourhood Development Order |
| | Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area | Strategic Site Policies Windfall Site Policies |
| 7. Promoting healthy communities | Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. | High St policies Traffic/Transport/High way Principles |
| | Planning policies should protect and enhance public rights of way and access. | |
| | Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. | Green Spaces & Open Spaces policies |

Section D : Sustainable Development

| NPPF Principle | NPPF Objective | Broughton Neighbourhood Plan |
|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 8. Requiring good design | Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area | Development Policies Development Design Principles Neighbourhood Development Order |
| | Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation | |
| | Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. | |
| | Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions | |
| 9. Protecting Green Belt land | | No green belt land in NP designated area |
| 10. Meeting the challenge of climate change, flooding and coastal change | Plan for new development in locations and ways which reduce greenhouse gas emissions | Development Policies Development Design Principles (flooding and coastal change not a factor in NP designated area) |

Section D : Sustainable Development

| NPPF Principle | NPPF Objective | Broughton Neighbourhood Plan |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <p>11. Conserving and enhancing the natural environment</p> | <p>In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value,</p> | <p>Development Policies</p> <p>Development Design Principles</p> <p>Village Boundary Policy</p> <p>Neighbourhood Development Order</p> |
| | <p>Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.</p> | |
| <p>12. Conserving and enhancing the historic environment</p> | <p>Local planning authorities should take account of the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring and the opportunity to draw on the contribution made by the historic environment to the character of a place.</p> | <p>Development Policies</p> <p>Development Design Principles</p> <p>Neighbourhood Development Order</p> |
| <p>13. Facilitating the sustainable use of minerals</p> | | <p>Outside the scope of the NP</p> |

Section E : Regional Policies

Development Plan for Kettering Borough

The Adopted Local Development Plan for Kettering Borough is North Northamptonshire Joint Core Strategy (NNJCS). Kettering Borough's Site Specific Local Plan 2 (SSLP2) is emerging but not expected to be adopted until September 2018 (Source: LDS Timetable).

The following table will demonstrate how the Broughton Neighbourhood Plan complies with the relevant policies in the NNJCS and the relevant declared evidence base documents of the emerging Site Specific Local Plan 2. Where NNJCS principles in addition to policy are relevant they are included in the appropriate section of this table.

NNJCS policies are designed to cover a wide range of situations and thus some sections are not relevant to this Neighbourhood Plan.

Where NNJCS policy refers to areas not relevant to the Neighbourhood Plan only those sections which are relevant are mentioned to avoid unnecessary clutter.

Presumption in favour of sustainable development

NNJCS Policy 1

To be regarded as "sustainable" within the context of North Northamptonshire, development should contribute to delivering the Plan Vision and Outcomes through compliance with the relevant policies of this Plan. Development that conflicts with policies of the Plan will be refused unless material considerations indicate otherwise.

The relevant policies will be considered below and the compliance with the NNJCS will be described

Section E : Regional Policies

Historic Environment

NNJCS Policy 2

The distinctive North Northamptonshire historic environment will be protected, preserved and, where appropriate, enhanced. Where a development would impact upon a heritage asset and/or its setting:

- a) Proposals should conserve and, where possible, enhance the heritage significance and setting of an asset or group of heritage assets in a manner commensurate to its significance;
- b) Proposals should complement their surrounding historic environment through the form, scale, design and materials;

Development design principles and policies require future development to be sensitive to the local environment and be of a scale and design which reflects the immediate surroundings and the characteristics of the village.

A Strategic Environmental Assessment was carried out to accompany this Neighbourhood Plan which tested the policies and strategies against relevant European Directives, national and regional policies.

Landscape Character

NNJCS Policy 3

Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area in which it would be situated or viewed from.

- d) protect the landscape setting and contribute to maintaining the individual and distinct character, and separate identities of settlements by preventing coalescence;

Development design principles and policies require future development to be sensitive to the local environment and be of a scale and design which reflects the immediate surroundings and the characteristics of the village.

Section E : Regional Policies

Landscape Character

NNJCS Policy 3 (cont)

The Neighbourhood Plan has defined the village boundary and Development Policies require any development to be within that boundary unless and until there is evidence to support an exception site for affordable housing.

Green Spaces and Open Spaces policies define key areas of open space as Local Green Space thereby protecting them from future development in order to maintain the character of the village.

Biodiversity and Geodiversity

NNJCS Policy 4

Protecting existing biodiversity and geodiversity assets by:

- i. Refusing development proposals where significant harm to an asset cannot be avoided, mitigated or, as a last resort, compensated.

