

Harlestone Neighbourhood Development Plan to 2029



Made Version – April 2023

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FOREWORD

Neighbourhood planning was introduced under the Localism Act 2011 to give members of the community a more hands on role in the planning of their neighbourhoods. It introduced new rights and powers to allow communities to shape new development in their local area by coming together to prepare neighbourhood development plans.

The Harlestone Neighbourhood Development Plan (HNDP) has been prepared to establish a vision for the Parish and to help deliver the local community's aspirations.

This Plan has been produced by the Harlestone Neighbourhood Planning Steering Group (HNPSG) who have consulted those who live, work, or have a business interest in the Parish. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of residents in the Parish.

The Parish Council would like to thank the members of the Steering Group and pay tribute to their work since 11 July 2019. The Parish Council is also grateful for the help and engagement of many others in the village, without whom it would not have been possible to produce this Plan.

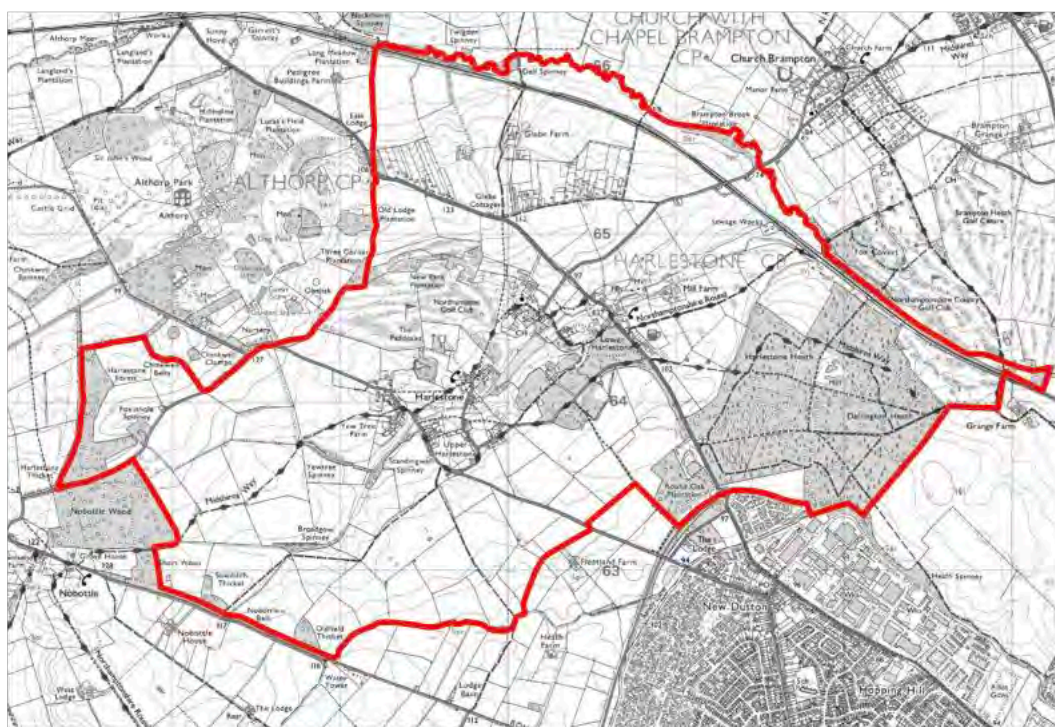
Sarah Stock – Chair of Harlestone Parish Council (2021 to present)

Russell Francis – Chair of Harlestone Parish Council (2018-2021)

1. Introduction

- 1.1 This document has been prepared by the Harlestone Neighbourhood Planning Steering Group (HNPSG), led by Harlestone Parish Council.
- 1.2 The Harlestone Neighbourhood Development Plan (HNDP) is designed to define and achieve the vision for Harlestone through to 2029. Neighbourhood planning enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals.
- 1.3 On 21 May 2014, Harlestone Parish Council originally applied to Daventry District Council for designation of the whole of the Parish as a Neighbourhood Plan Area. However, following the Community Governance Review (CGR) boundary review, a new application was submitted to Daventry District Council (now West Northamptonshire Council) on 18 June 2020. This further application related to the amended Parish boundary. On 24 June 2020, Daventry District Council approved the Neighbourhood Plan Area for Harlestone as shown on the map below (Fig. 1).

Figure 1 - Harlestone Neighbourhood Plan Area



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- 1.4 The HNPSG, comprising Parish Councillors and volunteers, was established in July 2019, to drive forward the preparation of the Plan and to lead on the public engagement and consultation process.
- 1.5 The HNDP provides a vision for the future of Harlestone and sets out clear policies to help realise this ambition. These policies have regard to national planning policy as set out in the National Planning Policy Framework (NPPF) and are in general conformity with the strategic policies of the adopted development plan which presently comprises the adopted West Northamptonshire Joint Core Strategy (Part 1) and the adopted Settlements and Countryside Local Plan (Part 2).

- 1.6 This Plan has been developed through extensive consultation with the residents, landowners and other stakeholders who have an interest in the community. It provides local people with the opportunity to have control over where development should take place within the Parish, and to influence it for the benefit of the community.
- 1.7 It is intended that the Plan will assist not only in guiding future development, but also ensure that the Conservation Area, heritage assets, wildlife assets and existing designated open spaces and views, all of which give the Parish its special character, are protected.
- 1.8 A Neighbourhood Development Plan describes the area it serves and details the developments, improvements and changes that local residents, community and voluntary groups, and service providers, would like to see. This is done by:
- Forming a Steering Group.
 - Use of consultations to reach those whose voice is not normally heard.
 - Use of consultations to identify the most important local issues.
 - Evidence gathering to inform the Plan and its policies.
 - Creating opportunities for residents to work out practical steps to improve issues identified.
- 1.9 The final HNBP will be 'made' formally by West Northamptonshire Council following a positive result in a referendum which will confirm that the Plan has the backing of local residents.
- 1.10 The Steering Group identified key themes which it felt were particularly pertinent to Harlestone, and which have guided both the process of the consultation and the reporting of the findings described in this document. The key themes identified are:
- The Built Environment and Heritage Assets.
 - Housing Needs and Development.
 - Views, Landscape, Open Spaces and Biodiversity.
 - Renewable Energy.
 - Visitor Management.
 - Village Amenities and Organisations.
 - Transport and Access.

- 1.11 The HNDP has been produced on behalf of the residents of Harlestone. The HNPSG has sought to engage with the local community including local businesses and the Althorp Estate, a major stakeholder in the Parish.
- 1.12 The HNDP has been developed from the views of local people and organisations using a variety of consultation methods including:
- Meeting with major stakeholder, Althorp Estate (November 2019 and May 2021).
 - Distribution of announcement flyer (November 2019).
 - Residents and Business Owners Questionnaire (July 2020).
 - Feedback from publicity (in lieu of events) roadside posters, mailing list publicity and social media publicity.
 - Regular meetings of the Harlestone Neighbourhood Planning Steering Group.
 - Parish Council meetings.
 - Parish Council website.
 - Exhibitions and events.
- 1.13 A detailed summary of the public consultation carried out will be provided within the Consultation Statement which will accompany the Submission Version of the HNDP.

i. What is a Neighbourhood Development Plan?

- 1.14 The Neighbourhood Development Plan is a plan for the community as a whole. It looks at a wide range of issues including:
- The development of housing (location, type, tenure etc);
 - Transport, access and connectivity (roads, cycling, walking etc);
 - The protection and creation of open spaces (allotments, play areas etc); and
 - The protection of important buildings, views and heritage assets.
 - The protection of local wildlife habitats to preserve and enhance both biodiversity and geodiversity.

- 1.15 Although the Localism Act 2011 aims, via the Neighbourhood Development Plan, to give local people the power to decide what happens in their community it also sets out a number of 'basic conditions' that must be met. These are:

- **having regard to national policies and advice contained in guidance issued by the Secretary of State;**
- **contributes to the achievement of sustainable development;**
- **in general conformity with the strategic policies contained in the development plan¹ for the area, or any part of the area;**
- **is compatible with EU obligations; and**
- **prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan².**

- 1.16 The production of a Neighbourhood Development Plan gives the local community the power to decide where new housing, infrastructure and any community facilities should go and how the village should develop.
- 1.17 The HNDP will be subject to an independent examination. An independent examiner will be appointed by West Northamptonshire Council in consultation with the Parish Council. The appointed examiner will assess whether the Plan meets the 'basic conditions' and if found to meet these the Plan can proceed to the local referendum. The referendum will give all eligible voters in the Parish the opportunity to vote and decide if the HNDP should form part of the development plan and be used in the determination of planning applications.
- 1.18 The HNDP has been prepared to generally conform to the strategic policies of the development plan. Neighbourhood Plans do not cover minerals and waste matters.
- 1.19 The HNDP has been prepared for the period 2021-2029 in accordance with the Settlements and Countryside Local Plan (Part 2).
- 1.20 Once 'made', the HNDP will form part of the development plan. Planning applications are determined in accordance with the development plan unless other material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF).

¹ Development plan is defined in Section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

² The prescribed condition is that the 'making' of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

ii. Harlestone Neighbourhood Development Plan and the Development Plan Context

- 1.21 The Basic Conditions Statement will map the various policies in the submitted HNDP against the policies in the current development plan. In summary, the following policies have been particularly important in underpinning the HNDP policies:

West Northamptonshire Joint Core Strategy (Part 1, 2014)

Policy SA	Presumption in favour of Sustainable Development
Policy S1	The Distribution of Development
Policy S3	Scale and Distribution of Housing Development
Policy S10	Sustainable Development Principles
Policy S11	Low Carbon and Renewable Energy
Policy E7	Tourism, Visitor and Cultural Industries
Policy H1	Housing Density and Mix and Type of Dwellings
Policy H2	Affordable Housing
Policy H3	Rural Exception Sites
Policy H4	Sustainable Housing
Policy BN2	Biodiversity
Policy BN3	Woodland Enhancement and Creation
Policy BN5	The Historic Environment and Landscape
Policy BN7	Flood Risk
Policy BN9	Planning for Pollution Control
Policy INF1	Approach to Infrastructure Delivery
Policy INF2	Contributions to Infrastructure Requirements
Policy R1	Spatial Strategy for the Rural Areas
Policy R2	Rural Economy
Policy R3	A Transport Strategy for the Rural Area

- 1.22 In regard to the policies of the Settlements and Countryside Local Plan, the following policies have been taken into account in resolving the HNDP policies:

Settlements and Countryside Local Plan (Part 2, 2020)

SP1	Daventry District Spatial Strategy
NP1	Community led planning and neighbourhood development planning
RA3	Other Villages
RA4	Small Settlements/Hamlets
RA5	Renovation and Conversion of Existing Buildings within settlements
RA6	Open Countryside
H05	Self-build and Custom Housebuilding
H06	Rural Worker Dwellings
H07	Rural Exception Site Selection
H08	Housing Mix and Type
ST1	Sustainable Transport Infrastructure
ENV1	Landscape
ENV2	Special Landscape Areas
ENV4	Green Infrastructure
ENV5	Biodiversity
ENV7	Historic Environment
ENV9	Renewable Energy and Low Carbon Development
ENV10	Design

ENV11 Local Flood Risk Management
CW1 Health and Wellbeing
CW3 Protecting local retail services and public houses.

- 1.23 It is clear that the HNBP has been prepared within the context of the existing development plans and this is good practice and reflects key elements within the Planning Practice Guidance on this matter.

iii. Community Engagement and Consultation

- 1.24 The HNBP has been produced on behalf of the residents of the Parish of Harlestone. It has been developed from the views of local people using a variety of consultation methods.
- 1.25 Public consultation has been undertaken in order to inform the development of the HNBP and the policies that it provides, as will be described within the Consultation Statement. A draft plan was shared informally with Officers of West Northamptonshire Council in June 2021. Following receipt of comments from Officers of West Northamptonshire Council, amendments were made to the Plan.
- 1.26 The Pre-Submission Version of the Plan was discussed at a meeting of the Parish Council on 2 March 2022 and the Parish Council resolved that the Plan be subject to the statutory 6 week "Pre-Submission consultation" in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The consultation will take place with bodies whose interests it considers may be affected by the draft Plan.
- 1.27 Posters and literature on the Pre-Submission consultation will be distributed in relevant areas of the village. Information will be posted on the Parish Council Facebook page as well as the Parish Council website as well as paper copies of the plan being made available to all households. Response forms will be available to complete online, or paper copies are available on request.
- 1.28 A Consultation Statement detailing the consultation process will be provided to accompany the Submission Version of the HNBP.

iv. Strategic Environmental Assessment/Habitats Regulations Assessment Screening

- 1.29 West Northamptonshire Council undertook a screening of the plan to establish whether it requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and/or a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).
- 1.30 Whilst this screening assessment concluded that no significant effects were likely, Natural England have highlighted concerns in relation the potential impact of the windfall policy on the Upper Nene Valley gravel Pits SPA/Ramsar which is located 6.4km from Harlestone Neighbourhood Area, although it is acknowledged that the level of development facilitated through this policy is likely to be limited in nature. Related to this they highlight that the HRA evidence base underpinning the WNJCS and the Daventry Part 2 Local Plan is being updated which will inform the extent of where mitigation is necessary for the SPA. Therefore, it will be necessary to take into account any new evidence as it becomes available which may require mitigation measures in this area secured by WNC either through a specific SPD or the West Northamptonshire Strategic Plan (WNSP). This position will need to be kept under review as the Neighbourhood Plan and the HRA work on the WNSP progress.

2 About Harlestone

- 2.1 Harlestone is a rural settlement of outstanding natural and historic interest, mentioned in the Domesday Book of 1086. The Parish covers an area of 1059 hectares and is located 4 miles northwest of the county town of Northampton.
- 2.2 The meadows, fields and open spaces, interspersed by clusters of houses and agricultural buildings, are the major features of a unique landscape formed by hundreds of years of human occupation and agricultural usage. A network of bridleways and footpaths provide access to these for residents and visitors alike.

History and Context

- 2.3 There are four distinct areas within Harlestone Parish.

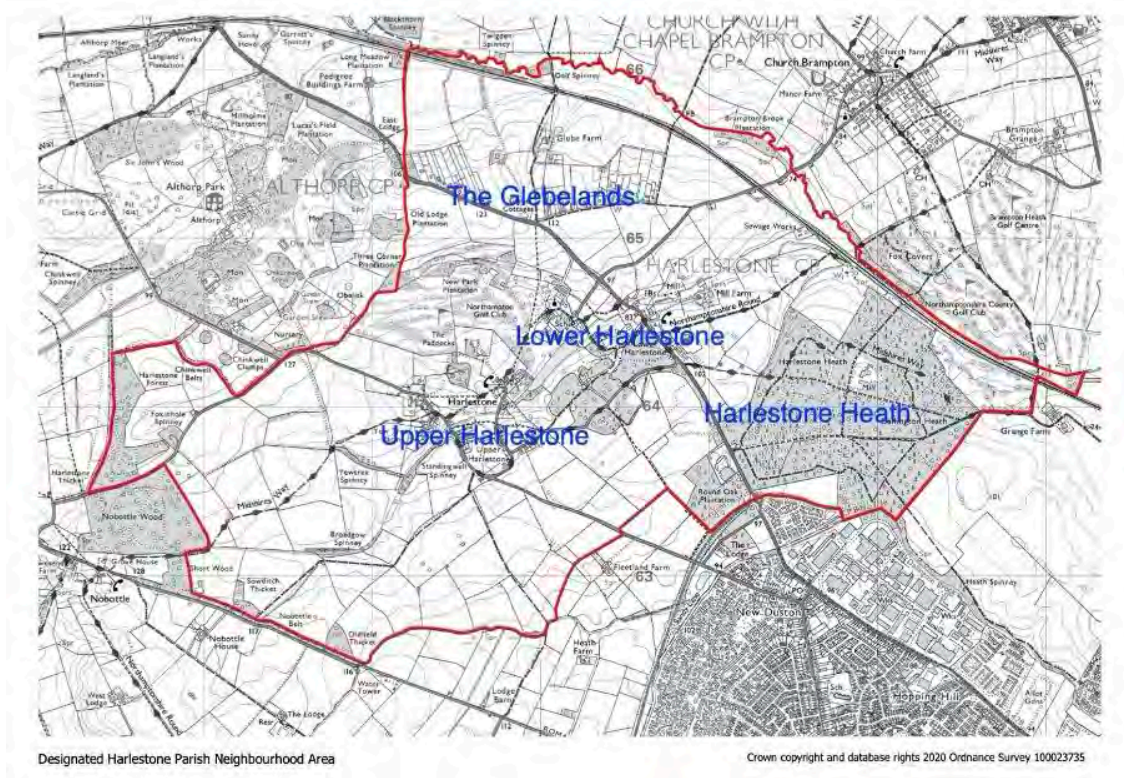
Upper Harlestone is abutted by Port Road, an ancient trackway which takes the traveller to Nobottle where the Roman road runs close by to the site of the Roman town of Bannaventa on the Watling Street. Before reaching Nobottle, the traveller can turn to the right, following the wall of Althorp House and West Lodge towards Great Brington. Local tradition maintains that Parliamentary troops marched along this road in 1645 shortly before the fateful encounter with forces of Charles I at Naseby.

Lower Harlestone is linked to Upper Harlestone by New Road and a series of pathways, lies about a mile to the east. Through this part of the village runs the A428 from Northampton to Rugby, a former turnpike.

Harlestone Heath lies to the southeast of Lower Harlestone. Much of the former land now supports an area of forestation known as Harlestone Firs. An historic byway, a network of public footpaths and bridleways, together with additional permissive access routes by the Althorp Estate give extensive access to the area. History records that English militia units and a body of regular troops were assembled on the Heath in 1745 to provide a defence against the advancing Scots, led by Prince Charles Edward Stuart (Bonnie Prince Charlie), who had reached Derby. It is believed that the subsequent withdrawal of the Scots and their French allies may have been influenced by this action. Historically the Heath has provided a visual and ecological buffer between urban New Duston and rural Harlestone.

The Glebelands and Railway Cottages A number of small holdings were developed in the early 20th century on the former Glebe lands supporting the Parish Church and Rectory. These stretch towards Church Brampton to the east and along the A428 towards Althorp Park to the northwest. A terrace of 6 red brick 19th Century cottages exists adjacent to the railway line.

FIGURE 2 – Designated Neighbourhood Plan Area showing the four areas of the Parish



Early History

- 2.4 The gentle hills and the many springs of Harlestone have attracted settlers from the earliest times. It was Stone Age farmers working the light soils of the higher ground to the east of the village who created the open area now known as Harlestone Heath. Aerial photography shows a large Bronze Age settlement now a Scheduled Ancient Monument near the road to Church Brampton. There are also traces of Roman occupation along the line of Harlestone Brook. The Clapper Bridge near Manor Farm is an example. In the field called 'Sharrah' (or Sharoah), to the west of the village, the foundations of a Roman villa have been found.
- 2.5 Anglo-Saxons and Danes also settled here. The village, variously spelt Erlestone or Herolvestone in early records is believed to take its name from that of a Danish man, called perhaps Herevol, who came in the ninth century. At this time Northamptonshire lay within the Danelaw.
- 2.6 Domesday Book of 1086 records a number of freemen in the village, a mill and a priest. It is probable that there was already a church here. By the thirteenth century, Harlestone had come into the hands of the de Bray family. Henry de Bray inherited in 1290 and kept an estate book written in Latin and Norman French.
- 2.7 The book has survived and is kept in the British Museum. The text provides a remarkable record of the de Brays, related families and events between 1290 and about 1340. Of particular interest is the record of the reconstruction of the parish church of St. Andrew between 1320 and 1325. Parts of the de Bray manor buildings can still be seen as part of the present Manor Farm.
- 2.8 Quarry scars in Lower Harlestone are tentatively dated to the post-medieval period but are described by Morton in 1712 as "very ancient". It is possible that these earthworks were produced in the construction of de Bray's manor complex.