NNJCS Additional principles

Para 3.34 Sites designated at a local level (e.g. Local Wildlife Sites, Local Geological Sites, Pocket Parks) are also important parts of North Northamptonshire's ecological network. These local sites contain a large proportion of the area's natural resource and contribute to the connectivity and resilience of the ecological network and the landscape as a whole.

Para 3.88 Green areas identified through local assessments as being of particular importance to the community may also be designated for special protection as Local Green Space (LGS) through Part 2 Local Plans or Neighbourhood Plans.

Green Spaces policies define key areas of open space as Local Green Space thereby protecting them from future development in order to maintain the character of the village.

Section E : Regional Policies

Development on Brownfield Land

NNJCS Policy 6

In allocating land for development and considering planning applications, priority will be given to the reuse of suitably previously developed land and buildings within the urban areas.

NJCS Additional principles

Para 3.65 Focusing development on previously developed land (commonly referred to as brownfield land) is a priority for North Northamptonshire. It is an important part of ensuring North Northamptonshire's resilience, limiting the use of greenfield land, particularly of the best and most versatile agricultural quality, and ensuring the regeneration and restructuring of settlements.

The Neighbourhood Plan has defined the village boundary and Development Policies require any development to be within that boundary unless and until there is evidence to support an exception site for affordable housing. This measure protects the surrounding Greenfield sites from speculative development. The strategic sites brought forward for development by the Plan are brownfield sites.

Community Services and Facilities

NNJCS Policy 7

Development should support and enhance community facilities and assets, where appropriate by

- d) Not resulting in a net loss of open space, allotments, sports and recreation buildings and land, including playing fields unless:
 - I. the facility is surplus to requirements; or
 - II. a site of equivalent quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing;

Green Spaces policies protect existing allotments and public open spaces which are used for recreation. Local Green Space designation is sought for key areas within the village to protect them from speculative infill development.

Section E : Regional Policies

North Northamptonshire Place Shaping Principles

NNJCS Policy 8

Development should:

- d) Create a distinctive local character by:
 - i. Responding to the site's immediate and wider context and local character to create new streets, spaces and buildings which draw on the best of that local character without stifling innovation;
 - ii. Responding to the local topography and the overall form, character and landscape setting of the settlement;
- e) Ensure quality of life and safer and healthier communities by:
 - i. Protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

NNJCS Additional principles

Paragraph 4.1 A key element of the Place Shaping agenda that underpins the Plan is the importance of good design, both at proposal and settlement level. Good design is critical in ensuring that proposals create sustainable, connected, characterful and healthy places, which people will enjoy for years to come.

Paragraph 4.7 Character can be defined as the combination of qualities or features, which distinguish one place from another. As such, it is insufficient to examine any single aspect of place in isolation, and 'character' must be considered at all scales, from settlement to building.

Paragraph 4.8 Development should respect and enhance local character by ensuring that it responds to its topography, wider context, the landscape setting within which it is located, and the local streetscape and local building materials.

Development Design Principles and policies require future development to be sensitive to the local environment and be of a scale and design which reflects the immediate surroundings, landscape and street layout to protect and enhance the characteristics of the village. These design principles also require new development to use renewable and energy efficient solutions.

Section E : Regional Policies

North Northamptonshire Place Shaping Principles

Green Spaces policies define key areas of open space as Local Green Space thereby protecting them from future development in order to maintain the character of the village. These policies protect existing allotments and public open spaces which are used for recreation from speculative infill development..

Traffic/Transport and Highway principles will see traffic calming measures introduced in order to control vehicle speed along the main route through the village. Design Principles and Policies will also require any new development to provide adequate parking provision in order to minimise congestion.

Sustainable Buildings and Allowable Solutions

NNJCS Policy 9

Development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress.

Development Design Principles and policies require new development to use renewable and energy efficient solutions.

Section E : Regional Policies

Provision of Infrastructure

NNJCS Policy 10

Development must be supported by the timely delivery of infrastructure, services and facilities necessary to meet the needs arising from the development and to support the development of North Northamptonshire

- c) Planning permission will only be granted if it can be demonstrated that there is or will be sufficient infrastructure capacity provided within an agreed timescale to support and meet all the requirements arising from the proposed development.

NNJCS Additional Principles

Paragraph 3.76 Local shops, community facilities (including places of worship) and other services play a vital role in promoting the sustainability of communities and contributing towards their self-reliance. Whilst the Growth Towns and Market Towns are the focus for facilities it will be important to provide services and facilities where they are appropriate to the needs of a community and to ensure the retention of premises and land for such uses.

Paragraph 3.77 The loss of services and facilities can have a significant impact on people's quality of life and the overall viability of communities. With an increasing proportion of older people in the population, access to locally based services will become increasingly important, reflecting lower mobility levels.

Paragraph 3.79 Open space, sports, arts and culture, recreation are essential elements of sustainable communities that contribute towards health, quality of life, sense of place and overall well-being. In addition they can add to an area's uniqueness, making it a distinctive, stimulating an exceptional place in which to live and work.

4. DELIVERING ECONOMIC PROSPERITY

Paragraph 6. Promoting the diversification of the rural economy, in particular by supporting the retention and development of local services and community facilities in villages

Section E : Regional Policies

Provision of Infrastructure

High Street Objectives will support the concept of a “Village Centre” zone to bring more emphasis to the location of the majority of shops and businesses. These objectives will also see the provision of additional parking areas to facilitate more convenient access to the shops.

High Street Policies will restrict new development which has access directly onto the High St area which is one of the most congested areas making the viability of businesses threatened both in terms of customer access and suppliers making deliveries.

Green Spaces policies define key areas of open space as Local Green Space thereby protecting them from future development in order to maintain the character of the village. These policies protect existing allotments and public open spaces which are used for recreation from speculative infill development. These policies also seek to enhance the network of Public Rights of Way thereby ensuring access to the wider countryside.

Network of Urban and Rural Areas

NNJCS Policy 11

Development will be distributed to strengthen the network of settlements in accordance with the roles in Table 1.

Priority will be given to the re-use of suitable previously developed land and buildings within settlements, then to other locations that are readily accessible by a choice of means of travel.

TABLE 1: SPATIAL ROLES

The scale of development in an individual village, other than small scale infill opportunities, will be led by locally identified employment, housing, infrastructure and service requirements and dependent upon the form, character and setting of the village and its proximity to larger settlements.

Section E : Regional Policies

Network of Urban and Rural Areas

SETTLEMENT ROLES

Supporting villages as focal points for community infrastructure and development to meet locally identified needs, where these cannot be met more sustainably at nearby larger settlements.

Paragraph 5.12 The strategy is for development at villages to be limited to meeting locally arising needs unless meeting those needs would harm the form, character or setting of the village, result in coalescence or could not be served with suitable infrastructure. In these cases that need would be more sustainably met at a nearby larger settlement.

Paragraph 5.13 'Local needs' in the rural areas both for affordable and market housing will generally relate to a village/parish or a group of villages/parishes where there is a strong functional relationship such as smaller villages relying on the school and shops in a larger village, and in turn helping to support those rural services. The need for rural development will be appraised with reference to Neighbourhood Plans, surveys and other community initiatives.

These should distinguish the need for development to sustain thriving and sustainable rural communities from the more general demand for development in the rural area.

Paragraph 5.14 Local housing needs will be identified through site specific assessments agreed with the local planning authority. Evidence provided by applicants may be a material consideration where it demonstrates how a proposal will address issues such as a community's need for affordable housing, the need to support viable local services or to enable a local business to prosper. In line with an urban focused strategy it is reasonable to expect some needs arising in the rural area close to a Growth Town or Market Town to be met at these larger settlements. This is particularly the case for villages that are located within a 5 km cycling distance of a Growth Town or Market Town to which they are linked by frequent public transport services

Paragraph 5.17 Criterion 2b of Policy 11 refers to small scale infill development being permitted on suitable sites within villages. This refers to the development of vacant and under-developed land within the main built up areas of the village on land which is bounded by existing built curtilages on at least two sides, such as the filling in of a small gap in an otherwise substantially built up frontage.

Section E : Regional Policies

Network of Urban and Rural Areas (cont)

Paragraph 5.18 In order to clarify the application of the criteria 2b and 2c of Policy 11, Part 2 Local Plans and/or Neighbourhood Plans may define village boundaries or more detailed village boundary criteria, taking account of the character of the village. Village boundaries can provide a tool to plan positively for growth and to prevent ad-hoc encroachment into open countryside, particularly for villages located close to larger settlements where coalescence is a concern. Alternatively, where greater flexibility is warranted, Local or Neighbourhood Plans may set out policy criteria to clarify when a site will be treated as lying 'within' a village for the purposes of policy 11.

The Neighbourhood Plan has defined the village boundary and Development Policies require any development to be within that boundary unless and until there is evidence to support an exception site for affordable housing.

The Sustainability Core Policy requires development to reflect the type and level of housing to be determined by locally assessed need.

Broughton is within 5km cycling distance of Kettering and has regular public transport.