- 2.9 The second manor of Harlestone was owned by the Lumley family from the 13th century, situated in Upper Harlestone on the site of Dovecote House. It comprised a hall, stables, outbuildings and a dovecote. This dovecote still survives and is the only building left from the manorial complex. Roger Lumley is named “Lord of Harlestone” in 1316 and his descendant Robert Lumley purchased Althorp in 1364, but it was re-sold in 1414 by his son. They continued to hold the manor in Harlestone until 1500 when Thomas Andrew of Charwelton bought the land, also permitting them to stay in their accommodation.



Ancient quarry scars in Lower Harlestone; Grade II Listed Dovecote, Upper Harlestone

The Civil War and afterwards

- 2.10 By the time of the Civil War, the lands had been inherited by Sir Lewis Dyve, a prominent Royalist. His property was sequestered by Parliament in 1652. Many of the confiscated properties still stand. The sequestration record can still be seen in the Public Record Office. By the end of the seventeenth century the estate, which included both Upper and Lower Harlestone, had come into the ownership of the Andrew family. A few years later, a part of the estate was bought by the Lovells. The family memorial tablets and those of Andrew can be seen in the church.
- 2.11 In 1715 Thomas Andrew built the first Harlestone House on high ground near the churchyard. The entrance was situated on the old road which at that time ran past the church and down through Upper Harlestone. The pillars of this entrance still stand beside the village school. A park was created by closing and re-siting the road. It is this landscape change which has given the village its present shape.
- 2.12 At the beginning of the nineteenth century Humphrey Repton and his sons improved the house and its grounds. They created an ornamental lake and a new carriage drive from the corner of the Rugby Road and New Road. The house was demolished in 1940. All that remains are the magnificent stables near the church. The Northampton Golf Club facility now occupies the site of the mansion.
- 2.13 When the last Andrew died without heir, the Harlestone estate was sold to Earl Spencer of Althorp in 1831. Copies of estate maps from this transaction give great detail regarding land use in the village, with annotations highlighting the various businesses and amenities. Many properties were built in the 19th century under the Althorp Estate, particularly worker's cottages, like the sets of Ten Cottages in Upper and Lower Harlestone. A quarry face, possibly from this time, is still visible along Port Road, near to Park Farmhouse. The Althorp Estate remains influential and is still a major landowner in the village with many properties having applicable covenants.

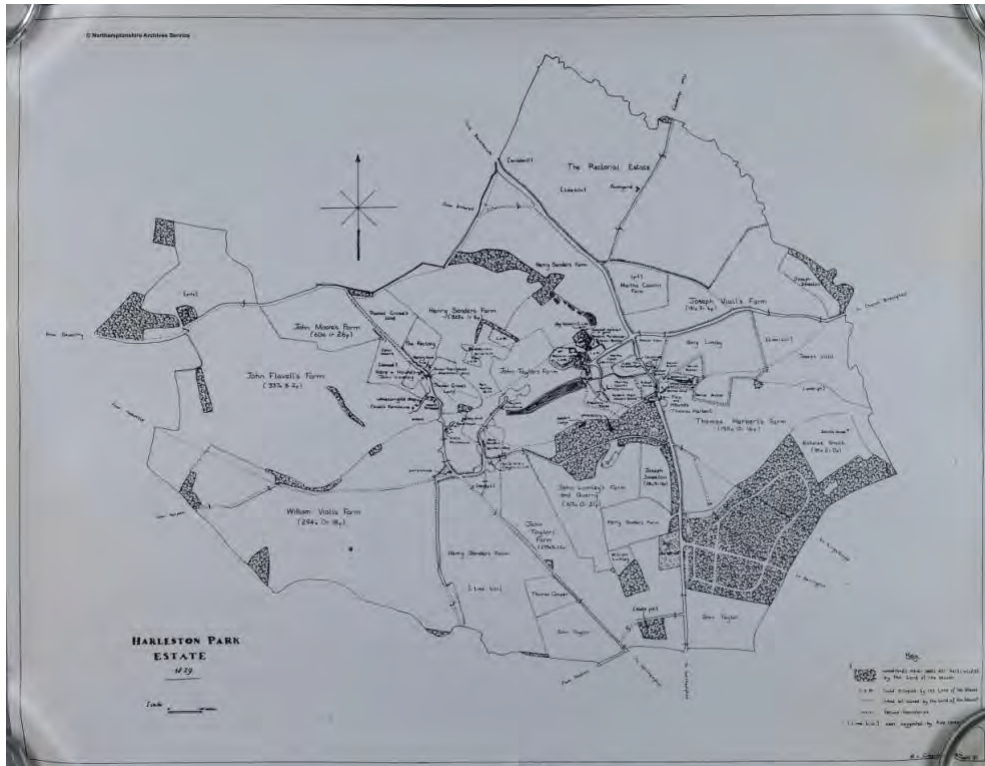


Figure 3 -1980s copy of 1829 Estate Map of Harlestone. © Northamptonshire Record Office.

- 2.14 The 1834 foundation of the Union for Poor Law Administration saw Harlestone in the Brixworth Union, and the village workhouse was built, now forming several houses on Port Road, Upper Harlestone
- 2.15 Non-conformist religion was very popular in Northamptonshire, and land for the former Baptist Chapel in Upper Harlestone, now a dwelling, was granted by the Fifth Earl Spencer in 1873.
- 2.16 The remains of brickworks from the 19th century can be found in Upper Harlestone in the form of a large kiln, which provided local building bricks.

20th and 21st centuries

- 2.17 The last century saw a decline of agriculture and the destruction of many fine houses nationally. Harlestone House was one such victim, being demolished in 1940. The last tenant of the house was the Duchess of Grafton, who established a fund to build the Village Institute in Upper Harlestone, completed in 1924. The park land was sold in 1990 by the Althorp Estate to the Northampton Golf Club, and their clubhouse occupies the site of the former Harlestone House.
- 2.18 The link to Harlestone Park and Althorp Estates and their effects on the quality of the landscape and architecture contribute significantly to the formation of Harlestone Conservation Area. Large, historic areas of grazing land are still being utilised today.



Harlestone Village Institute, built 1924.

- 2.19 Much of the parkland of the former Harlestone House is now incorporated in the Golf Course of Northampton Golf Club making great use of the beautiful, rolling landscape designed by the Repton brothers in 1810. Many majestic, sweet chestnut trees, some 350 years old, others architectural skeletons, still stand in the former parkland which remains a haven for wildlife.
- 2.20 The ornamental lake and boathouse, so significant to residents, along with the pretty seven arched dam bridge are also treasured features of the Repton landscape. Granting of a permissive footpath, leading over the bridge and through garlic woods or emerging by the ford and the ancient clapper bridge to re-join the bridleway around the Pheasantry is a much-valued facility for residents and visitors alike.
- 2.21 The acquisition by Althorp of the Harlestone Park Estate in the 1830's has continued to impact positively on the character of the area to this day, the Spencers being the major Stakeholders.
- 2.22 In the early days nearly everyone in the village worked for them, either in agriculture or in the two great houses, Althorp and Harlestone House, living in tied cottages on the estate. Housing was improved, the Ten Cottages in Lower Harlestone, designed by Edward Blore (who designed Buckingham Palace) were built in 1851. The ten cottages in Upper Harlestone built of brick in 1864 replaced decayed freehold cottages and offered improved accommodation.
- 2.23 Within the confines of the village, six major farms have ceased to exist in the last forty-five years. Manor Farm, Church Farm, Rock Farm, Yew Tree Farm, Park Farm and Cross Hill Farm have now been adapted and converted into desirable housing. However, the land consists of Let agricultural land and in hand farming much of which is used for grazing.
- 2.24 The area of Harlestone Heath is important today for both commercial and leisure activities and provides a visual and ecological buffer between urban New Duston and rural Harlestone. Harlestone Firs is a 260 acre block of managed woodland crossed with footpaths, bridleways and permissive access by Althorp Estate. Commercial activities include a Garden Centre, Sawmill and Quarry.
- 2.25 In the 1980's, the Spencers sold off the freeholds to many cottages, which were becoming very dilapidated, and were being abandoned as agriculture became more mechanised. Many of these properties are now Grade II listed. The Estate has various restrictive covenants over privately owned properties and in collaboration with the Parish and West Northamptonshire Councils help to maintain the character of the area.
- 2.26 The use of local building materials prevalent throughout the settlement creates a cohesive and strong character and must be encouraged.

2.27 The communication revolution has brought a new dimension to village life.

2.28 However, from our Survey 93% of respondents want to protect the historic character of the village.

Demographics

2.29 The information below is a synopsis of the population and household characteristics.

(Source 2011 Census (ONS Crown Copyright Reserved)).

Age Breakdown of Residents within Harlestone Parish

AGE	PARISH NO.	PARISH %	DISTRICT NO.	DISTRICT %
All usual residents	445	100.0	77,873	100.0
0 to 4	12	2.7	4,350	5.6
5 to 15	39	8.7	10,462	13.4
16 to 17	8	1.8	2,120	2.7
18 to 29	58	13.0	9,077	11.6
30 to 44	79	17.8	15,477	19.9
45 to 59	141	31.7	17,465	22.4
60 to 64	28	6.3	5,715	7.3
65 to 74	55	12.4	7,525	9.7
75 to 84	18	4.0	4,062	5.2
85 and over	7	1.6	1,590	2.0

Housing and Households within Harlestone Parish

	ACCOMMODATION TYPE	PARISH NO.	PARISH %	DISTRICT NO.	DISTRICT %
	All categories	197	100.0	32,618	100.0
	Detached	91	46.2	13,931	48.7
	Semi-Detached	70	35.5	10,184	31.2
	Terrace	34	17.3	6,163	18.9
	Flat	2	1.0	2,049	6.3

	HOUSEHOLD TENURE	PARISH NO.	PARISH %	DISTRICT NO.	DISTRICT %
	All households	189	100.0	31,647	100.0
	Owned	129	68.3	22,688	71.7
	Social Rented	3	1.6	4,412	13.9
	Private Rented	51	24.9	3,832	12.1
	Living Rent Free	6	3.2	444	1.4

Economic Activity

Population - All usual residents aged 16 to 74 within Harlestone Parish

Economic Activity	Parish Value	Parish %	District Value	District %
All usual residents aged 16 to 74	369	100.0	57,379	100.0
Economically active	278	75.3	41,546	72.4
In employment	255	69.1	38,296	66.7
Employee: Part-time	34	9.2	7,904	13.8
Employee: Full-time	143	38.8	23,617	41.2
Self-employed	78	21.1	6,775	11.8
Unemployed	16	4.3	1,731	3.0
Full-time student	7	1.9	1,519	2.6
Economically Inactive	91	24.7	15,833	27.6
Retired	57	15.4	8,777	15.3
Student (including full-time students)	11	3.0	1,978	3.4
Looking after home or family	11	3.0	2,079	3.6
Long-term sick or disabled.	4	1.1	1,456	2.5
Other	8	2.2	1,543	2.7
Unemployed: Age 16 to 24	3	0.8	478	0.8
Unemployed: Age 50 to 74	6	1.6	433	0.7
Unemployed: Never worked	3	0.8	167	0.3
Long-term unemployed	6	1.6	634	1.1

Village Facilities

- 2.30 Harlestone Primary School in Lower Harlestone caters for 56 children, some from the village and others from further afield. A 'small-knit family school' with staff having 'the best interests of the children at heart' is the ethos.
- 2.31 The beautiful mediaeval church of St. Andrew, a Grade I listed building, still welcomes worshippers as it has for the past seven hundred years and is a venue for concerts, art exhibitions and teas during the summer.
- 2.32 Near the church is a car park, open to all but in particular serving the church and school.

- 2.33 The Fox and Hounds pub and restaurant in Lower Harlestone mainly caters for people from Northampton and the surrounding area but is also appreciated by village residents.
- 2.34 Northampton Golf Club enjoys its home on the site of the former Harlestone House and Park. The course is a fair test of golf for all players of all handicaps and the local wildlife present in the woods and lakes and the clean air contribute to a pleasant experience at one of the Midlands' finest courses. Village residents are given free social membership and are able to visit the bar and restaurant. The Club house also offers facilities for private functions, weddings etc.
- 2.35 On the site of the former racehorse paddocks and enclosed by a beautiful stone wall, the village playing field is one of the finest in the county. This is leased from the Althorp Estate and is home to the Cricket Club (formed in 1902) and to local football clubs. The children's play equipment was upgraded to a high standard some years ago.
- 2.36 The Village Institute (village hall) in Upper Harlestone, centrally heated and with excellent facilities, is a popular and well-used centre for village activities and weddings. The car park at the rear of the Institute is open to all with the proviso that functions take precedence.
- 2.37 The village has a general store in Upper Harlestone selling a small range of provisions and newspapers.
- 2.38 The Allotments in Upper Harlestone (8 in total) are overseen by Harlestone Parish Council on behalf of the Althorp Estate.
- 2.39 Dobbies Garden Centre situated at Harlestone Heath and has a small supermarket within its store.
- 2.40 Harlestone Firs is located opposite the garden centre. This unique woodland lies on a belt of acid sand growing mainly coniferous trees. It is an historic area mentioned in the Domesday Survey. Northampton races were held here from 1632 to 1739 when the crowds became too riotous! It is exceptionally popular with the general public and permissive access is granted by the Althorp Estate.
- 2.41 There are over 22.5 kilometres of public rights of way within the Parish, providing public access to open countryside for a wide range of health-promoting activities, a map showing the public rights of way is provided at Appendix 1. All are well used by residents and visitors alike. There are also a number of permitted access routes on privately owned land that link these pathways and offer additional attractive views of the village and its environs.
- 2.42 There are 59 Listed Buildings in Harlestone (a full list is provided at Appendix 2) and 33 Locally Listed Buildings (Appendix 3).
- 2.43 In the early 1700's two registered Charities were formed to benefit residents living in the village of Harlestone. An Educational Charity to support young people and Relief in Need Charity able to offer some financial assistance with household bills to those meeting the criteria. Further information may be found on Harlestone Parish Council website.
- 2.44 Stagecoach operates an hourly bus service between Northampton and Rugby serving Lower Harlestone stopping at Glebe Lane and The Pheasantry on the A428. Route No. 096 runs from Monday to Saturday between 8.30 a.m. and 8.30 p.m. Further details and timetable are available on the Stagecoach website. Harlestone offers excellent access to road and rail connection to a number of major UK International Airports.

3 Issues, Vision, and Objectives 2020-2030

Issues

- 3.1 The responses to the Survey have provided a significant level of data which has been invaluable in establishing priorities, identifying problems, and generating ideas. The following issues, by theme, have been highlighted:

The Built Environment and Heritage Assets

- To retain the size, character and the quality of the spaces and views between the clusters of buildings in the Parish.
- To advocate local design, materials and features should be reflected in new development including external alterations to existing homes.
- To seek to protect and preserve the character of the village and its street pattern.
- The need to preserve and enhance the Conservation Area.
- The need to protect heritage assets, both statutorily listed and locally important.
- To support home alterations/modifications that improves facilities for a person with mobility issues.
- Protect the character and spacing between properties.
- Strong resistance to extensions/alterations that impact upon natural light into neighbouring properties.
- To preserve and promote the use of stone walling for boundaries.
- To preserve black & white finger posts which contribute to the rural setting and character of the Parish.
- The need to preserve and protect the Harlestone Village Institute as a community facility.

Housing Needs and Development

- To support new housing in only exceptional circumstances including the conversion of existing agricultural and commercial buildings in the village where this is compatible with the character, appearance, and heritage significance of the building.
- To support the use of renewable energy solutions where appropriately designed and sited.
- To ensure that any new housing development should respect the existing character of the Parish.
- Redevelopment of existing housing plots outside of the Conservation Area will be considered where appropriate.
- To support home alterations/modifications that improves facilities for a person with mobility issues.
- To prevent the subdivision of plots of land where this would lead to overdevelopment, loss of amenity/privacy and/or loss of character.
- To ensure new housing development respects the existing character of the village.
- To preserve existing space between neighbouring houses.

Views, Landscape, Open Spaces and Biodiversity

- To preserve important views into and from the village.
- To protect the special qualities of the designated Special Landscape Areas in the Parish.
- To protect existing green open spaces from development.
- To prevent the coalescence of the village with the Northampton urban area.
- To ensure the separation of Lower Harlestone and Harlestone Firs is maintained.
- To protect the open spaces between the clusters of buildings in the Parish.
- To promote the use of native boundary hedging.
- To prevent the coalescence of the Parish with the neighbouring parishes (including the Bramptons, Bringtons and Harpole).

- The need to protect areas of nature conservation value.
- To support more native tree planting in the Parish¹.
- To improve opportunities for wildflower sites.
- To avoid the proliferation of signage in the Parish.
- To protect existing footways, bridleways, and wooden gates.
- To conserve and enhance biodiversity and geodiversity and to protect wildlife habitats.
- A commitment to improve access and connectivity of footpaths and open spaces in the Parish.
- To maintain the appearance of roadside verges.
- To ensure the maintenance of 'formal' areas of open space in the Parish.
- To formally protect areas of green space.
- To support the designation and protection of local green spaces within the Parish.
- The need to consider the development of a community orchard/growing space.

Renewable Energy

- To protect the important characteristics of the Parish (e.g., settlement form, spaces between settlements, setting of heritage assets, important views, the character, and appearance of the surrounding landscape) from the harmful impacts of large-scale renewable energy developments including wind turbines and solar farms.
- Domestic installations will be encouraged so long as they are not obtrusive and detrimental to the character of the surroundings.

Visitor Management

- To explore increasing and improving parking facilities at Harlestone Firs.
- To discourage parking on grass verges.
- Improve signage/literature on walks within the Parish.
- Encourage compliance with Countryside Code.
- Respect the importance of local identity founded on heritage and local green space.

Village Amenities and Organisations

- The following five village facilities namely the Primary School, the Fox & Hounds Public House, the Village Institute, local clubs & groups, the playing fields, and St Andrew's Church are very important to residents.
- Support was provided to increase village functions and events held at the Village Institute.
- Concern raised about the viability and the future of the Village Stores.
- The need to support and promote existing clubs in the Parish.

Transport and Access

- Limit speeding of vehicle traffic through the Parish.
- The impact of the volume of traffic through both Upper Harlestone and Lower Harlestone.
- The need to conserve and protect the grass roadside verges.
- Some support for traffic calming measures and support for regular speed monitoring.
- Impact of cyclists on roads in the Parish.
- To improve management of parking outside of Dobbies Garden Centre.
- The need to balance the needs of pedestrians, cyclists, horse riders and drivers.

¹ [Woodland Trust Tree Survey](#)

Vision for Harlestone

- 3.2 It is essential that the special characteristics of the Parish are protected and enhanced. In recognition of this, the following vision statement has been adopted for the Harlestone Neighbourhood Development Plan.

By 2030 Harlestone will be a thriving and sustainable rural community where the natural and built environment makes a positive contribution to agriculture, the landscape, conservation, and preservation of our heritage.