Section E : Regional Policies

Rural Exceptions

NNJCS Policy 13

New development may be permitted adjoining established settlements, beyond their existing built up area or defined boundary. Rural Exception Housing schemes should be purely affordable housing unless an element of market housing is essential to enable the delivery of the development. In such cases, the scale of market housing will be the minimum necessary to make the scheme viable and should be tailored to meeting specific locally identified housing needs.

Proposals should satisfy all of the following criteria:

- a) The form and scale of the development should be clearly justified by evidence that it meets an identified need arising within a village or network of villages through a local needs survey.
- b) Sites should be well-related to a settlement that offers services and employment to meet the day to day needs of occupants of the development;
- c) Development should enable access to local services and facilities by foot, cycle or public transport;
- d) The scale and nature of the development will not exceed identified needs and must be appropriate to the surroundings, minimise impacts on the environment and be supported by existing or new infrastructure;
- e) Occupation of the development will be controlled through a legal agreement or conditions to ensure that it remains available and affordable in perpetuity to meet local needs

Development Objectives seek to provide the right development to respond to the needs of the parish.

The Sustainability Core Policy requires development to reflect the type and level of housing to be determined by locally assessed need.

Development design principles and policies require future development to be sensitive to the local environment and be of a scale and design which reflects the immediate surroundings, landscape and street layout to protect and enhance the characteristics of the village.

Section E : Regional Policies

Distribution of New Homes

NNJCS Policy 29

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

NNJCS Additional principles

Paragraph 5.5 Supporting villages as focal points for community infrastructure and development to meet locally identified needs, where these cannot be met more sustainably at nearby larger settlements;

Paragraph 5.13 'Local needs' in the rural areas both for affordable and market housing will generally relate to a village/parish or a group of villages/parishes where there is a strong functional relationship such as smaller villages relying on the school and shops in a larger village, and in turn helping to support those rural services. The need for rural development will be appraised with reference to Neighbourhood Plans, surveys and other community initiatives.

These should distinguish the need for development to sustain thriving and sustainable rural communities from the more general demand for development in the rural area.

Paragraph 5.14 Local housing needs will be identified through site specific assessments agreed with the local planning authority. Evidence provided by applicants may be a material consideration where it demonstrates how a proposal will address issues such as a community's need for affordable housing, the need to support viable local services or to enable a local business to prosper. In line with an urban focused strategy it is reasonable to expect some needs arising in the rural area close to a Growth Town or Market Town to be met at these larger settlements. This is particularly the case for villages that are located within a 5 km cycling distance of a Growth Town or Market Town to which they are linked by frequent public transport services.

Section E : Regional Policies

Distribution of New Homes (cont)

2. THE RURAL AREAS

- a) Development in the rural areas will be limited to that required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement;
- b) Small scale infill development will be permitted on suitable sites within Villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services. Part 2 Local Plans and/or Neighbourhood Plans may identify sites within or adjoining Villages to help meet locally identified needs.
- c) Local and Neighbourhood Plans will identify sites within or adjoining the villages to meet the rural housing requirements identified in Table 5. Other than small scale infilling or 'rural exceptions' schemes, development above these requirements will be resisted unless agreed through the Part 2 Local Plan or Neighbourhood Plans to meet a particular local need or opportunity;

Paragraph 9.2 The distribution of housing between villages will respond to local circumstances and needs and ensure that housing is located where it will enhance the vitality of rural communities.

Development Objectives seek to provide the right development to respond to the needs of the parish.

Development policies promote infill brownfield sites within the village to provide suitable housing to meet the need for smaller properties in both open market and affordable tenures.

A Neighbourhood Development Order is attached to one site to provide smaller open market properties and KBC own a second site which they suggest will be used to provide small social housing units.

A 60 dwelling development which includes 18 affordable units is under construction at the start of this plan in addition to several windfall sites having been built in the years between 2011 and 2016. Development sites promoted in the Neighbourhood Plan will phase in during the medium to longer term.

Section E : Regional Policies

Housing Mix and Tenure

NNJCS Policy 30

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

- a) The mix of house types within a development should reflect
 - i. The need to accommodate smaller households as set out in paragraph 9.26 and 9.27 with a strong emphasis on the provision of small and medium sized dwellings (1-3 bedrooms) including, where appropriate, dwellings designed for older people;
 - ii. The existing housing stock within the settlement or neighbourhood/ward in order to address any gaps in provision and to avoid an over-concentration of a single type of housing where this would adversely affect the character or infrastructure of the area

NNJCS Additional Principles

Paragraph 2.28 Population trends referred to above have significant implications for the type of housing required. The SHMA indicates that for singles and couples, there is an increased requirement for 1 and 2 bed properties in an area with historically low supply of smaller homes. A small increase in the requirement for family housing is complicated by the projected large increase in lone parent households who have incomes typically a third of the average. The implication is that there is a need for more family housing that is affordable to lone parents

Paragraph 2.29 The home ownership sector has been less responsive to demographic trends and has continued to develop a high level of traditional and larger family housing. The social rented sector continues to play an important role in housing smaller households and both need and demand are likely to increase under the joint pressures of demographic change and welfare reform.