The Objectives of the Harlestone Neighbourhood Development Plan

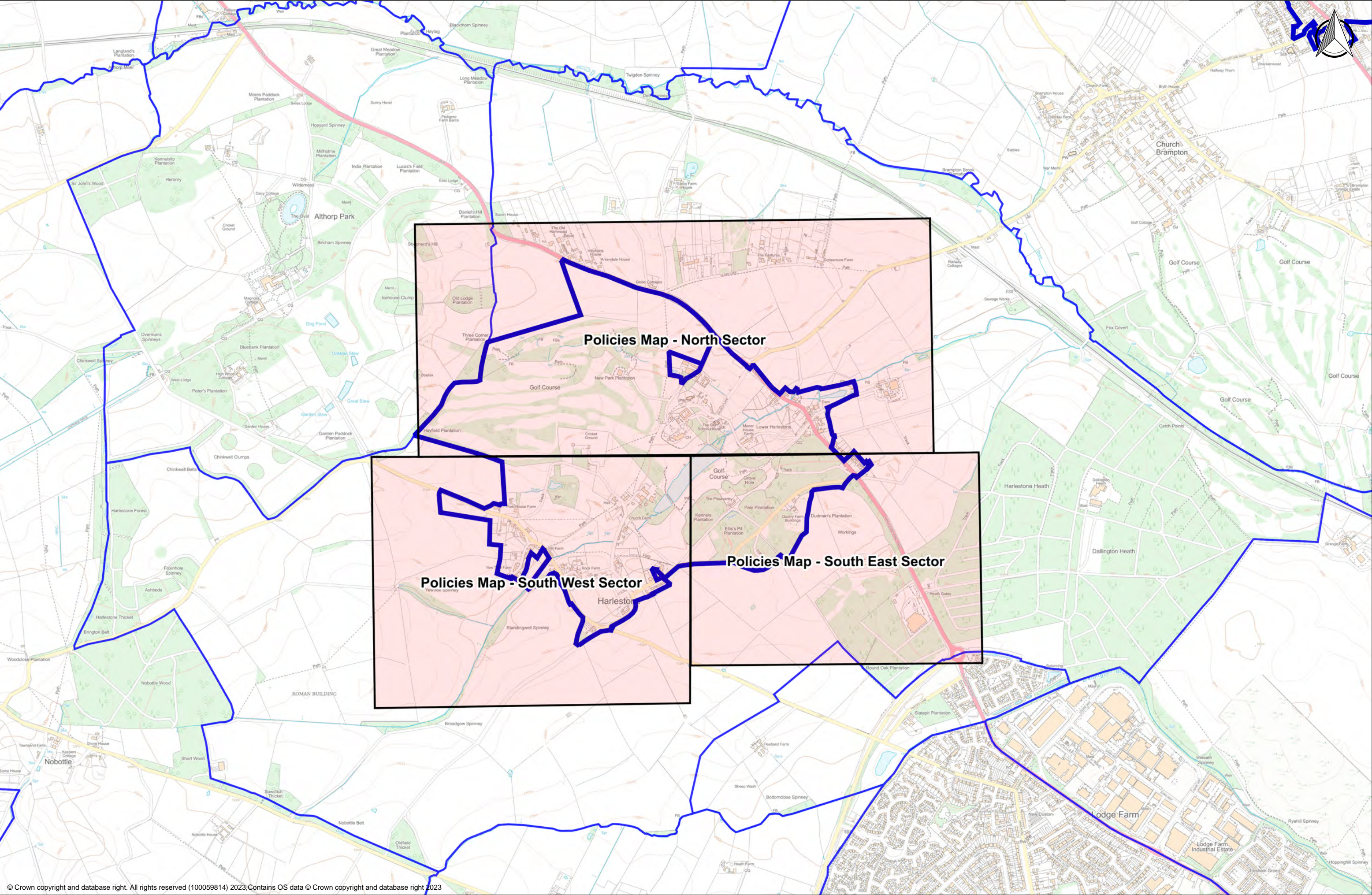
- 3.3 The views expressed by local residents at consultation events are to be addressed within the Consultation Statement. The core objectives are based on the key issues raised by local people and have been summarised to form the basis of the HNBP.
- a) To sustain and enhance Harlestone's Conservation Area and the designated and non-designated heritage assets, to protect and improve the features which contribute positively to the historic environment.
 - b) To support development which meets the community's needs and sustains and enhances Harlestone's character and rural setting.
 - c) To protect the Local Green Spaces and distinctive settlement pattern, to ensure that Harlestone remains discreet from the urban area and surrounding villages.
 - d) To sustain and enhance the distinctive rural landscape, surrounding countryside, special landscape area and important views for present and future generations.
 - e) To sustain and enhance the biodiversity of the area, the local wildlife with its habitat and trees, and conserve ecological corridors and sites of special interest.
 - f) To ensure that Harlestone's roads, footpaths and bridleways are properly signposted and provide safer and more accessible routes for recreational pursuits so that access to existing open spaces in the village and to the surrounding landscape can be achieved without harming the natural and historic environment within the Parish.
 - g) To sustain and enhance village amenities and encourage opportunities for all generations to participate in a range of educational, sporting, leisure activities and promote community cohesion.
 - h) To support the local economy so that new and existing businesses and agriculture may flourish.

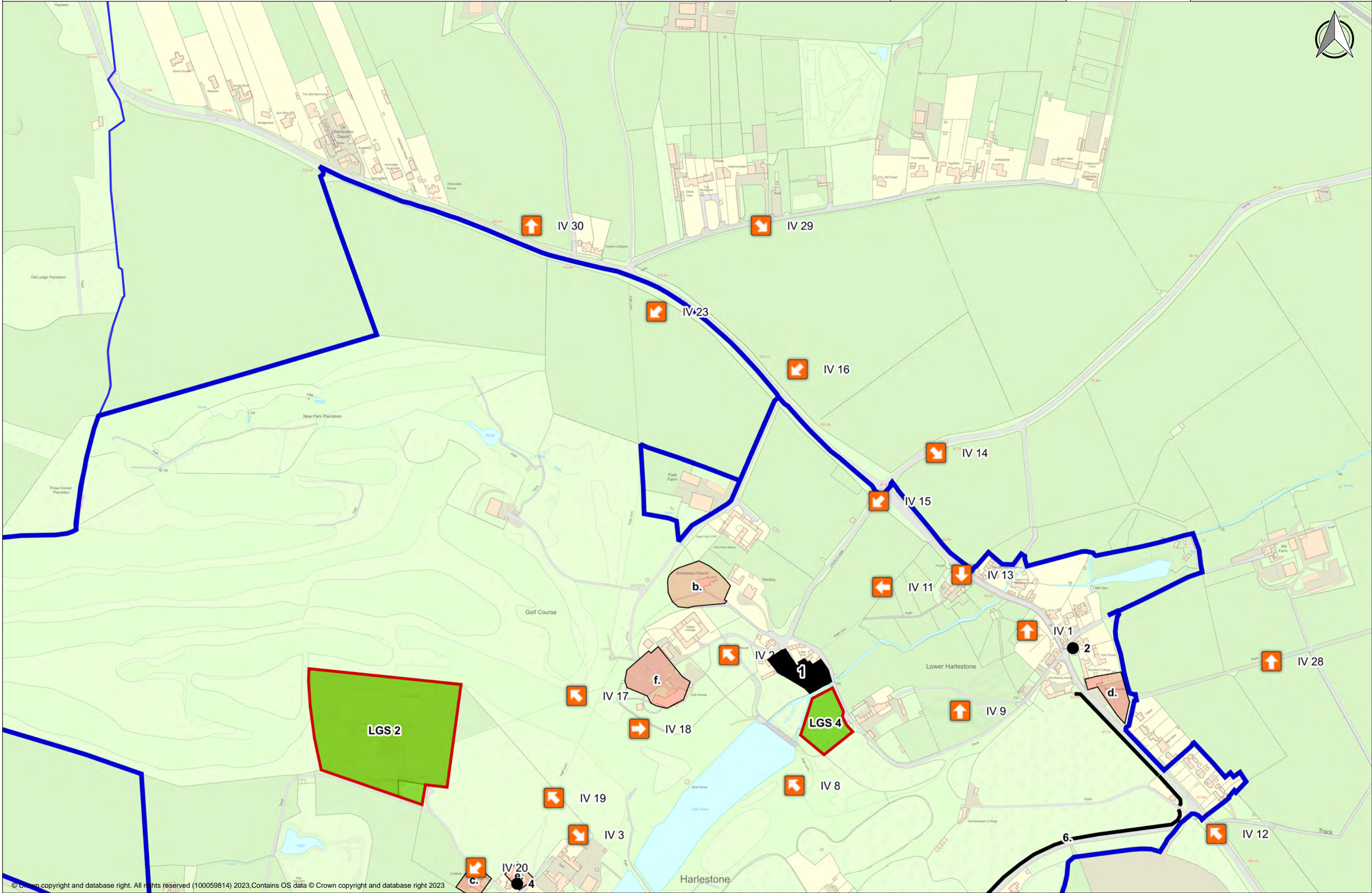
4 The Policies of the Harlestone Neighbourhood Development Plan

4.1 This section of the Plan sets out the planning policies of the HNDP. The policies have been developed from the evidence, vision and objectives as detailed in this document. These policies together with the policies contained in the West Northamptonshire Joint Core Strategy and the Settlements and Countryside Local Plan will be used to determine planning applications in the Plan area and to assist in shaping the future of Harlestone as a place to live and work in, and to visit.

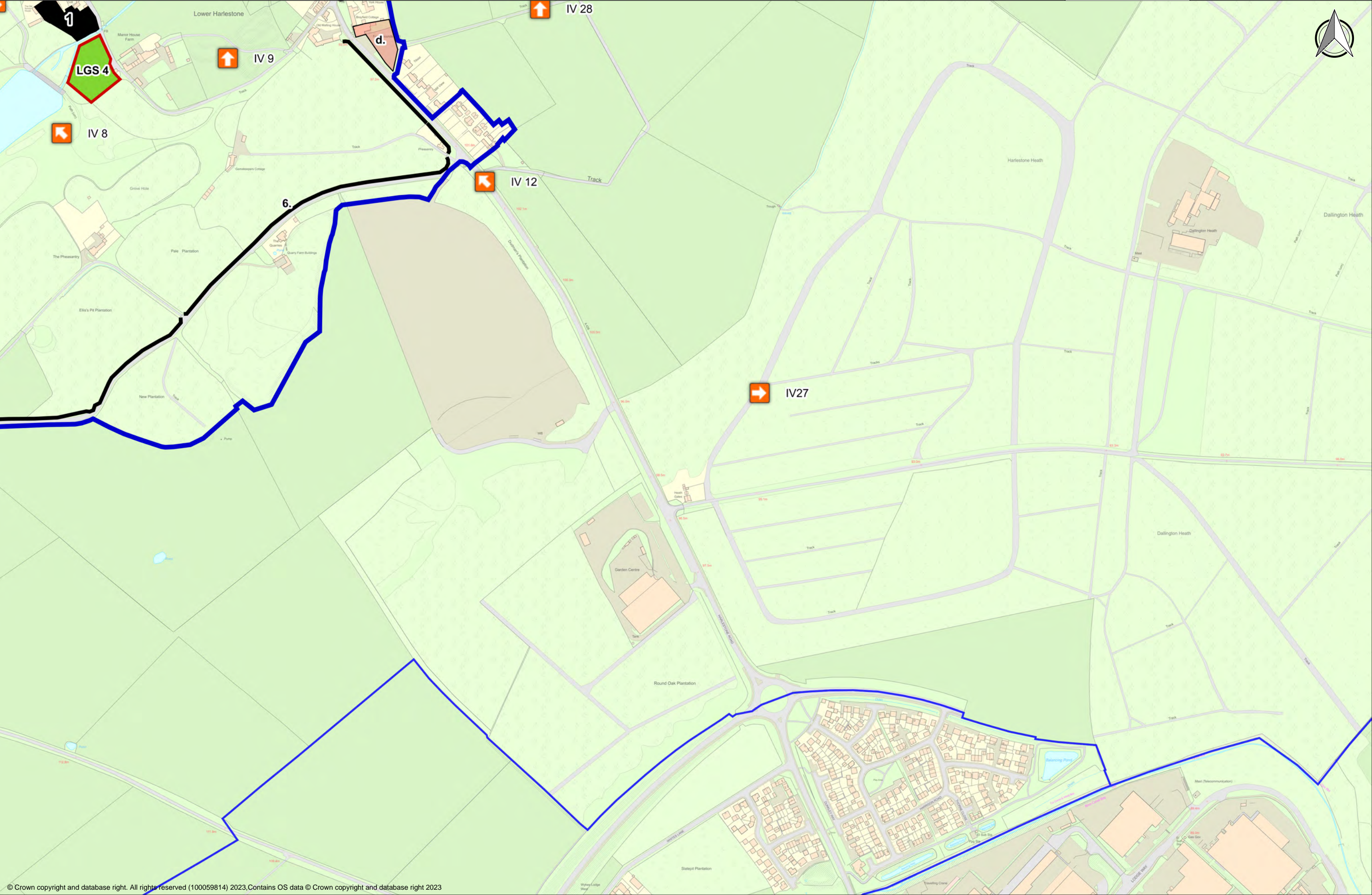
4.2 Policies Map. See key below to Policies Map Overview and Sector Maps

-  Parish Boundary
-  Conservation Area Boundary
-  Non-designated Heritage Asset (Buildings), Policy H3
-  Non-designated Heritage Asset (Walls), Policy H3
-  Non-designated Heritage Asset (Post boxes, wells etc), Policy H3
-  Important Public View (direction indicated), Policy H4
-  Locally Listed Walls
-  Locally Listed Buildings
-  Designated Local Green Spaces, Policy H5
-  Village Facilities, Policy H8
-  Right of Way, Bridleway
-  Right of Way, Footpath
-  Statutorily Listed Buildings









4.3 Policy H1 – Design Principles (Objectives a, b, c, and d)

- i. Development should be designed to be of a high quality and reflect the design of the buildings in the local area and should be integrated into the environment. Development will be supported that has regard to the Harlestone Design Guidelines, other design policies of the Development Plan, particularly Policy ENV10, and the following principles where appropriate and proportionate to the development.*
- a. be designed to protect the form, character and setting of the village by respecting the local distinctive built, historic, and natural environment.*
- b. sustain and enhance the significance of the Parish's heritage assets, including the Conservation Area, listed buildings and non-designated heritage assets.*
- c. any conversion or extension of outbuildings of residential properties which form a distinctive feature in the Parish must relate to its setting, built form and not disrupt the visual amenities of the street scene;*
- d. be designed to reflect the prevailing pattern and scale of development and ensure that it is suitable for its location.*
- e. protect the integrity of garden or other open land that makes an important contribution to the form, character and setting of the village;*
- f. proposals should minimise the impact on general amenity and give careful consideration to mitigate the adverse impacts of noise, odour and light.*
- g. building materials and design should be consistent with, and complement the design and character of the area;*
- h. provide adequate off-street parking to meet the assessed need;*
- i. not be in areas at risk of flooding or increase flood risk elsewhere;*
- j. redevelopment, alteration or extension of historic farmsteads and agricultural buildings should be in keeping with the rural character of the area and be sensitive to their distinctive character, materials and form; and*
- k. be able to be adapted to accommodate changing lifestyles and technologies.*

- 4.4 **Local Evidence:** Responses from the public consultation support the need to ensure high quality development, to protect and enhance the characteristics of the local environment and to ensure that new development contributes positively to the area. 93% of the respondents to the Neighbourhood Plan Survey stated that it was 'very important' to protect the historic character of the villages.

Furthermore, 75% of respondents confirmed in the Neighbourhood Plan Survey that specifying building materials which match those of neighbouring dwellings was very important and 83% confirmed ensuring that any new housing development should reflect the character of the Parish was very important. Harlestone boasts 59 listed buildings. While preservation of the built environment is a high priority, equally important are the open spaces. 92% of respondents to the Neighbourhood Plan Survey said that protecting existing open spaces from development is very important and 95% want to designate and protect areas of local green space. Harlestone's charm is its high standard of preservation so that it possesses a historic and rural integrity unlike

many other villages in the country. Within the conservation area change has been unobtrusive, and no new development has compromised the aesthetic authenticity of the area. Here, the houses, big and small, thatched or tiled, are all local brown sandstone. Outside the conservation area development has occurred organically, embracing the rural setting and linear loose knit form. These homes are small in number, yet varied in style, age and size.

- 4.5 Harlestone's special character is derived from its well landscaped and rolling countryside affording many varied and attractive views, interspersed with clusters of locally distinctive historic houses and agricultural buildings, connected by a network of bridleways and footpaths. Harlestone is special because it retains a unique blend of large- and small-scale bucolic splendour peppered with clusters of many historic and a select number of contemporary homes; it is these features which set Harlestone apart from other villages.
- 4.6 The Design Guidelines provided at Appendix 4 have been prepared to advise property owners to make changes and repairs in a manner which seeks to maintain and enhance the character of the Parish.
- 4.7 **Technical Evidence:** National planning policy acknowledges that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The National Planning Policy Framework confirms that neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.
- 4.8 Harlestone Parish is recognised as having special significance in terms of its historic and architectural character. The Conservation Area Appraisal and Management Plan provides an analysis of the designated area and assists informing planning applications to preserve and enhance the historic environment within the Parish.
- 4.9 This policy is also supported within the requirements of Policies S10, H4 and BN5 of the Adopted West Northamptonshire Joint Core Strategy and Policies ENV5, ENV7, RA3, ENV10, RA4 and RA6 of the Adopted Settlements and Countryside Local Plan.

4.10 Policy H2 – Harlestone Conservation Area (Objectives a, b, c, and d)

- i. To sustain and enhance the character or appearance of the Harlestone Conservation Area, development in or adjacent to the conservation area should be in accordance with policies of the Development Plan, in particular Policy BN5 of the WNJCS and Policy ENV7 of the DSCLP and following requirements:*
 - a. Respect the character and appearance of the locality by reason of its scale and proportion.*
 - b. Have regard to the historic and/or architectural detailing of existing buildings, to achieve high quality new design and reinforce local distinctiveness.*
 - c. Utilise materials appropriate to the locality and avoid the use of non-traditional materials.*
 - d. Safeguard trees, traditional hedgerows, and historic boundary stone walls.*
- ii. Development should have regard to the Harlestone CAAMP.*

4.11 **Local Evidence:** The majority of respondents (93%) to the Neighbourhood Plan Survey confirmed that it was ‘very important’ to protect the historic character of the villages. In addition, 87% of respondents confirmed that it was ‘very important’ to preserve the stone walls in the Parish. The continued protection of designated heritage assets was supported by residents given the contribution to both the historic and natural environment. Appendix 2 of the Plan provides a detailed list of the Parish’s Statutorily Listed Buildings and Appendix 3 provides a list of the Parish’s Local Listed Buildings and Structures.

4.12 **Technical Evidence:** Paragraph 199 of the National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important, the greater the weight should be).

4.13 The Conservation Area was first designated in 1972, reviewed in 1997 and more recently reviewed in 2017. The designated area is the subject of a Conservation Area Appraisal and Management Plan² which was formally adopted as a Supplementary Planning Document in July 2017 to inform planning decisions on applications that deal primarily with the Conservation Area but also those that might be adjacent to the Conservation Area and affects its setting. In addition, the Conservation Area is further protected by an Article 4 Direction³ which limits certain householder permitted development rights for defined land and buildings in the Conservation Area.

4.14 The preservation and enhancement of the character and appearance of the Conservation Area is further supported within the requirements of Policy BN5 of the Adopted West Northamptonshire Joint Core Strategy and Policy ENV7 of the Adopted Settlements and Countryside Local Plan.

² The Harlestone Conservation Area Appraisal and Management Plan can be viewed at: <https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/>

³ The [Article 4 Direction for the Harlestone Conservation Area](#) came into force on 2 November 2020

4.15 **Policy H3 – Additional Non-Designated Heritage Assets (Objectives a, b, c, and d)**

- i. The buildings and structures listed below and shown on the Policies Map are identified as Non-designated Heritage Assets. Development proposals that affect the buildings and structures listed below (and identified on map provided at Appendix 5), or their setting, should seek to conserve the significant features which make them important.*

Lower Harlestone

- 1. Village School, Church Lane.**
- 2. Wall mounted ER Post Box, east side of A428 near telephone kiosk.**

Upper Harlestone

- 3. Well head opposite 104/107.**
- 4. Wall mounted GR Post Box, Harlestone General Stores No.58.**
- 5. Wall mounted VR Post Box, Stable Lodge, Cross Hill.**
- 6. Stone wall enclosing The Pheasantry running along New Road and the A428.**

- 4.16 **Local Evidence:** Local residents agreed that the Parish should retain its existing environmental and heritage features that give the Parish its special character. There are many buildings/structures and features which whilst do not meet the criteria for statutory designation, however they contribute positively to the special historic character of the Parish and are valued by the local community. The buildings/structures listed in Policy H3 are identified as non-designated heritage to confirm their importance in the Parish. Appendix 5 provides further detail of the buildings and structures identified by Policy H3. These assets have been assessed against non-designated heritage asset criteria adopted by Daventry District Council in 2017. These assets are additional to those identified in the Harlestone Conservation Area Appraisal and Management Plan (2017) and it is the aspiration of the HNPSG for the assets listed in Policy H3 to be formally adopted onto the future West Northamptonshire Council Local List. WNC has been asked to include the properties in the Local List when this is next reviewed and to protect the properties as non-designated heritage assets in the meantime.
- 4.17 **Technical Evidence:** Paragraph 203 of the National Planning Policy Framework advises that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. This is further supported within the requirements of Policy BN5 of the Adopted West Northamptonshire Joint Core Strategy and Policy ENV7 of the Adopted Settlements and Countryside Local Plan.