Section E : Regional Policies

Housing Mix and Tenure

NNJCS Additional Principles

Paragraph 9.27 As well as providing flexibility to accommodate some of the demand for larger dwellings, Policy 30 requires account to be taken of the composition of the existing dwelling stock in the neighbourhood/ward and the role that a development can play in filling any gaps in the provision of housing for different types of household. For instance an area where the housing stock is dominated by small (1 and 2) bedroom dwellings, it may benefit from the provision of some larger family housing. An over-concentration of single house types or tenures will be resisted where this would impact adversely on local infrastructure and amenities.

Paragraph 9.28 The SHMA toolkit highlights the issue of 'under-occupation', whereby either through choice or necessity, households live in properties with more bedrooms than they theoretically need. It forecasts that 11,900 older households (aged 65+) will be 'under-occupying' their homes by 2031. Policy 30 encourages the provision of attractive housing opportunities to allow these households to down-size to smaller accommodation.

The Broughton Housing Needs Survey highlighted the over supply of larger properties in Broughton. The Neighbourhood Development Objectives seek to provide the right development to respond to the needs of the parish.

Development policies promote infill brownfield sites within the village to provide suitable housing to meet the need for smaller properties in both open market and affordable tenures.

Section E : Regional Policies

NNJCS Evidence Base Documents

North Northamptonshire
Joint Core Strategy 2011-31
Pre-Submission Plan
Housing Background Paper
Objectively Assessed Need
and Housing Requirements

For Kettering Borough, the rural housing requirement draws on the findings of a Rural Masterplanning project funded by DEFRA20. This made a detailed assessment of each of the village in terms of needs, aspirations, and opportunities for improvement and potential capacity for future development that preserves and enhances local character.

Kettering Borough Rural
Masterplanning Report
February 2012

Draft Design Principles

1. The extent of new development in Broughton will depend largely on the result of future public consultation at the Options stage of the Site Specific Proposals LDD, and may range from modest to no allocated development.
2. Prioritise conversion of redundant buildings, affordable housing and starter homes
3. Enhance the High Street environment to encourage a more viable and vibrant heart to the village as a focus for economic activities and facilities.

Kettering Borough Council
Housing Strategy
2015 – 2020

(Exec committee Oct 2014)

There is an ongoing requirement for more affordable housing in the Borough. As traditional sources of rented housing, such as that provided by housing associations, makes less and less of a contribution towards meeting local housing needs there is a clear need to consider other options such as building new Council housing. The freedoms provided by the HRA self-financing regime, introduced in 2012, now makes it a realistic prospect for local authorities to consider building new homes and we plan to undertake detailed feasibility work in this area during 2015

Households are now typically smaller and more are non-traditional with a 46% increase in single person households and a 35% increase in single parent households by 2037. The largest household increases are expected to be seen in single person and couple households aged over 75

Section E : Regional Policies

Emerging Site Specific Local Plan 2 Evidence Base Documents

Background Paper: Open Space and Allotments September 2015

“If there are any other open spaces which communities consider to be locally important these can be identified through Neighbourhood Plans.”

While this document recognises some areas as Historic and Visually Important Open Space there are other areas which are regarded locally as important or significant which the Neighbourhood Plan has designated as LGS.

“Recreational open spaces within towns or villages will be protected as open spaces through a separate policy”

There does not appear to be a policy in place at the start of this plan so the Neighbourhood Plan has designated some recreational spaces as LGS.

Settlement Boundaries February 2012 together with Site Specific Proposals Local Development Document Background Paper: Settlement Boundaries (Update) September 2015 and Addendum

“The SSP LDD Background Paper: Settlement Boundaries (September 2015) will form part of the Kettering Borough SSP LDD. When adopted this will form part of the Development Plan for North Northamptonshire.”

An exercise was carried out and reported on in September 2015 to adjust settlement boundaries to remove anomalies. The boundary of Broughton village was amended but there was an error in the original map which was corrected in the Addendum presented with the report.

Section F & G : European Obligations

The Broughton Neighbourhood Plan does not concern itself with matters which would bring it into conflict with ECHR legislation.

There are no sites protected under European legislation in the Broughton Neighbourhood Plan area although as a proposed development site is adjacent to the Conservation Area, a Strategic Environmental Assessment was carried out as requested by Historic England.