4.18 Policy H4 - Protection of Important Public Views (Objective d)

- i. Important Public Views are listed below and shown on the Policies Map. Development proposals will not be supported that unacceptably harm the character, quality and integrity of these views or their viewpoints at publicly accessible locations. Development proposals should include appropriate mitigation measures to reduce any unacceptable impacts that would arise from the proposed development. Measures to enhance and improve the Public Views will be supported.*

- IV 1. Cottages in Lower Harlestone (Short View).**
- IV2. The Stables (Short View).**
- IV3. Builders Yard, Upper Harlestone (Short View).**
- IV4. Grafton Lodge and Holly Cottage (Short Views).**
- IV5. Village Shop and Butchers Cottage (Short Views).**
- IV6. Ten Cottages (Short View).**
- IV7. Agricultural Buildings (Short View).**
- IV8. The Lake (Short View).**
- IV9. Typical Housing Cluster (Long View).**
- IV10. Typical Housing Cluster (Short View).**
- IV11. Typical Housing Cluster from the A428 (Long View).**
- IV12. Northwest into Lower Harlestone (Long View).**
- IV13. South towards agricultural land and quarry scars (Long View).**
- IV14. Southeast towards the roof tops of Lower Harlestone (Long View)**
- IV15. St Andrews Church (Glimpsed View)**
- IV16. Church Lane (Long View)**
- IV17. Harlestone Park (Long View)**
- IV18. Harlestone Park (Long View)**
- IV19. Harlestone Park Long View)**
- IV20. Fields and historic nestled buildings (Long View)**
- IV21. Allens Close (Glimpsed View)**
- IV22. Brickyard Spinney (Long View)**
- IV23. Repton Landscape (Long View)**
- IV24. Port Road (Long View)**
- IV25. Southwest across open countryside (Long View)**
- IV26. West across open countryside (Long View)**
- IV27. Attractive avenue of beech trees within the Firs (Short View)**
- IV28. Mill Farm, Lower Harlestone within the foreground and Railway Cottages in the distance beyond (Long View)**
- IV29. Harlestone Heath viewed from Glebelands (Long View)**
- IV30. Across the valley towards Holdenby viewed from Glebelands (Long View)**

- 4.19 **Local Evidence:** Consultation carried out identified that countryside views and vistas must be maintained to protect the distinctive character and appearance of built form within the parish rural setting to protect key characteristics of the Special Landscape Area, its relationship with the surrounding landscape and to avoid coalescence with adjoining parishes and the urban area of Northampton.
- 4.20 The public views defined in the plan have been derived from the views identified within the Conservation Area Appraisal and Management Plan and have been supplemented with additional important views that have been identified as also being of significance contributing the Parish's unique setting.

- 4.21 **Technical Evidence:** The National Planning Policy Framework confirms that neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. This policy is supported within the requirements of Policy ENV2 and ENV7 Adopted Settlements and Countryside Local Plan.
- 4.22 Policy ENV2 in the DSCLP identifies a Special Landscape Area (SLA) covering the western part of the parish. This policy pre-dates the NPPF; however, the designation recognises that although there are no national landscape designations in Northamptonshire, the county contains some distinctive landscapes that are of local importance.
- 4.23 Policy ENV2 aims to ensure that the protection of the special qualities of the SLA is given priority when considering proposals which fall within it. The Policy requires the consideration of cumulative impacts of development, which includes existing development, allocations, permissions, and other extant applications, including those in adjacent authorities.
- 4.24 Policy ENV3 DSCLP defines a Green Wedge over most of the southeast part of the parish outside the conservation area. The focus of growth at the urban areas of Daventry and Northampton has led to pressure on their fringes, which are predominantly agricultural areas and host to several settlements, including Upper and Lower Harlestone. Each settlement has a distinctive character, and it is important that this character is not harmed by urban expansion or coalescence. The Green Wedges therefore have the function of protecting the identity and setting of fringe villages and preventing coalescence of the villages with the nearby towns.
- 4.25 The proximity of the Green Wedge to the urban areas means that it is also used for informal recreation and as part of the wider green infrastructure network, they also fulfil a biodiversity function. The areas are shown on the Inset Map for Upper and Lower Harlestone of the DSCLP (p58).
- 4.26 The emphasis for Policy ENV3 is to ensure that the areas are kept open around settlements and to prevent coalescence.
- 4.27 **Policy H5 – Local Green Spaces (Objectives a, c, and e)**

i. The following parcels of land, as shown on the Policies Map and in the more detailed maps at Appendix 7, are designated as Local Green Spaces:

LGS1	<i>The Green</i>
LGS2	<i>Harlestone Playing Fields</i>
LGS3	<i>The Allotments</i>
LGS4	<i>Willow Paddock</i>

Development on land designated as Local Green Space will only be permitted in exceptional circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.

- 4.28 **Local Evidence:** The results of the Neighbourhood Plan survey (95%) confirmed the need for a policy that seeks to designate and protect areas of local green space. In addition, respondents confirmed the importance of protecting the open spaces between the village clusters as well as preventing Harlestone coalescing with the neighbouring urban area (93%).
- 4.29 **Technical Evidence:** Paragraph 101 of the National Planning Policy Framework advises that ‘the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them’. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

4.30 Paragraph 102 of the NPPF goes on to add that ‘the Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- 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
- local in character and is not an extensive tract of land.

4.31 This policy is further supported within the requirements of Policies SP1 and ENV4 of the Adopted Settlements and Countryside Local Plan.

4.32 **Policy H6 – Windfall Housing Sites (Objectives a, b, c, d, and f)**

i. Residential development will be supported where it meets the following criteria in addition to those in Policies RA3 and RA5 (for proposals in and adjacent to the village confines of Lower Harlestone), and RA4 and RA6 (for sites in the countryside) of the DSCLP:

- a. respects and complements the form, character and setting of the area.***
- b. provides for safe vehicular and pedestrian access to the development as well as appropriate off-road car parking.***
- c. retains important buildings including stone walls and native hedgerow.***
- d. does not result in an unacceptable loss of amenity for neighbouring properties by reason of loss of privacy and/or loss of daylight, and/or result in visual or noise intrusion.***

4.33 **Local Evidence:** Respondents to the Neighbourhood Plan Survey are largely opposed to any new homes being built in the Parish. Of those respondents who were more amenable to the provision of new homes – thus enlarging the current housing stock in the parish – the conversion of existing agricultural/commercial buildings was (by a large margin) given as the most supportable option, followed by the construction of single new homes (ahead of larger multi-home projects). The overriding consideration is the need to ensure that any further residential development outside of the Conservation Area should not prejudice the form, character and setting of the Parish.

4.34 **Technical Evidence:** The National Planning Policy Framework defines a windfall site as a site which has not specifically been identified in a development plan i.e., a site which becomes available for development unexpectedly and is therefore not included as allocated land in a planning authority’s development plan. For example, a commercial or agricultural site that becomes obsolete which may provide a suitable location for housing. To ensure the role and character of the Parish, outside of the Conservation Area is maintained, housing development of a small scale which protects the existing form, character and setting of the village and which protects open land (including gardens) that makes an important contribution to the form, character and setting of the settlement will be considered. This policy is further supported by the requirements of Policy H1 of the Adopted West Northamptonshire Joint Core Strategy and Policy RA3 of the Adopted Settlements and Countryside Local Plan.

4.35 Table 3 of the DSCLP sets out criteria to define locations within village confines of Other Settlements and areas outside them.

4.36 **Policy H7 – Housing for Older People (Objective b)**

- i. Housing development that meets the needs of older people will be supported where it accords with other policies in the Development Plan, in particular through:***
 - a. The conversion or adaption of an existing building or dwelling, including the sub-division of a dwelling, and***
 - b. The provision of single storey accommodation or a residential annexe or residential adaption to accommodate the needs of the resident.***

4.37 **Local Evidence:** Whilst many older people wish to remain in their own home, there will be demand to adapt or indeed provide suitable accommodation from older householders wishing to downsize. Ensuring that homes are built to Lifetime Homes Standards, which is a requirement of the Local Plan, will further help to provide for the needs of an ageing population wishing to live independently. Approximately 25% of respondents to the Neighbourhood Plan Survey predicted that they will need a different form of housing in the Parish in the next 10 years which included 9% stating that they would require single storey housing for the elderly. Furthermore, over half of residents could modify or adapt their homes to meet their future needs.

4.38 **Technical Evidence:** Paragraph 62 of the National Planning Policy Framework states that the housing needed for different groups (including older people and people with disabilities) in the community should be assessed and reflected in planning policies. This is further reinforced within Policy H1 of the Adopted West Northamptonshire Joint Core Strategy and Policy H08 of the Adopted Settlements and Countryside Local Plan.

4.39 **Policy H8 – Working from Home (Objectives f and h)**

- i. When planning permission is required, small-scale, home-based businesses will be supported provided it can be demonstrated that:***
 - a. residential amenity and the character of the surrounding area will not be unacceptably harmed by virtue of noise and disturbance, nuisance and pollution associated with the work activity.***
 - b. such development will not result in unacceptable traffic movements and that appropriate parking provision is made; and***
 - c. the operation of the business activity can be confined within the existing curtilage of the property.***

4.36 **Local Evidence:** Small businesses can find it difficult to start up or continue trading because of a lack of flexible premises within their means and Policy H9 seeks to address this within the Parish. This policy seeks to maximise the opportunities for entrepreneurial activity and employment. Furthermore, the impact of the pandemic has resulted in a change to working patterns and this policy seeks to address this issue.

4.37 **Technical Evidence:** The National Planning Policy Framework seeks to encourage economic growth and identifies how planning policy can support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Policy H9 is further supported by Policy R2 of the Adopted West Northamptonshire Joint Core Strategy.

4.38 **Policy H9 – Village Facilities (Objectives b, f, g, and h)**

- i. The identified village facilities are:*
 - a. Harlestone Primary School*
 - b. St Andrew’s Church*
 - c. The Village Institute*
 - d. Fox and Hounds Public House*
 - e. The General Store*
 - f. Northampton Golf Club Clubhouse*
 - g. Playing Fields*
 - h. The Allotments*
- ii. Development that would result in the loss of these community facilities will not be supported unless it can be demonstrated that:*
 - a. there is evidence (including independently marketing for at least 12 months) that there is no longer any need or economic justification to protect the facility; or*
 - b. the proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the parish; or*
 - c. it can be demonstrated that the proposal would be of benefit to the local community and would outweigh the loss of the existing facility.*
- iii. Development that seeks to improve or enhance these facilities will be supported where it accords with other policies in the Development Plan.*

4.39 **Local Evidence:** Local residents value the village facilities that the Parish offers and confirmed the need to protect community facilities within the Neighbourhood Plan survey. The community facilities identified in the policy were considered either as ‘very important’ or ‘important’ to the Parish. This policy seeks to protect community assets within the village and reflects the views expressed in the survey.

4.40 **Technical Evidence:** The ‘golden thread’ running through national planning policy is the promotion of sustainable development. This has economic, environmental, and social dimensions. The maintenance and enhancement of the village’s range of social and community assets will allow the village to function and allow for some growth provided it is modest in scale and proportionate to the whole village. Specifically, in rural areas, national planning policy promotes 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. Paragraphs 28, 84 and 93 of the National Planning Policy Framework are of particular relevance to the protection of local services. This policy seeks to protect community assets within the village and reflects the views expressed by residents during the public consultation events carried out as part of the neighbourhood planning process.

4.41 Policy H9 is therefore consistent with the provisions of the National Planning Policy Framework, Policy RC2 of the Adopted West Northamptonshire Joint Core Strategy and Policies CW1 and CW3 of the Adopted Settlements and Countryside Local Plan.

4.42 **Policy H10 – Rural Diversification (Objectives a, b, c, d, and h)**

- i. Development proposals that sustain and enhance the diversification of the rural economy will be supported where they accord with Policy R2 of the WNJCS and where:*
 - a. The conversion/adaption works reflect the local character of the surrounding area.*
 - b. The development will not have an unacceptable adverse impact on any archaeological, historic, ecological, or environmental features.*
 - c. There is no significant adverse impact on residential amenity through noise, light or other pollution, highway safety or increased flood risk.*

4.43 **Local Evidence:** Farming is an important part of rural life and current records show that 13 commercial and five farm businesses operate on Althorp Estate premises or land in the Parish. There is a strong farming community within the Parish and the land inside and outside the village curtilage is used extensively for rearing livestock and agriculture respectively. This plan seeks to support a viable and sustainable farming and rural economy in the Parish through appropriate diversification.

4.44 **Technical Evidence:** The National Planning Policy Framework (NPPF) seeks to encourage economic growth and identifies how planning policy can support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development including the development and diversification of agricultural and other land-based rural businesses (paragraph 84). Policy H10 is also compatible with the NPPF objective of promoting a strong rural economy through neighbourhood planning.

4.45 Policy H10 therefore conforms to the provisions of the NPPF together with Policy R2 of the Adopted West Northamptonshire Joint Core Strategy.

4.46 **Policy H11 – Developer Contributions and Community Infrastructure (Objectives f and g)**

- i. Any Community Infrastructure Levy raised by development with Harlestone Parish and paid to the Harlestone Parish Council will be used to improve the following local community infrastructure:*
 - a. Improvements to footpaths and bridleways within the Parish with appropriate surfaces to avoid harm to any features of heritage interest and to maintain the character and appearance of the parish.*
 - b. Supporting the promotion and improvement of parish walks, cycle routes, and bridleways.*
 - c. Contribution to traffic surveys and implementation of improved traffic management in the village.*

4.47 **Local Evidence:** The listed projects have been derived from the outcome of the consultation carried out to date. In addition, concerns and matters raised included improvement of footpaths, cycle routes and improvement of traffic management within the village.

4.48 **Technical Evidence:** The Community Infrastructure Levy (CIL) provides Councils with an opportunity to raise funds from developers to assist the provision of infrastructure investment within an area including projects such as green infrastructure, community facilities and improvements to the transport system needed to cater for future growth. Policies INF1 and INF2 of the West Northamptonshire Joint Core Strategy outline the approach in regard to infrastructure delivery and contributions.

5 Community Actions

- 5.1 A few issues have been raised whilst preparing the HNBP that cannot be addressed through the neighbourhood plan policies. However, these are matters that are important to the residents of the Parish. These matters together, with actions for dealing with them are detailed below (**community aspirations are emboldened**). If implemented will help to achieve the vision and objectives of the HNBP.

Traffic and Visitor Management

- 5.2 Respondents to our survey say that the main issues of concern associated with transport within the local area are the speed of vehicles (84% 'very important'), *the volume of traffic through Lower Harlestone* (69% 'very important') and *Upper Harlestone* (59% 'very important') and *conserving and protecting the grass roadside verges* (64% 'very important').
- 5.3 Residents also expressed concerns regarding the volume and speed of traffic and cyclists on local roads when asked to give details on what they like least living in the Parish.
- 5.4 Local responses indicate that the two most important parking related issues are increasing or improving parking at Harlestone Firs and providing signage to discourage parking on grass verges. 58% of respondents felt that increasing parking for visitors in the village was 'not important'.

- a. **Speed:** Traffic speed on the A428 through Lower Harlestone will continue to be monitored on a routine basis by both speed awareness volunteers at regular intervals and the PCSO and the annual traffic survey which monitors change in volume and speed of vehicles on A428 and Port Road. The volume of traffic on the A428 is unlikely to reduce until either the Northampton North Bypass is built or the extension to the Sandy Lane Relief Road is constructed. **The Parish Council will use every opportunity to support the relevant authorities to achieve this.**

In Upper Harlestone, **the Parish Council will continue to lobby Highways to impose 20 mph advisory signage**, where appropriate in line with the authority's new road safety initiative.

Lobbying of Highways and West Northamptonshire Council should not be relaxed in regard to the proposed SUE development and the use of Port Road.

- b. **Parking and Visitor Management: The Parish Council will work with and support the Althorp Estate and Highways in an endeavour to improve parking and facilities at Harlestone Firs including consideration of parking provision for horse trailers.**

In light of the enormous influx of visitors to the village during the pandemic, **the Parish Council will monitor parking provision to serve the village but specifically to limit parking on and damage to grass verges.**

The survey results are a little ambiguous on the issue of additional parking in the village. There is a strong feeling that parking should be prevented on grass verges, yet respondents to the survey did not want an additional parking facility in the village. However, restricting parking, for instance at Nursery Corner, will only move the problem to another location. **The Parish Council recognise that we cannot restrict visitor numbers to the Parish and in future may need to facilitate parking for visitors.** Parking on grass verges can only be eliminated if an alternative parking facility is provided. **The Parish Council may explore suitable unobtrusive potential car parking sites.**

Consideration must also be given to encouraging visitors to abide by the countryside code by sticking to footpaths, no dog fouling, dogs to be kept on leads to protect livestock and keep gates closed.

- c. **Signage:** Whilst it is accepted that too many signs are detrimental to the rural nature of the village, campaigns of 'no parking on verges' will be mounted from time to time.

There are too many signs on the A428, **the Parish Council will discuss the possibility of a review with Highways.**

Environment and Heritage

- 5.5 87% of respondents to the survey regarded the protection of stone walls as '*very important*'. **The Parish Council will continue to monitor the condition of the walls and the Althorp Estate will be informed** of any deterioration in a timely fashion.
- 5.6 Respondents to the survey said bridleways, footpaths and wooden gates should be protected and have asked for more off-road networks and connectivity between bridleways. They have also requested direct access to bridleways avoiding the A428 and circular routes for horse riding.
- 5.7 The establishment of new public rights of way (permanent or permissive) offering circular walks to the public will be strongly supported.
- 5.8 Not everyone is aware that a policy exists for the protection, development, and management of the network. All approved rights of way must be shown on the Northamptonshire Definitive Map (and Statement) produced and maintained by WNC. A Parish Path Warden has been appointed to monitor and report problems on the existing Rights of Way network.
- 5.9 **The Parish Council will engage with the local authority and landowners, principally the Althorp Estate to address the issues raised in the survey** taking into account the following extract from the Rights of Way Improvement Plan 2020-2030 (published by the former Northamptonshire County Council).

Horse Riding

- 5.10 Horse riding is an increasingly popular activity; however, horse riders have access to only 30.5% of the total amount of the public rights of way network in Northamptonshire (27% bridleways and 3.5% byways).
- 5.11 Due to the often-fragmented nature of bridleways, this means that horse riders will need to use the road network at least in part, to provide for many of their journeys. The increasing volume of traffic on Northamptonshire's roads, results in horse riders being amongst the more vulnerable road users. There is a need to identify ways of developing more opportunities for alternative routes for horse riders.
- 5.12 The following issues have been identified through the British Horse Society as particularly hindering the ability of horse riders to enjoy their use of the public rights of way network.
- 5.13 Key issues for horse riders are:
- Busy roads
 - Overgrown/blocked bridleways
 - Locked gates on bridleways

- Gates which are difficult to open, particularly from horseback
- Lack of bridleways
- Fragmented bridleway network
- Lack of circular routes

Village Facilities

a. Sports and Recreation Facilities – The Playing Fields

- 5.14 It is important that the playing field facilities are available to all parishioners and are not exclusively for the use of visiting football teams and cricketers. It is however, noted that mowing and maintenance is undertaken with great dedication by the cricket team.
- 5.15 The survey has shown a need for off road cycling for children and goal nets for ‘children of all ages’ without spoiling the pristine pitch.
- 5.16 **The Parish Council to engage with the Playing Field Committee on these topics.**

b. Harlestone Village Institute

- 5.17 Respondents felt strongly (81%) that Harlestone Village Institute (HVI) should be protected, and that village functions and social events should be increased.
- 5.18 **The Parish Council will work with the HVI Committee to further this cause and consider a campaign to encourage volunteers to suggest and help organise specific events in conjunction with the committee.**

Re-instatement of Harlestone Quarry

- 5.19 Planning permission was originally granted on 16 August 2016 for the variation of conditions 2 (approved documents), 5 (location of crushing plant), 23 and 24 (restoration and landscaping scheme) and 25 (end date) of planning permission 15/00014/MINVOC to extend the end date of the permission to 31 December 2021. A current application (under Application Reference 20/00041/MINVOC) seeks to vary condition 28 of the 2016 permission to allow for the restoration to agricultural grassland as opposed to forestry planting. The Parish Council has objected to this change which is understood to be linked to the withdrawal of grant funding for tree planting.
- 5.20 It is a strongly held view in the village that once extraction of stone from the quarry is complete, tree planting should be established as per the original application thus contributing to the accepted need for reforestation.
- 5.21 **The Parish Council would welcome working together with the landowner (Althorp Estate) and West Northamptonshire Council in regard to future use of the quarry.**

Dark Night Skies

- 5.22 Several respondents to the survey expressed the need to protect the dark night skies and avoid over-illumination in accordance with the requirements of Policy ENV10 of the adopted Settlements and Countryside Local Plan (Part 2), Policy H1 and the Design Guidelines (Appendix 4) of this Plan.

6 Monitoring and Review of the Plan

- 6.1 The HNPSG will ensure that the Plan is actively managed over the Plan period. The Plan will be reviewed periodically to ensure that it addresses and takes into account any changes in both national and local planning policies.
- 6.2 Responsibility for providing the leadership for the HNDP will rest with Harlestone Parish Council. Each Annual Parish Council meeting, after the Plan implementation, will include an agenda item and a detailed report in order to provide an update on the HNDP. This will monitor the progress of the Plan in the previous year and the likely implications and impact of the Plan for the forthcoming year.
- 6.3 The [Parish Council website](#) will carry an up-to-date report on progress with the Plan during its lifetime.
- 6.4 There will be a mid-period review of the progress of the HNDP in 2025/2026 by a Steering Group which has a wider community base. The purpose of the review will be to guide the Parish Council in its stewardship of the Plan and to consider whether a review of or amendment to the Plan needs to be proposed to West Northamptonshire Council.

7 Acknowledgements

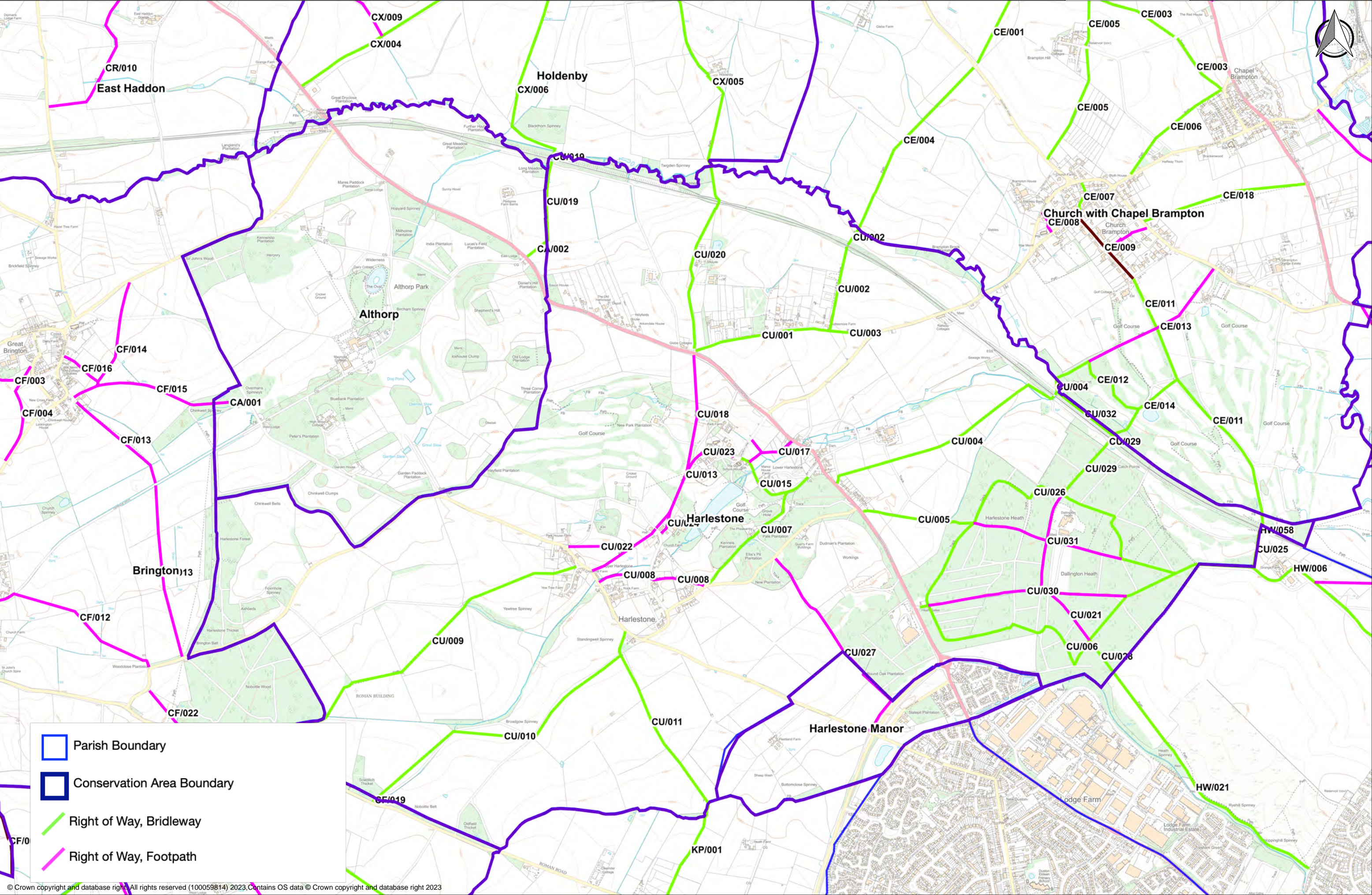
7.1 The Parish Council would like to thank all those who have been involved with the preparation of the Neighbourhood Development Plan, in particular:-

- Members of the Neighbourhood Plan Steering Group – Russell Francis, Jenny Cross, Sarah Stock and Ken Waller.
- Officers of West Northamptonshire Council - for their co-operation through the preparation of this plan.
- Appointed Consultant – Sally Stroman of APC Planning.
- The group of residents who assisted with Neighbourhood Plan Survey data entry.
- Emma Mills, Independent Analyst and Author of the Neighbourhood Plan Survey.
- All residents, businesses and organisations that completed and returned survey forms as well as those attending consultation events and giving valuable feedback.

APPENDIX 1
RIGHTS OF WAY MAP

PUBLIC RIGHTS OF WAY - Footpaths and Bridleways

Author: R. Francis



APPENDIX 2

LIST AND MAP OF STATUTORILY LISTED BUILDINGS

Statutorily Listed Buildings in Lower Harlestone

Barn at Manor Farm (north side Cooches Lane).

Listed: 08/11/1984

Ref: 23/188 II

Barn. C17. Regular coursed lias with slate roof. 2 storeys: 4 bays. Central stable door with wood lintel, similar entrance to left with wood lintel. First-floor plank door with wood lintel has brick and stone steps with half landing; 2 first-floor windows to left with wood lintels, single light leaded window to right with stone surround. Ashlar gable parapets and kneelers with finials to left had gable. Interior: Collar roof trusses with butt purlins, wind braces and original rafters, original timber framed screen at first floor and two large timber vats. C18 barn attached to left.

Church of St. Andrew (north of Church Lane)

Listed: 02/11/1954

Ref: 23/169 I

EXTERIOR: Church. C14, restored in 1853 by Sir G.G. Scott. Lias ashlar with lead and plain tiled roofs. Aisled nave, chancel and west tower. Chancel, south elevation of 3-window range with two 2-light square headed windows; tall lancet to left with small single-light window below. 5-light east window dates from 1853 restoration. North elevation similar. South door to chancel has moulded shafts and stops to hood mould. Steep gabled roof, plain tiled with ashlar gable parapets, kneelers and finial. South aisle: 3-window range of 3-light C14 ogee headed windows with reticulated tracery, similar 2 and 3-light east and west windows. Lean-to lead roof with ashlar parapets. C14 gabled porch between windows 1 and 2 from left has double chamfered entrance with niche above. C19 ribbed door. North aisle similar. Nave clerestory has four 2-light Perpendicular windows with 4-centred heads. Shallow gabled roof with ashlar parapets and finial. West tower of 2 stages with intermediate string courses. Single lancets in first stage. Double lancet bell openings in each face of second stage. Plain parapet above on corbel table with plain cylindrical pinnacles at corners.

INTERIOR: Chamfered chancel arch; sedilia on north wall with crocketed gables; piscina in south-east angle on corbel. Nave arcade of 2 bays with chamfered arches on octagonal piers with concave sides. Crypt under chancel of 2 bays with chamfered rib vault. Stained glass, in east window by Burlison and Grylls 1897. Font, circular with 4 heads projecting from base, probably C13. Pulpit, incorporates C16 Flemish panels. Communion rail is Jacobean with turned balusters. Monuments: Portrait bust of man with flowing hair remains of memorial to Robert Andrew died 1667. Tablet to Sir Salathiel Lovell, died 1713 by Edward Stanton. Many other marble tablets.

Chest tomb approx 50 ft (15m) S of Church of St. Andrew (Church Lane).

Listed: 08/11/1984

Ref: 23/171 II

Tomb dated 1718. Ashlar lias with moulded pilasters. Cherub and armorial decoration in panels. Inscription illegible.

Chest tomb approx 40 ft (12m) S of Church of St. Andrew (Church Lane).
Listed: 08/11/1984 Ref: 23/170 II

Mid C18. Ashlar lias, moulded pilasters with oval panels between.

Chest tomb approx 40 ft (12m) SW of Church of St. Andrew (Church Lane).
Listed: 08/11/1984 Ref: 23/172 II

Mid C18. Ashlar lias with moulded pilasters and fielded panels.

Former Rectory (north side of Church Lane)
Listed: 02/11/1954 Ref: 23/174 II

Old rectory, now house renamed '*Harlestone House*'. Early C18. Lias ashlar with slate roof. H-plan. 2 storeys with attic. West front, symmetrical of 3-window range. Central half-glazed C19 door with moulded stone architrave has central scroll bracket supporting a moulded stone cornice. Single-light windows with glazing bars to right and left window above entrance is supported on panelled pilasters and has moulded stone surround with foliated scrolls at base and pediment above surmounted by moulded stone urn. All windows are casements with glazing bars, wood mullions and cross transoms and moulded stone surrounds. Flanking gables have rusticated quoins and flat string course between ground and first floor and moulded stone string course between first and attic floors. Ashlar gable parapets with scroll kneelers. Central brick and rendered stacks. North and south facades similar with canted bay to south and dormer above.

Gate piers approx 200 ft (60m) S of Former Rectory (north side of Church Lane).
Listed: 08/11/1984 Ref: 23/175 II

Mid C18. Squared coursed lias with ashlar cornice and ball finials. Linked by C20 wooden gates.

Former Stables of demolished mansion* (*[*Harlestone House]* - west of Church Lane).
Listed: 02/11/1954 Ref: 23/173 II*

Now housing complex with planning consent for 4 dwellings. Early C19 probably by Humphrey and John Adey Repton. Lias ashlar, originally slated roof, part felted. Courtyard plan. South facade symmetrical with large central carriage arch having Palladian portico of twin Ionic columns supporting an entablature with pediment above. 2-storey corner pavilions, arched recess containing first floor lunette and ground-floor sash with flat arch head. Right hand pavilion has blind window. Moulded stone cornice with pyramid roof. Pavilions linked by single storey range of 3 double recessed arcades with segmented heads. The left hand pavilion is used as the house. Corresponding carriage arch on north elevation has moulded stone cornice, parapet and pyramid roof. North, east and west elevations similar, without arcading.

Lake Dam at SP7020 6438 (south side of Church Lane).

Listed: 08/11/1984

Ref: 23/176 II

Probably late C18. Limestone ashlar. West elevation of 7-bay arcade with rusticated surrounds. Balustrade replaced C20 during golf course development.

Lake Cottage (south side of Church Lane)

Listed: 08/11/1984

Ref: 23/178 II

House. Mid C18. Squared coursed lias with thatch roof. 2-unit plan. Single storey with attic. 3-window range of C19 and C20 casements; those at ground floor have leaded lights and wood lintels. Central C20 entrance. Eyebrow dormers. Ashlar gable parapets, brick stacks at ends. Interior not inspected. Additional building structure and conservatory added in C20.

The Fox and Hounds Public House (East side A428 Northampton to Rugby Road)

Listed: 02/11/1954

Ref: 23/190 II

Public house. Late C18 and early C19. Lias ashlar with slate roof. 2-unit plan. 2 storeys with attic; 5-window range. Central entrance with 4-panelled door has flat arch head with keystone, 12-paned sash windows with flat heads and keystones. Windows immediately left of entrance are tripartite sashes. String course between ground and first floor. Moulded stone cornice. Ashlar gable parapets and kneelers. Three C19 roof dormers. Brick and stone stacks at ends. Similar wing at rear with C19 outbuildings with C20 remodelling at rear.

No's. 5 and 6 (south side Church Lane).

Listed: 08/11/1984

Ref: 23/177 II

Two houses. Early C18. Regular coursed lias with thatched roof. Each house of 2 units. Single storey with attic; 3-window range of dormers, 2 with C19 half timbering. 2 casements with leaded lights and wood lintels to left and two 2-light stone mullioned windows to right. Blind window with stone surround at centre with fire window to right. Ashlar gable parapets, brick stacks at ridge and end. The property has a curved frontage with a single-storey extension to the left. Entrance to rear with plank doors and wood lintels, casements with leaded lights and wood lintels at rear. Interior: Left room of No. 5 has open fire with bressumer.

No. 8 The Old Bakehouse (west side A428)

Listed: 02/11/1954

Ref: 23/179 II

House. Mid C18. Squared coursed lias with thatch roof. 3-unit plan. 2 storeys with attic, 2-window range of casements with leaded lights and wood lintels. Entrance to left has plank door with wood lintel, second entrance to right has C19 four-panelled door with C19 porch attached to single storey projection with catslide roof. Ashlar gable parapets with kneeler. Central C19 roof dormer with half timbering and render, brick and stone stacks at ridge and end. C19 barn attached to left. 2-light stone mullions at side and rear elevation. Former bakers' house.

No. 9 (east side A428)**Listed: 08/11/1984****Ref: 23/180 II**

House. Early C18. Squared coursed lias with thatched roof. Originally 3-unit plan. Single storey with attic; 2-window range of dormers with plank loft door to right. Entrance to left is C19 part-glazed door with wood lintel. Casement windows with leaded lights; one with stone lintel, others with wood lintels. 2 brick stacks at ridge. Early C19 extension to left of 2-window range with leaded casements having flat segmented heads. Ashlar gable parapets and kneelers. Brick stack at end.

No's. 10 and 11(east side A428)**Listed: 02/11/1954****Ref: 23/181 II**

Two houses. Mid C18. Lias ashlar and squared coursed lias with thatched roof. Each house of one unit plan. 2 storeys with attic, together forming 2-window range. No.10 has casement windows with leaded lights and flat arch heads. No.11 has 3-light stone mullion windows with moulded dripstone at ground floor, and leaded lights. Ashlar quoins and moulded stone cornice. Ashlar gable parapets and kneelers. Brick stacks at ends. 2 single light attic windows with stone surrounds in right hand gable.

No. 12 (east side A428)**Listed: 02/11/1954****Ref: 23/182 II**

House. Early C18. Regular coursed lias with thatched roof. 2-unit plan. Single storey with attic, 2-window range. Entrance to left with plank door, similar entrance to right with wood lintel in outhouse. Open through passage between house and outhouse. Casement with leaded lights on first floor. Ashlar gable parapets and kneelers, central C19 dormer with casement. Brick stacks at ridge and end, 2 ashlar buttresses at rear. Interior: Open fireplace with bressumer in right room. Butt purlin roof.

No. 14 (east side A428)**Listed: 02/11/1984****Ref:23/183 II**

House. Early C18. Regular coursed lias, with thatched roof. 2-unit plan. Single-storey with attic; ground floor is 2-window range of casements with leaded lights, with concrete lintels. Ashlar gable parapets, single eyebrow dormer with casement, has leaded lights, central brick stack, 2-light stone mullion window to rear. Plank door with wood lintel also to rear. Interior not inspected.

No's. 16 and 17 (east side A428)**Listed: 02/11/1954****Ref: 23/184 II**

Two houses. Early C19. Squared coursed lias with slate roofs. Each originally of one-unit plan. 2 storeys, together forming 3-window range of 2 sashes with glazing bars and one casement with wood lintel. No.16 has flat arch heads to openings with entrance at rear. C19 door to right of No.17. Gabled roof on two levels with brick stacks at ridge. Included for group value.

No. 20 (east side A428)**Listed: 08/11/1984****Ref:23/185 II**

House. Mid C19. Squared coursed lias with slate roof. 2-unit plan. 2 storeys with cellar and attic; one-window range of casements with glazing bars under flat arch heads. Ashlar gable parapets with brick stack at eaves and end. Right gable similar with projecting rear wing having archway under giving access to rear entrance. Single storey building to left. Included for group value.

No. 21(east side A428)**Listed: 08/11/1984****Ref: 23/186 II**

House. Early C18. Regular coursed lias with thatched roof. 2-unit plan. 2 storeys with attic; 2-window range of casements with moulded stone surrounds having stubs of stone mullions, small single light window with stone surround and leaded lights in centre. Central plank door has stone lintel. Ashlar gables with parapets and kneelers, roof dormer with casement, brick stacks at ends. Left side elevation has windows with moulded stone surrounds and one mullion (blocked). Interior not inspected.

No's. 34 and 34A (west side A428)**Listed: 08/11/1984****Ref: 23/187 II**

Two houses. Late C18. Regular coursed lias with thatched roof. Each house of 2-unit plan. 2 storeys; 2-window range of casements with leaded lights, under wood lintels, central plank doors and wood lintels. Ashlar gable parapets with kneelers, brick stacks at ridge and ends. Interior not inspected.

No. 41 (south side Cooches Lane)**Listed: 08/11/1984****Ref: 23/189 II**

House. Early C18. Regular coursed lias with thatched roof. 2-unit plan. 2 storeys; 2-window range of casements with leaded lights and wood lintels. Central plank door has wood lintel. Outline of arch in stonework above entrance. Ashlar gable parapet and kneelers to right with 3-light stone mullion window under arch in gable, brick stacks at ends. Reputed to have been used as a chapel.

No's. 43, 44 and 45 (east side A428)**Listed: 08/11/1984****Ref: 23/191 II**

Three houses. Datestone 1851. By E. Blare. Squared coursed lias with ashlar dressings and plain tiled roof. Each of 2-units; together forming an L-plan. 2-storey, 3-window range of casements with ashlar surround and cast iron diamond panes. 2 entrances between windows at front and one to side all with 4 centred heads and ribbed doors. End bay breaking forward with gables; centre window has false dormer. Rebuilt brick stacks at ends. Datestone with Spencer Arms in flanking gables. Part of a planned layout of 10 houses and accompanying wash houses. (q.v. Nos.46 to 52 inclusive and wash houses). Interiors not inspected.

No's. 46 and 47 (east side A428)**Listed: 08/11/1984****Ref: 23/193 II**

Two houses. Datestone 1851. By E. Blore. Squared coursed lias with ashlar dressings and plain tiled roof. Each of 2-unit plan. 2 storey, 2-window range of casements with ashlar surround and cast iron diamond panes. Each bay breaking forward with gables. Rebuilt brick stacks at ridge. Datestones with Spencer Arms in gables. Gabled porches to side elevations with 4-centred heads and C19 ribbed doors. Part of a planned layout of 10 houses and accompanying wash houses. (q.v. Nos.43 to 45, and 48 to 52 inclusive and wash houses). Interiors not inspected.

Wash House between Nos. 45 and 46 (east side A428)**Listed: 08/11/1984****Ref: 23/192 II**

Wash house. c.1851. By E. Blore. Squared coursed lias with ashlar dressings and plain tiled roof. One-unit plan. Single storey, large 3-light casement with transom, cast iron diamond panes and ashlar surround in end gable. Brick: and stone stack at end. Plank door at side. part of a planned layout of 10 houses and accompanying wash houses (q.v. Nos.43 to 52 inclusive and wash-house).

No's. 48 and 49 (east side A428)**Listed: 08/11/1984****Ref: 23/194 II**

Two houses. Datestone 1851. By E. Blore. Squared coursed lias with ashlar dressings and plain tile roof. Each of 2-unit plans. 2-storey, 2-window range of casements with ashlar surround and cast iron diamond panes. Each bay breaking forward with gables. Rebuilt brick stack at ridge. Datestones with Spencer Arms in gables. Gabled porches to side elevations with 4-centred heads and C19 ribbed doors. Part of a planned layout of 10 houses and accompanying wash houses. (q.v. Nos.43 to 47, and Nos.50 to 52 inclusive and wash houses) Interiors not inspected.

No's. 50, 51 and 52 (east side A428)**Listed: 08/11/1984****Ref: 23/196 II**

Three houses. Datestone 1851. By E. Blore. Squared coursed lias with ashlar dressings and plain tiled roof. Each of 2-units; together forming an L-plan. 2-storey, 3-window range of casements with ashlar surround and cast iron diamond panes. 2 entrances between windows at front and one to side all with 4-centred heads and ribbed doors. End bay breaking forward with gables; centre window has false dormer. Rebuilt brick stacks at ends. Datestones with Spencer Arms in flanking gables. Part of a planned layout of 10 houses and accompanying wash houses (q.v. Nos.43 to 49 inclusive and wash houses). Interiors not inspected.

Wash house between Nos. 49 and 50 (east side A428)**Listed: 08/11/1984****Ref: 23/195 II**

Wash house. c.1851. By E. Blore. Squared coursed lias with ashlar dressings and plain tiled roof. One-unit plan. Single storey, large 3-light casement with transom, cast iron diamond panes and ashlar surround in end gable. Brick: and stone stack at end. Plank door at side. Part of a planned layout of 10 houses and accompanying wash houses (q.v. Nos.43 to 52 inclusive and wash-house).

Telephone Kiosk (east side A428)

Listed: 15/03/1989

Ref: 23/197 II

Telephone kiosk, Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Statutorily Listed Properties in Upper Harlestone

Grafton Lodge (Port Road)

Listed: 02/11/1954

Ref: 11/199 II

House. Mid C18. Squared coursed lias with slate roof. L-plan. 3 storeys; 2-window range, central entrance with 4-panelled door under stone lintel, 2-light casement windows with plain stone mullions, cross transoms and surrounds to ground and first floor, plain 2-light casements to second floor. Rusticated quoins, ashlar gable parapets and kneelers. Hipped roof at intersection of L-plan. Brick stacks at ridge and ends. Remains of sundial to right side. Single-light windows with stone surrounds to right gable. Left facade similar.

Holly Bush Cottage (Port Road)

Listed: 08/11/1984

Ref: 11/200 II

House. Early C18. Squared coursed lias with thatch roof. 2-unit plan. 2-storeys with attic; 2-window range of casements with leaded lights. Central entrance with C20 glazed door and original wood lintel, flanking casements windows have moulded stone surrounds, small central window with original glass. C19 and C20 single-storey extension to right. Roof dormer and brick stacks at ends. Interior: Open fireplace with bressumer.

Park Farmhouse (north side Brington Road)

Listed: 02/11/1954

Ref: 11/214 II

Farmhouse. Mid C18. Lias ashlar with slate roof. 2-unit plan. 2 storeys with attic; symmetrical 5-window range, central entrance with steps has C19 half glazed door, 12-paned sash windows. All openings have flat arch with keystones. Rusticated quoins and flat string courses. Moulded stone cornice. Ashlar gable parapets with kneelers, brick and stone stacks at ends. C18 and C19 wings to rear. Interior: Partially inspected, mainly C19.

Park Cottage (south side Brington Road)

Listed: 08/11/1984

Ref: 11/211 II

House. C17 with C19 alterations. Regular coursed lias with thatch roof. 3-unit plan. Single storey with attic; 3-window range of casements with leaded lights mainly C19 frames, C20 wood lintels. Two C19 half-dormers; brick stacks at ridge and end. Two 2-light stone mullions to left gable. C20 porch at side. Interior: Kitchen has door opening with 4-centred chamfered head. Remnants of raised cruck construction. Original strap hinges and latches to internal plank and braced doors.

The Dovecote (south side Brington Road)

Listed: 02/11/1954

Ref: 11/212 II

House. Early C18. Squared coursed lias with plain tiled roof. 2-unit lobby entry plan. 2 storeys with attic; 2-window range, central entrance with plank and braced door, C19 rustic porch, 2-light stone mullioned windows with single casements in stone surrounds flanking to left and right, all with leaded lights. Ashlar gable parapets and kneelers with brick stacks at ridge and end. Rear similar with stone mullioned windows. Interior: Partially inspected. Dogleg stair, remains of central open fireplace in left room. Formerly used as public house.

Dovecote approx 85 ft (27m) E of The Dovecote. (south side Brington Road)

Listed: 02/11/1954

Ref: 11/213 II

Dovecote. Probably C16. Squared coursed lias with stone slate roof. Circular with battered sides and conical roof surmounted by glazed lantern with finial. Moulded stone string course and cornice. Single plank entrance with stone lintel. Probably restored in C19. Interior: Approximately 400 nesting boxes; loft with ladder.

No. 54 (Port Road)

Listed: 08/11/1984

Ref: 11/197 II

House. Mid C18. Regular coursed lias with thatch roof. Originally single-unit plan. Single storey with attic; 2-window range of casements with leaded lights and wood lintels. Entrance to left has plank door with wood lintel. Ashlar gable parapets; brick stacks at ends. Late C18 barn attached to left with 3-light leaded casement under wood lintel, C20 brick extension to left.

No. 59 (Port Road)

Listed: 08/11/1984

Ref: 11/198 II

House. Mid C18. Squared coursed lias with thatch roof. 2-unit plan. 2 storeys: 3-window range of C19 and C20 casements some with leaded lights; all with flat arch heads. Central C20 door. Ashlar gable parapets; brick stacks at ends. Interior not inspected.

No. 64 (Port Road)

Listed: 08/11/1984

Ref: 11/201 II

Farmhouse, now house. Late C17 with C18 alterations. Squared coursed lias with thatch roof. Originally 2-unit plan; 2-window range of casements with leaded lights under flat arches. Entrance to right with C19 porch. Ashlar gable parapets with brick stacks at ends. Early C19 two-storey wing to right has 2-window range of casements with leaded lights and slate roof. Left gable has two 2-light stone mullions with leaded lights and 2 single-light attic windows with stone surrounds. Interior: Late C17 fireplace in left room with 4-centred moulded stone head and surround. 2 early C19 bread ovens in kitchen.

No. 65 (Port Road)**Listed: 08/11/1984****Ref: 11/202 II**

House. Early C18. Regular coursed lias with thatch roof. 2-unit plan. Single storey with attic; 2-window range of casements with leaded lights, and wood lintels. Central plank door under wood lintel, C20 porch. Central brick stack, C19 single-unit extension to left with plain tile roof. Rear similar has eyebrow dormer. Interior: Partially inspected, has open fireplace in left room.

No. 69 (Port Road)**Listed: 08/11/1984****Ref: 11/203 II**

House. Early C18. Regular coursed lias with thatch roof. 2-unit plan. Single storey with attic; 2-window range of 2-light stone mullions with leaded casements in eyebrow dormers. Central plank door has wood lintel flanked by 2-light casements with leaded lights and wood lintels, single-light staircase window above entrance. Single-unit outhouse to left under same roof has plank entrance and casement window with leaded lights. Brick stacks at ridge and end. Rear similar. Interior: Partially inspected, dogleg stair and chamfered ceiling beam.

Pump approx 33 ft (10m) SW of No 69 (Port Road)**Listed: 08/11/1984****Ref: 11/204 II**

Pump. Mid C19. Cast iron column with decorated head and lever handle. Included for group value.

No. 99 (Rock Farm Close off Brington Road)**Listed: 02/11/1954****Ref: 11/205 II**

House. Late C17. Squared coursed lias with thatch roof. Originally one-unit. 2 storeys with attic; 2-window range. Entrance to right has plank door with wood lintel. 3-light casements with leaded lights to left. Two 2-light stone mullioned windows with leaded lights at first floor. Ashlar gable parapets with kneelers, 2-light stone mullions to attic window in left gable. Brick stacks at ridge and end. Single-storey C19 extension to rear. Rear similar with stone mullioned windows at entrance with 4 centred head. Gable dormer at rear. Interior: Butt purlin roof.

No. 101 (Rock Farm Close off Brington Road)**Listed: 02/11/1954****Ref: 11/206 II**

House. Late C17. Regular coursed lias with thatch roof. 2-unit plan. Single storey with attic; 3-window range of casements with leaded lights and wood lintels. Entrance between windows 1 and 2 from left has plank door with wood lintel. Window to left is a wooden casement. Brick stack at end. C20 garage to left. Interior: Raised Cruck roof.

No. 104 (north side Brington Road)**Listed: 08/11/1984****Ref: 11/207 II**

House. Late C18. Squared coursed lias with thatch roof. 2-unit plan. 2 storeys with attic; 2-window range of casements with leaded lights under wood lintels. Central C20 door. C20 roof dormers. Brick stacks at ends. Included for group value.

No. 107 (North side Brington Road)**Listed: 08/11/1984****Ref: 11/208 II**

House. Late C18. Squared coursed lias with thatch roof. 2-unit plan. 2-storey, 3-window range, central plank door has wood lintel, casement windows with leaded lights. Brick stack at end.

No's. 112 and 113**Listed: 02/11/1954****Ref: 11/209 II**

House, now 2. Early C18 with C19 and C20 alterations. Squared coursed lias with plain tiled roof. Originally probably 2-unit plan. 2-storey, 4-window range of C20 casements. 2 C20 central doors. Ashlar gable parapets and brick stacks at ends. Right gable has 2 blind windows with stone surrounds.

No. 114**Listed: 08/11/1984****Ref: 11/210 II**

House. Mid C18. Squared coursed lias with thatch roof. 2-unit plan. 3-window range of casements with wood lintels and leaded lights. Central C20 entrance with flight of steps. Brick stacks at ends.

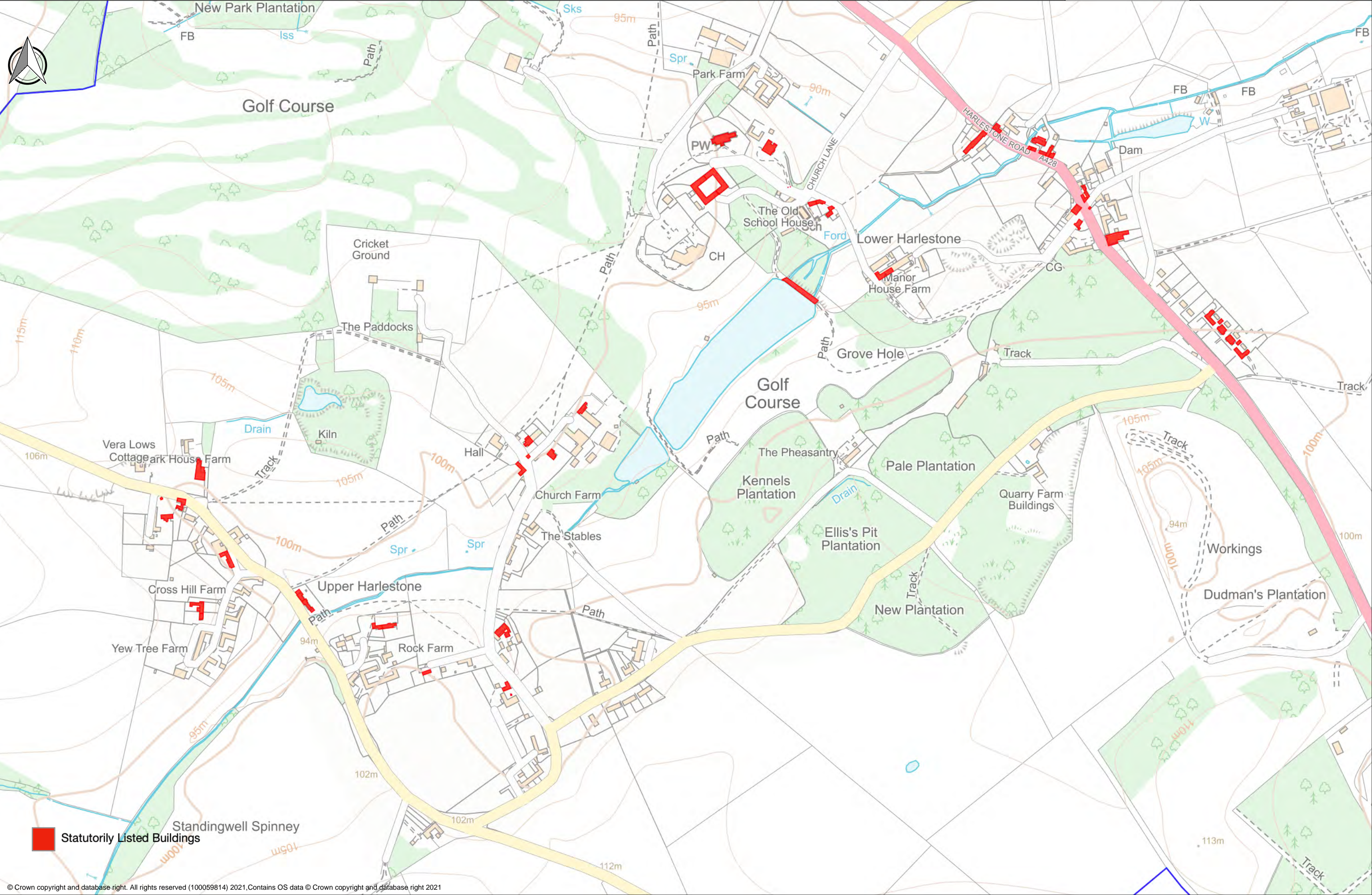
Telephone Kiosk by the Post Office (Port Road)**Listed: 11/10/1989****Ref: 11/215 II**

Telephone kiosk, Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Cootherstone Lodge (North side Brington Road)**Listed 19/03/97****Ref: 1257406 II**

Entrance lodge, now offices. 1879-80 from a prefabricated pack by W H Lascelles, builder, based on a design by Richard Norman Shaw. Concrete panels on timber frame, with tile roof on timber rafters and with concrete finials. Brick stack. The lower parts of the ground floor now pebbledashed. Timber windows renewed. Porch infilled with late C20 door. Interior with former kitchen (now lightly partitioned) and living room either side of central staircase leading to three former bedrooms in the eaves. HISTORY: Mass concrete construction was identified in Britain during the 1860s as a suitable means of building cheap cottages. W H Lascelles was an experimental builder and inventor who in 1875 patented a post and panel system of concrete construction which avoided the need for expensive shuttering. Though it was not widely adopted, it produced designs of more exceptional quality than were normal for concrete buildings at the time. In part this was due to the range of mouldings Lascelles could produce, in part to his association with Norman Shaw, one of the leading architects of the day. In 1878 the two collaborated, with Shaw's assistant Ernest Newton, in a book of designs, 'Sketches for Cottages and other Buildings designed to be Constructed in the Patent Cement Slab System of W H Lascelles, Bunhill Row, Finsbury, London E.C. From sketches and notes by R. Norman Shaw, R.A. drawn by Maurice B. Adams', two examples of which were exhibited at the Paris Exhibition on the Champs de Mars in that year. Records at the Althorp Estate confirm that Earl Spencer ordered one 'design No. 9' which was dispatched, packed, by rail in August 1879 and that the total construction time was from

January 1879 until May 1880. The cost of Lascelles's prefabricated design 'No. 9' was ?195. The special interest of Lascelles's system is that it was the first to rely entirely on prefabricated components, and that it had exceptional architectural quality for its date. This is the only example so far discovered which relates exactly to one of Shaw's published designs. Cotherstone was Earl Spencer's favourite racehorse of the period. He was buried nearby. SOURCES: Sketches for Cottages, etc. 1878 Andrew Saint, Richard Norman Shaw, 1976, pp.165-70 The Architect, 24 August 1878, p.105 Building News, 19 July 1878, pp.46-7 The Builder, 31 August 1878, pp.908-9 Concrete, April 1972, p.28



APPENDIX 3
LIST AND MAP OF LOCALLY LISTED BUILDINGS

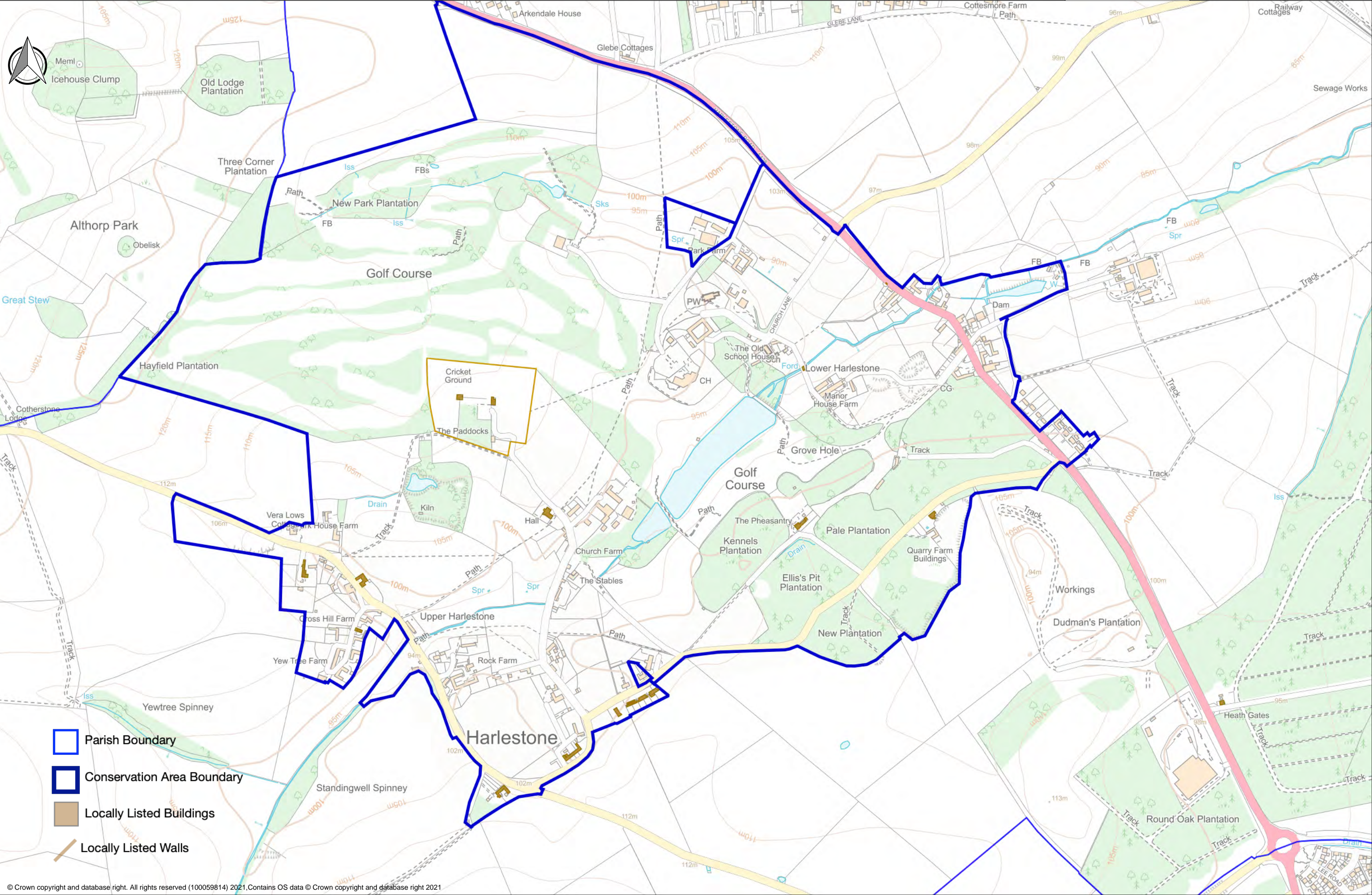
Local List *(as detailed within the Harlestone Conservation Area Appraisal and Management Plan)*

The Local List enables Daventry District Council and communities to identify and celebrate historic buildings, archaeological sites and designed landscapes which enhance and enliven their local area. It also provides a level of un-statutory protection within the planning process.

Local Listing does not create further controls in regard to planning permissions but provides weight in decisions should the asset in question be at risk.

The following heritage assets in Harlestone Parish have been identified as meriting further protection, and are included within the Local List:

- Commemorative horse trough, Lower Harlestone.
- Clapper bridge approx. 50 yds south Lake Cottage, Lower Harlestone.
- The Pheasantry, Lower Harlestone.
- The Quarries, Lower Harlestone.
- Paddock walls, commemorative plaque and attached buildings, Upper Harlestone.
- The Harlestone Village Institute, Upper Harlestone
- The Dovecote Laundry Building and enamel sign, Upper Harlestone.
- Nos. 109 and 110, Upper Harlestone.
- Nos. 83, 82, 81, 80, 78, 77, 76, Upper Harlestone.
- Nos. 1, 2, 3, 4, 5, 6 Swedish Houses, Upper Harlestone.
- Old Chapel House, Upper Harlestone.
- Workhouse Bank, Upper Harlestone.
- Brick barn to the north of Cross Hill, Upper Harlestone.
- Nos 1 and 2, Heathgates



APPENDIX 4

DESIGN GUIDELINES

Design Guidelines for Harlestone

The purpose of the Design Guidelines for Harlestone is to inform developers, builders and householders of the design elements that have been identified by the residents of Harlestone as contributing to the character and amenity of the village and to have regard to obtaining the relevant permissions prior to commencement of work.

Existing protection

Many properties within the village are Listed including, some Locally Listed, and the vast majority are within the Conservation Area. There is strongly enforced legislation to protect the above and professional guidance from the local authority should always be sought and followed. In respect of Statutorily Listed Buildings, this usually includes the whole curtilage of the site as well as boundaries.

Within the Conservation Area, the Design Policy and Guidance contained in the Harlestone Conservation Area Appraisal and Management Plan (CAAMP) should be followed. The Architectural Analysis in Chapter 8 describes in detail the features which enhance the local distinctiveness and character of the area. www.daventrydc.gov.uk/ConservationAreas

An Article 4 Direction also relates to the Harlestone Conservation Area where some permitted Development Rights are withdrawn from certain properties. This will mean that it may be necessary to submit a planning application for work which normally does not need one.

Consult the Planning Department of the local authority prior to undertaking any work to check whether your property is affected.

Ensure that any proposals are not in breach of restrictive covenants by Althorp Estate as set out in the Deeds of the property. Contact the Althorp Estate Office prior to the commencement of the proposed work or submission of a planning application as this may require the Estate's approval.

Design Guidelines

1. Any proposed development should be sympathetically designed and positioned such that it does not detract from or dominate the surrounding buildings, countryside, or views within, away from or towards the village or housing clusters.
2. The design and site layout of proposed new buildings should make adequate provision for off-road parking, where this can be achieved without harm to or loss of important spaces or boundary features (see also point 3 below) and any new garages should not be forward of the main building.
3. Residents and developers are encouraged to maintain the boundaries to their property and any new boundary erected should be in keeping with those existing. The removal of any boundaries, walls, hedges or fencing to give an open plan effect, should be discouraged.

Architectural detailing of boundaries should reflect the existing characteristics of the Parish such as low stone walling, decorative metal estate fencing and hedges comprising of native species.

4. Entrance gates should complement both the boundary treatment and the character of the surroundings. Gates should be at a scale which is appropriate to the context and avoid being noticeably ornate.
5. Trees are much valued, particularly in the Conservation Area, where they are afforded protection. Positive development can be enhanced by planting new trees and encouraging sympathetic landscaping.
6. The retention of historic surfaces in front of properties, where it exists, is important. Construction of large areas of hard surfacing in front of properties should be discouraged.
7. External decoration, particularly within the Conservation Area, should have regard to the Althorp Estate's prescribed colour which gives a feeling of continuity throughout the village.
8. In support of Policy H1, ii f. Light pollution should be minimised wherever practicable. Exterior lighting on buildings needs to be appropriate and sympathetic to the context and consistent with the density and output of the lighting used in the surrounding area. For example, where there is no street or footpath lighting, light spill or trespass may impinge directly on neighbouring properties causing loss of privacy and a subtle cumulative effect on the character of the rural landscape which tends to blur the distinction between urban and rural areas.

Further Guidance

Further guidance can be found in the Northamptonshire Countryside Design Guide produced by CPRE Northamptonshire Campaign to Protect Rural England in conjunction with Rockingham Forest Trust.

This guide has some very useful general points which will assist to focus attention on the local vernacular. It can be viewed or downloaded from

<https://www.cprenorthants.org.uk/copy-of-guidance>

APPENDIX 5
LIST AND MAP OF ADDITIONAL NON-DESIGNATED HERITAGE ASSEST

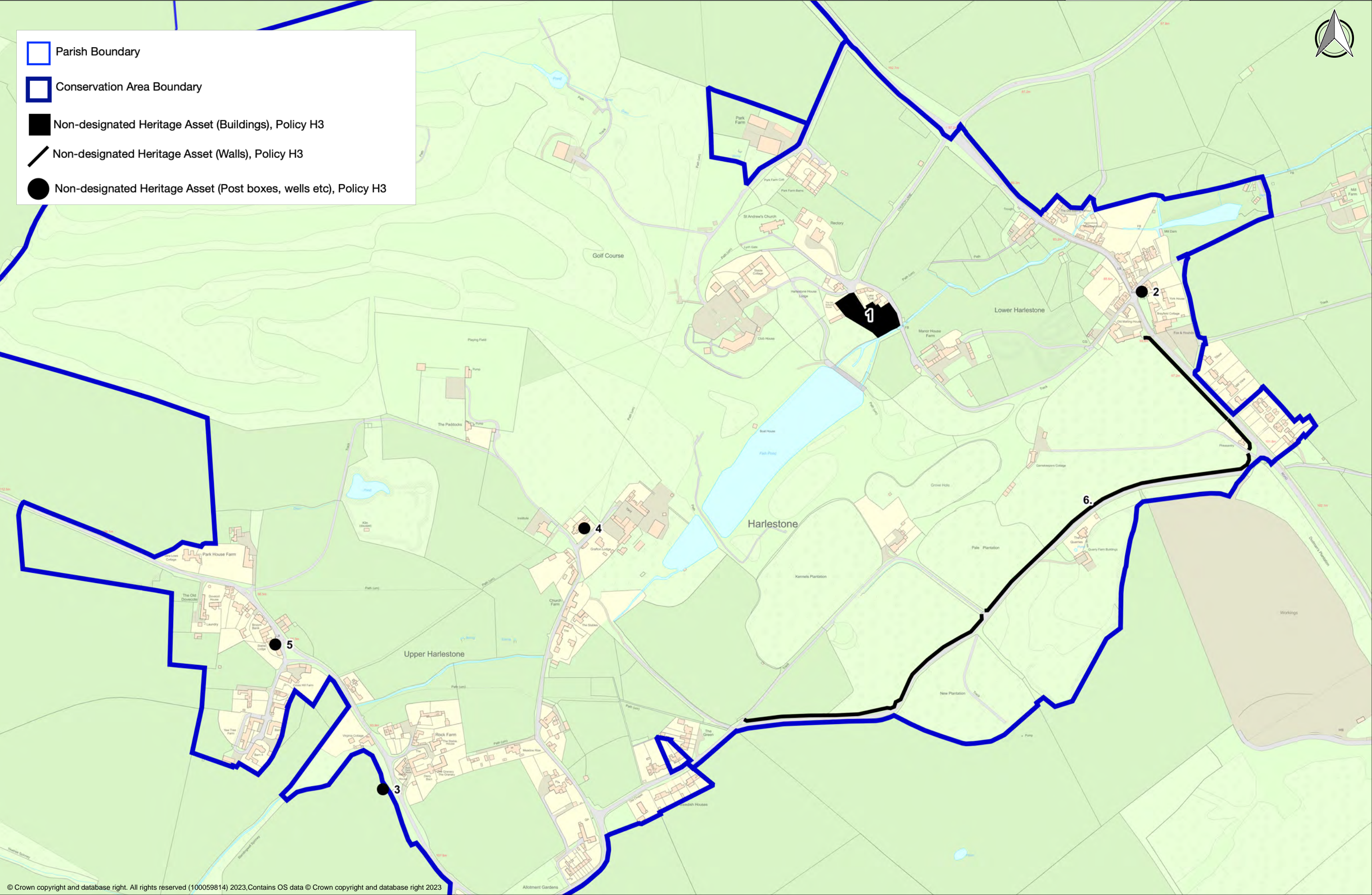
Parish Boundary

Conservation Area Boundary

Non-designated Heritage Asset (Buildings), Policy H3

Non-designated Heritage Asset (Walls), Policy H3

Non-designated Heritage Asset (Post boxes, wells etc), Policy H3



Additional Non-designated Heritage Assets identified by Policy H3

Lower Harlestone

1. Village School, Church Lane
2. Wall mounted ER Post Box east side of A428 near telephone kiosk

Upper Harlestone

3. Wellhead opposite 104/107
4. Wall mounted GR Post Box, Harlestone General Stores No. 58
5. Wall mounted VR Post Box, Stable Lodge, Cross Hill
6. Stone wall enclosing The Pheasantry running along New Road and the A428. This is a substantial part of the original wall to Harlestone Park dating to the construction of the mansion in 1715. It contributes to the character of the area and is a lasting testament to the grandeur and importance of Harlestone Park

APPENDIX 6
LIST AND MAP OF IMPORTANT PUBLIC VIEWS

IMPORTANT PUBLIC VIEWS

The villages of Upper and Lower Harlestone benefit from some remarkable views within the villages themselves, including historic buildings within particular settings and green and natural features such as the surviving parts of Harlestone Park, the various “closes” (created by the Enclosure Acts passed between 1750 and 1860) which form an integral part of the village along with notable areas of woodland.

The villages also enjoy outstanding views across the rural landscape from many points within the village looking out and similarly looking towards and into the village setting. Together, all these views reinforce and enhance the rural character of the settlement.

What the Conservation Area Appraisal and Management Plan 2017

“Spatially, Harlestone Parish is split into several character areas. These historic areas considered within this appraisal are the two villages of Upper and Lower Harlestone, and the intersecting landscape which divides them, formerly the site of Harlestone Park. These make up the historic core of the Parish.”

The appraisal identifies many “key” views and features with some locations having multiple distinctive views. The Appraisal divides the views in to two main groups being “short” and “long” views but also identifies some “glimpses”. The long views are further divided in to “external”, looking out of the village across the surrounding landscape and “internal”, looking in to the village from outlying vantage points.

The Appraisal concludes, that “the overall setting of the historic villages of Harlestone is characterised by long rural views of open landscape and heathland. The undulating line of the horizon and tree belts referred to, currently obscure development on the fringes of Northampton from views out of and into the village. Retaining this strong visual distinction provided by the uninterrupted rural views is crucial to maintaining the integrity and significance of the villages.”





What the residents say





The features of Harlestone that respondents to the Village Survey appreciate the most are the rural surroundings (97%) and historic character of the village (97%). The clear theme of the survey responses is that residents are opposed to any development that will change or diminish these features. This message is emphasised by the large majority of respondents, who say that it is ‘very important’ to protect the views into and from the village (92%) and protect the historic character of Harlestone village (93%) with a further focus being on protecting the “short” views such as the street scene (94%).





What the steering group says


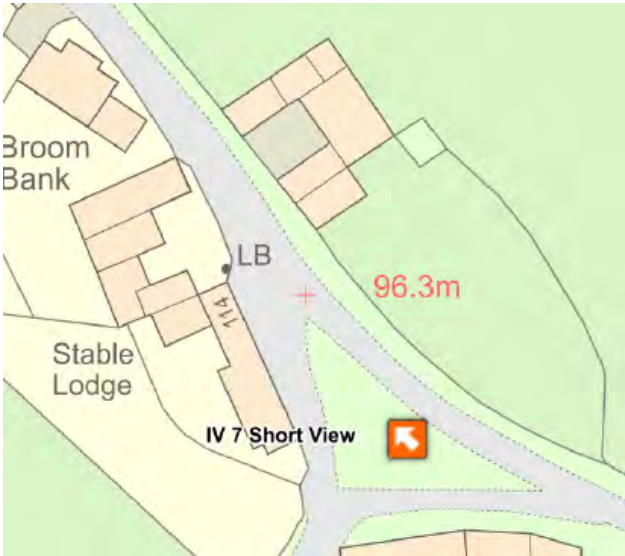


The Harlestone Character Area assessment demonstrates how views form an important component in terms of the distinctiveness of the villages and are assets which the community values and therefore should be protected from development.

The following table comprises those views that have been described as “important” in the Conservation Appraisal and Management Plan 2017 and views that are especially valued by the community (this table/list should not be regarded as exhaustive):





PLAN REF.	TYPE OF VIEW	DESCRIPTION OF VIEW	
IV1	SHORT VIEW	The Conservation Area Appraisal and Management Plan 2017 identifies this short view as one of importance and states “Winding short views through Lower Harlestone are channelled by the valley and the strong building line and low stone walling, which sit very close to the highway.”	 
IV2	SHORT VIEW	The Conservation Area Appraisal and Management Plan 2017 identifies this short view as one of importance and states “The significant of woodland on the fringe of the historic Harlestone Park Estate obscures the stable, the church and Manor Farm, creating unexpected and attractive short views”	 





IV3	SHORT VIEW	<p>The Conservation Area Appraisal and Management Plan 2017 identifies this identifies this short view as one of importance and states “Short views are afforded of the Builder’s Yard in Upper Harlestone to the south providing a distinctly different semi-industrial character in keeping with its purpose.”</p>	 
IV 4	SHORT VIEW	<p>The Conservation Area Appraisal and Management Plan 2017 states that short views continue as the road winds down through the village, channelled by the building line and often focusing on listed buildings such as Grafton Lodge, the village shop, Holly Cottage and the Butcher’s Cottage.”</p>	 





IV 5	SHORT VIEW	<p>The Village Store (please see above)</p>	 
IV 6	SHORT VIEW	<p>The Conservation Area Appraisal and Management Plan 2017 identifies this short view as one of importance and states “The curvature of the road reveals a succession of interesting and unexpected short views. These short views provide more detailed close ups of dwellings from various periods, such as the Upper Harlestone “Ten Cottages”</p>	 




IV 7	SHORT VIEW	<p>From the triangular green at the bottom of Cross Hill the Conservation Area Appraisal and Management Plan 2017 comments as follows:</p> <p>“Short views in this character area are concentrated on agricultural buildings, many of which are now residential. The building line channels the short views, creating an intermediate sense of enclosure before the landscape opens out of the village into wider, rural views.”</p>	   
IV 8	SHORT VIEW	<p>The Conservation Area Appraisal and Management Plan 2017 identifies this short view as one of importance and states “important short views open up on the lake and the boathouse.</p>	




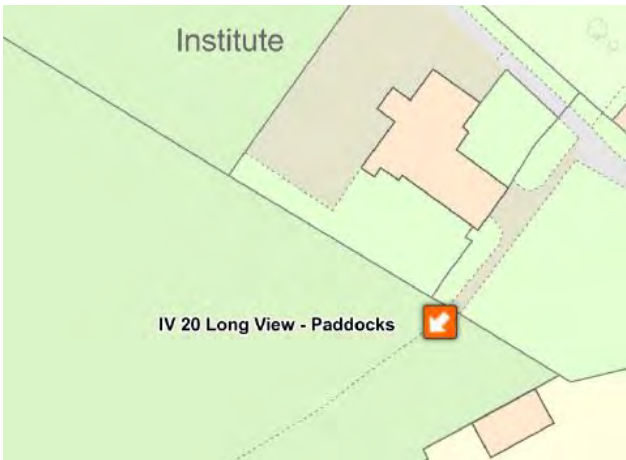
<p>IV 9</p>	<p>LONG VIEW</p>	<p>Harlestone is recognised for its “clusters” of historic buildings which provide many “short” views. A typical housing “cluster” in Lower Harlestone. In this example there is a long view of open countryside beyond.</p>	<div data-bbox="667 129 1225 499"> </div> <div data-bbox="667 533 1064 1108"> </div> <div data-bbox="667 1142 1259 1534"> </div> <div data-bbox="667 1568 1069 2045"> </div>
<p>IV 10</p>	<p>SHORT VIEW</p>	<p>Another typical housing cluster in Upper Harlestone</p>	


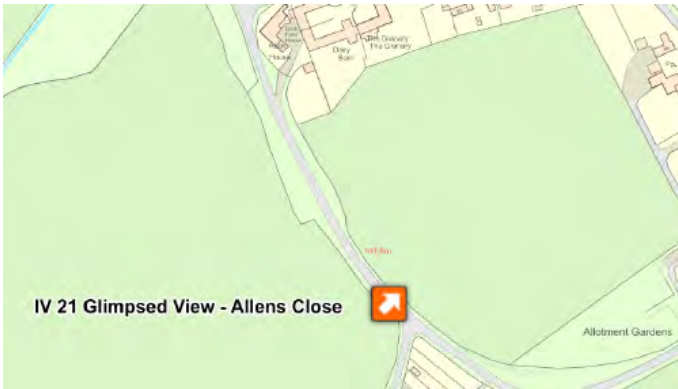


IV 11	LONG VIEW	A typical “cluster” of buildings viewed from the A428	 
IV 12	LONG VIEWS (Into the village of Lower Harlestone)	<p>The Conservation Area Appraisal and Management Plan 2017 identifies this “long” view as one of importance and states “Travelling north into Lower Harlestone along the A428 long views are channelled along the road by tree belts and stone walling, with glimpses of the rural horizon. Short views concentrate on key listed buildings, the estate “Ten Cottages” and the Fox and Hounds pub.”</p>	 





IV 13	LONG VIEW	<p>Conservation Area Appraisal and Management Plan 2017 identifies this long view as one of importance and states “long views open up westwards across agricultural land and quarry scars which pre-date the existing buildings, providing both aesthetic and historic interest. These views sweep North taking in glimpsed views, through trees and over fields, of Manor Farm, Harlestone Primary School, St Andrew’s Church and the Rectory”</p>	 
IV 14	<p>LONG VIEWS</p> <p>(Back in to the village of Lower Harlestone)</p>	<p>The Conservation Area Appraisal and Management Plan 2017 identifies this “long” view as one of importance and states “At the peak of the blind summit north of Lower Harlestone adjacent to the Brampton Road, long vistas back into Lower Harlestone focus on nestled rooftops to the south.</p>	 





IV 15	GLIMPSED VIEW	<p>The Conservation Area Appraisal and Management Plan 2017 states “glimpsed views of the church tower to the west are very important.”</p>	 
IV 16	<p>LONG VIEW</p> <p>(Looking West down Church Lane)</p>	<p>The Conservation Area Appraisal and Management Plan 2017 identifies this “long” view as one of importance and states “Views along Church Lane in the direction of the school have a more distinct rural character, giving a sense of travelling toward the wooded heart of the village.”</p>	 





IV 17	LONG VIEW	<p>The Conservation Area Appraisal and Management Plan 2017 identifies these “long” views as having importance and states</p> <p>“Long views across the Repton designed landscape from the golf clubhouse are characterised by the ornamental lake, strong individual and group plantations and the Grade II listed dam bridge.</p>	 
IV 18	LONG VIEW	<p>Conversely, views from this bridge stretch towards Upper Harlestone, obscured by trees in the distance. The parkland intersecting the two villages of Upper and Lower Harlestone is integral to the significance of their setting, and directly contributes to their group and individual aesthetic and historic interest.”</p>	 

IV 19	LONG VIEW	Harlestone Park	
IV 20	LONG VIEW	<p>The Conservation Area Appraisal and Management Plan 2017 identifies this long view as one of importance and states “ Leaving the parkland, emerging views of Upper Harlestone along local footpaths are very different in character to the formal designed landscape. From the initial flat promontory there are long views to the Paddocks and the Institute across grazing land. Beyond the Institute to the south and west are important long views of open fields and historic nestled building groups.</p>	  

IV 21	GLIMPSED VIEW	<p>The Conservation Area Appraisal and Management Plan 2017 states</p> <p>“Characteristic views in Upper Harlestone are defined by the distinctive loop connecting with Port Road. Long views from all points over the central, enclosed rural space are open and afford glimpsed views down towards the rears of village properties.”</p>	 
IV 22	LONG VIEW	<p>The Conservation Area Appraisal and Management Plan 2017 states</p> <p>“Around the triangular green at the junction with Cross Hill in Upper Harlestone, long views stretch up over agricultural land toward the brickfield spinney.”</p>	 

IV 23	LONG VIEW	<p>The Conservation Area Appraisal and Management Plan 2017 states</p> <p>“Long views from the north across the parkland show the designed landscape and contribution of mature tree belts to full effect.”</p>	 
IV 24	LONG VIEW	<p>The Conservation Area Appraisal and Management Plan 2017 states</p> <p>The transitioning views along Port Road, from open vistas to enclosed hedgerow framed views, enhances the seclusion of Upper Harlestone.</p>	 

IV 25	LONG VIEW	Outward view to the south west of Upper Harlestone across open countryside	 
IV 26	LONG VIEW	Out of the village of Upper Harlestone over open to the east.	 

IV 27	SHORT VIEW	An attractive avenue of beech trees within a predominantly coniferous belt of woodland	 
IV 28	LONG VIEW	Mill Farm Lower Harlestone within the foreground and Railway Cottages in the distance beyond	 

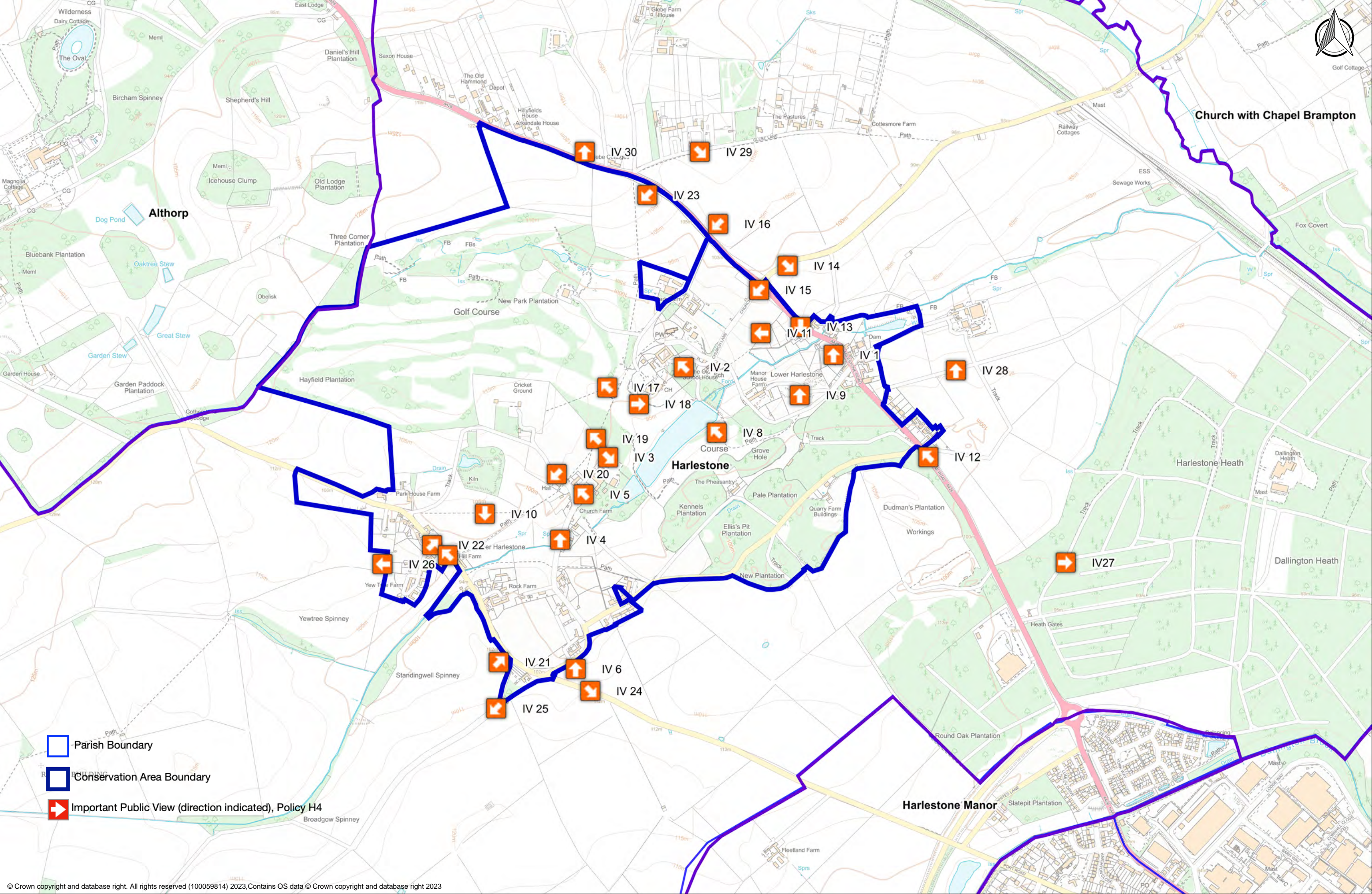
IV 29	LONG VIEW	Harlestone Heath viewed from Glebelands	 
IV 30	LONG VIEW	Towards Holdenby viewed from Glebelands	 

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INDEX OF IMPORTANT VIEWS (The following table of views should not be taken as an exhaustive list)

Ref. No.	Type of View	Name of View	Identified by whom?
IV 1	Short View	Cottages in Lower Harlestone	Conservation Area Appraisal and Management Plan 2017
IV 2	Short View	The Stables	Conservation Area Appraisal and Management Plan 2017
IV 3	Short View	Builders Yard Upper Harlestone	Conservation Area Appraisal and Management Plan 2017
IV 4	Various Short Views	Grafton Lodge and Holly Cottage	Conservation Area Appraisal and Management Plan 2017
IV 5	Various Short Views	Village Shop and Butchers Cottage	Conservation Area Appraisal and Management Plan 2017
IV 6	Short View	Ten Cottages	Conservation Area Appraisal and Management Plan 2017
IV 7	Short View	Agricultural Buildings	Conservation Area Appraisal and Management Plan 2017
IV 8	Short View	The Lake	Conservation Area Appraisal and Management Plan 2017
IV 9	Long View	Typical Housing Cluster	Harlestone Neighbourhood Plan Steering Group
IV 10	Short View	Typical Housing Cluster	Harlestone Neighbourhood Plan Steering Group
IV 11	Long View	Typical Housing Cluster	Harlestone Neighbourhood Plan Steering Group
IV 12	Long View	North west in to Lower Harlestone	Conservation Area Appraisal and Management Plan 2017
IV 13	Long View	South towards Agricultural Land and Quarry Scars	Conservation Area Appraisal and Management Plan 2017
IV 14	Long View	South east towards the roof tops of Lower Harlestone	Conservation Area Appraisal and Management Plan 2017
IV 15	Glimpsed View	St Andrews Church	Conservation Area Appraisal and Management Plan 2017
IV 16	Long View	Church Lane	Conservation Area Appraisal and Management Plan 2017
IV 17	Long View	Harlestone Park	Conservation Area Appraisal and Management Plan 2017
IV 18	Long View	Harlestone Park	Conservation Area Appraisal and Management Plan 2017
IV 19	Long View	Harlestone Park	Conservation Area Appraisal and Management Plan 2017
IV 20	Long View	Fields and historic nestled buildings	Conservation Area Appraisal and Management Plan 2017
IV 21	Glimpsed View	Allens Close	Conservation Area Appraisal and Management Plan 2017
IV 22	Long View	Brickfield Spinney	Conservation Area Appraisal and Management Plan 2017
IV 23	Long View	Repton landscape	Conservation Area Appraisal and Management Plan 2017
IV 24	Long View	Port Road	Conservation Area Appraisal and Management Plan 2017

IV 25	Long View	South West across open countryside	Harlestone Neighbourhood Plan Steering Group
IV 26	Long View	West across open countryside	Harlestone Neighbourhood Plan Steering Group
IV 27	Short View	An attractive avenue of beech trees within the Firs	Harlestone Neighbourhood Plan Steering Group
IV 28	Long View	Mill Farm Lower Harlestone within the foreground and Railway Cottages in the distance beyond	Harlestone Neighbourhood Plan Steering Group
IV 29	Long View	Harlestone Heath viewed from Glebelands	Harlestone Neighbourhood Plan Steering Group
IV 30	Long View	Across the valley towards Holdenby viewed from Glebelands	Harlestone Neighbourhood Plan Steering Group



APPENDIX 7
LIST AND MAP OF DESIGNATED LOCAL GREEN SPACES

LOCAL GREEN SPACE

What the Planning Legislation says:

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. It adds that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Furthermore, it stresses that planning policies should protect and enhance public rights of way and access.

The Framework also introduces the concept of Local Green Spaces. Through Neighbourhood Plans, local communities are invited to identify for special protection green areas of particular importance to them. By designating land as Local Green Space new development is ruled out other than in very special circumstances. It adds that Local Green Spaces should only be designated when a Plan is prepared or reviewed and be capable of enduring beyond the end of the Plan period.

The National Planning Framework states that “The Local Green Space” designation should only be used where the green space is:



- a) in reasonably close proximity to the community it serves.
- b) 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
- c) local in character and is not an extensive tract of land.

Harlestone Parish Council have designated the following areas as Local Green Space.

LIST OF DESIGNATED LOCAL GREEN SPACES

Ref. No.	Name/location	Area Hectares/acres
LGS 1	The Green	0.09 ha (0.22 ac)
LGS 2	The Paddocks (Playing fields)	3.49 ha (8.62 ac)
LGS 3	The Allotments	0.31 ha (0.78 ac)
LGS 4	Willow Paddock	0.46 ha (1.15 ac)

Justification for designation of these areas as Local Green Spaces is given below:

<p>LGS 1 The Green</p>	<p>0.22 acres (0.09 ha)</p> <p>A small green area located to the front of numbers 1-6 The Green</p> <p>It is owned by West Northants Council</p>	<ul style="list-style-type: none"> • This small green space is dedicated as an amenity area for leisure purposes, games picnics etc. • It is the only such space in the village as Harlestone does not have a designated village green. • In 2018 an oak tree, donated by Althorp Estate was planted at the centre of The Green to commemorate the 100 years Armistice of WW1.  
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<p>LGS 2</p> <p>THE PADDOCKS</p> <p>(Harlestone Playing fields)</p>	<p>8.62 acres</p> <p>(3.49 ha)</p> <p>This area of land is owned by Althorp and leased to Harlestone Parish Council to be used as playing fields.</p>	<ul style="list-style-type: none"> • The playing fields are located at the heart of the community and is an important community facility. It contains a childrens' play area, cricket ground with pavilion and football pitches. • It is important for its history and recreational value. It is used by the local cricket team and local youth football teams. • It has historical interest in that a high sandstone wall encloses the whole site which was originally part of Harlestone Park and the paddocks for Robert Andrew's horse breeding activities and later used for the Spencer family racehorses. A plaque set into the stone wall commemorates the life of the famous racehorse Cotherstone which won the 2000 guineas at Newmarket and the Derby Stakes at Epsom in 1843. The current Viscount has recently had the plaque renovated. <div data-bbox="512 813 1297 1332"> </div> <div data-bbox="512 1373 1326 1928"> </div>
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LGS 3**THE
ALLOTMENTS****0.78 acres**

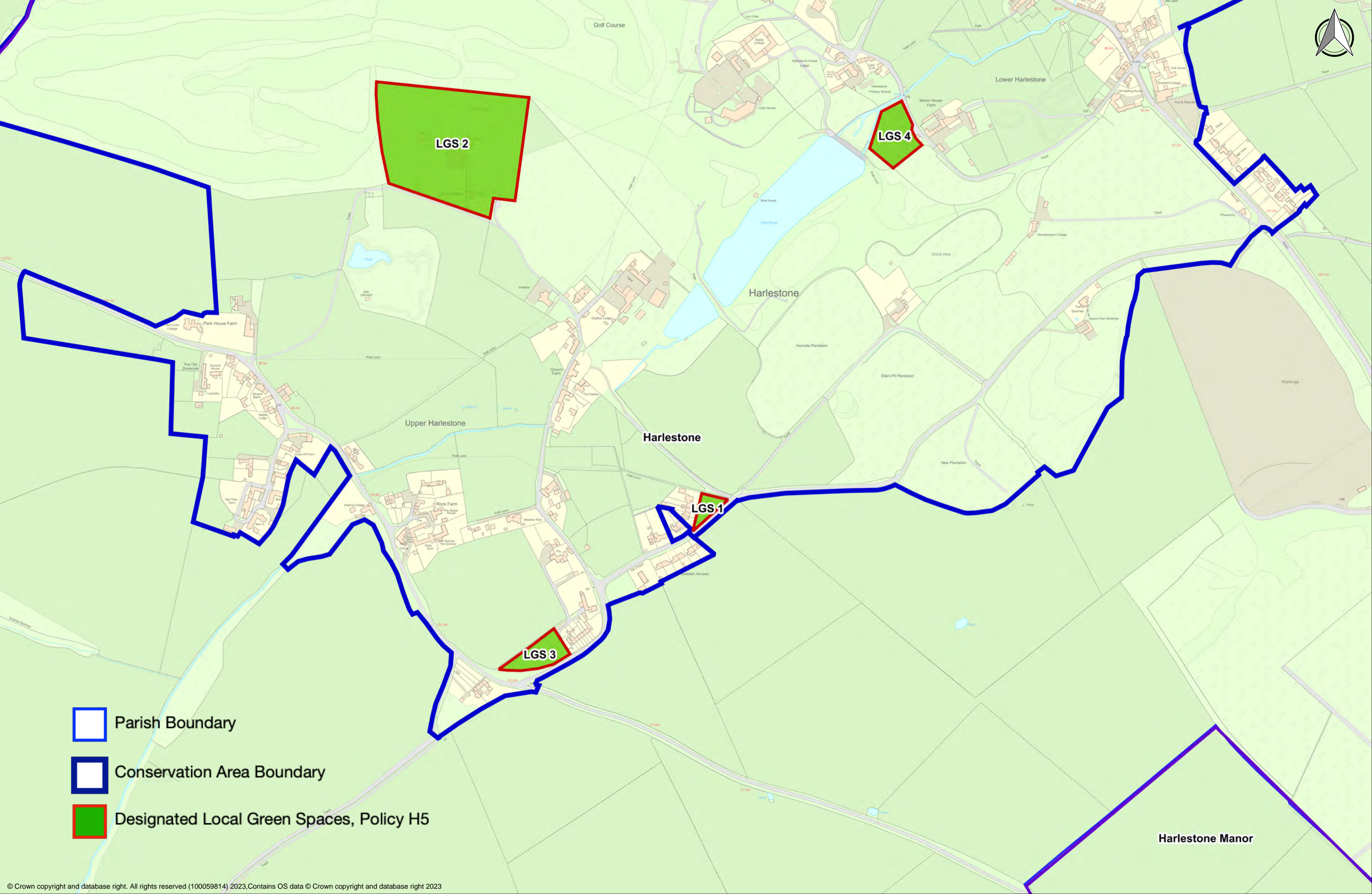
(0.31 ha)

This area is situated within the confines of Upper Harlestone village and has been divided into eight separate plots. The area is leased from the Althorp estate and full occupancy has been achieved.

- A thriving community facility run by the Parish Council.
- Used for gardening and horticulture, It has great amenity value to the Community and is a valuable leisure/recreational facility.



<p>LGS 4</p> <p>Willow Paddock</p>	<p>1.15 acres (0.46 ha)</p> <p>It is owned by Althorp and held by the Parish Council on licence.</p>	<ul style="list-style-type: none"> • A small community wildflower meadow project situated between the two villages and with public footpath (shown below with a blue arrowed line) to the eastern boundary which allows it to be enjoyed by both villagers and visiting walkers. • It has enormous amenity value to the Community being intended to encourage wild flower areas, tree planting and biodiversity. • A community project to create a wildflower meadow was successfully completed last year. With the help of the local farmer and his tractor the villagers cleared the site and the seeds were sown by the local school children. • It is an excellent vantage point for viewing The Park bridge and lake, please refer to Appendix 6; Important Public Views IV8. <div data-bbox="608 871 1302 1330">  </div> <div data-bbox="510 1366 1233 1951">  </div>
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APPENDIX 8
GLOSSARY OF TERMS

GLOSSARY OF TERMS

Affordable Housing Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes;** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Archaeological interest There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Biodiversity The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Conservation Area: An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Consultation Statement Consultation statements explain and demonstrate how engagement took place with the community and others to shape the development of the neighbourhood plan. The consultation statement will include and summarise all the statutory (i.e. the pre-submission consultation) and non-statutory consultation that has taken place with the community, organisations and other relevant bodies to develop the plan.

Designated heritage asset A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development Plan A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. This includes adopted Local Plans, neighbourhood plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

Flood Risk Assessment An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Green Infrastructure A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Heritage Asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Highway Authority Highways authorities are responsible for producing the local transport plan and for managing existing or proposed new local roads in the area. Bedford Borough Council is the local highway authority.

Historic environment All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged and landscaped and planted or managed flora.

Housing Needs Survey The survey is an integral part of planning for future housing requirements. It is an independent produced document which identifies the housing needs of people in their locality including type, size and tenure.

Infrastructure Basic services necessary for development to take place: for example roads, electricity, sewerage, water, education and health facilities.

Listed Building. A building of special architectural or historic interest. Listed buildings are graded I,II* or II with Grade I being the highest. Listing includes the interior as well the exterior of the building and any buildings or permanent structures within the curtilage of that listed building.

Local Plan Authority The public authority whose duty it is to carry out specific planning functions for an area. The Local Planning Authority is West Northamptonshire Council.

Local Plan A plan for the future development of a 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. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Localism Act The Localism Act has devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.

Material Consideration A matter that should be taken into account in deciding a planning application or an appeal against a planning decision.

National Planning Policy Framework (NPPF) The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people can produce their own Neighbourhood Development Plans.

Neighbourhood Plans A plan prepared by a Parish Council or Neighbourhood Forum for a particular Neighbourhood (made under the Planning and Compulsory Purchase Act 2004).

Open Space All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Parish Council Parish Councils are the first tier of Local governance, and the closest to the community. Parish Councils are elected bodies and have the power to raise taxes via the precept. Their responsibilities vary.

Planning Condition A condition imposed on a grant of planning permission (in accordance with the Town and Country Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation A legal agreement entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Permission Formal approval sought from a local planning authority allowing a proposed development to proceed. Permission may be sought for in principle through outline planning applications, or sought in detail through full planning applications.

Public Open Space Urban space, designated by a council, where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role (for example amenity, ecological, educational, social or cultural images).

Rural Exception Site Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seeks to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where residential to enable the delivery of affordable units without grant funding.

Saved Policies/Saved Plan Policies within unitary development plans, local plans and structure plans that are saved for a time period during replacement production of Local Development Documents.

Section 106 Agreement A legal agreement under section 106 of the 1990 Town and Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertaking offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

Setting of a heritage asset The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Supplementary Planning Documents (SPD) Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the Development plan.

Supplementary Planning Guidance (SPG) Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.

Sustainability Appraisal An appraisal of the economic, environmental and social effects of a plan, from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Windfall Site Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.