



GRETTON

**Gretton
Neighbourhood
Plan**

2019 – 2031



Contents

Appendices.....	4
Foreword.....	5
Section 1 Background and Context.....	6
Introduction	6
How The Plan Was Prepared	7
How The Plan Fits Into The Planning System.....	8
The Plan and What We Want it to Achieve	8
Community Actions.....	9
How The Plan Supports Sustainable Development	9
Section 2 Gretton.....	11
A Brief History of the Parish.....	11
Gretton Parish Profile	15
Section 3 Community Engagement	17
Open Event.....	17
Community Questionnaire	18
Theme Groups.....	18
Further Open Event	19
Section 4 A Vision For Gretton.....	20
Section 5 Housing and Built Environment	21
Introduction – ‘the past makes the present’	21
The Future Direction	22
Meeting Future Housing Need.....	23
The Community’s View	24
Housing Allocations – Building Out the Most Sustainable Sites.....	25
Limits to Development.....	26
Ensuring Excellent Housing Design	28
Affordable Housing	29
Standards of Accessibility	29
Windfall Sites	29
Housing Mix	30
Section 6 Natural and Historic Environment	32
Existing Environmental Designations.....	33

Environmental Inventory	33
Buildings and Structures of Local Significance	43
General Policies.....	48
Section 7 Community Sustainability	57
Community Assets - Bringing the Community Together	57
Education	57
Village Hall and Events.....	58
Section 8 Village Communications	62
Section 9 Transport and Road Safety	63
Section 10 Business and Employment	66
Section 11 Monitoring and Review.....	70
Glossary.....	70

Appendices

- I. Basic Condition Statement
- II. Statement of Consultation
- III. Housing Needs Report
- IV. Census Data
- V. Site Sustainability Assessments
- VI. Gretton Housing Design – A reference document of community aspirations and suggestions
- VII. Environmental Inventory
- VIII. Local Heritage Assets
- IX. Important Views
- X. Statutory Designations, Historic Environment
- XI. Corby Road Report

Foreword

On the 2nd November 2016, Gretton Parish Council was successful with its application to Corby Borough Council (CBC) to become a Qualifying Body for the preparation of a Neighbourhood Plan. The Designated area was the existing Parish Council boundary.

The Parish Council has produced the Gretton Neighbourhood Plan with assistance from a Steering Committee including Parish Council members, community volunteers, and help from the Borough Council and other agencies.

The Gretton Neighbourhood Plan will form the basis for planning decisions applicable to Gretton Parish, up to 2031, together with the policies in the National Planning Policy Framework (NPPF), which embrace the whole of the country and the North Northamptonshire Joint Core Strategy (NNJCS) which was adopted in July 2016. CBC as the Local Planning Authority will continue to determine planning applications, but they will have to consider the policies in the Neighbourhood Plan when reaching their decision.

The Gretton Neighbourhood Plan reflects community-wide comments, observations and concerns about its future, bringing them together with census information, strategic and statistical evidence into a document that mirrors the community's overwhelming desire to make Gretton an even better place to live, both now and for future generations.

The Plan sets out a vision with aspirations and planning policy aims to help shape future development in Gretton. The policies aim to address key concerns raised by local people including protecting the character of the village and the surrounding area. Some of the issues raised cannot be directly addressed by planning policies within the Neighbourhood Plan but are included as 'Community Actions'.

Community Open Events have been well attended and a questionnaire was completed by numerous local people. Alongside membership of the Steering Committee has been the establishment of several 'Themed Groups'. This has enabled local people to be involved at a level to reflect their circumstances to contribute to identifying the changes that the local community wishes to see in Gretton. We are grateful to Officers at CBC and the wider community for their involvement in the development of the Gretton Neighbourhood Plan.

Gretton is an attractive and popular place in which to live, and the contribution from people who care about their community and want to make it better for generations to come is greatly appreciated. The Gretton Parish Council would like to thank all of the people who have been a part of making this Neighbourhood Plan possible through their support, both directly and indirectly.

Jacki Lilley

*Chair, Gretton Neighbourhood Plan
Steering Committee*

July 2019

Frances Woolston

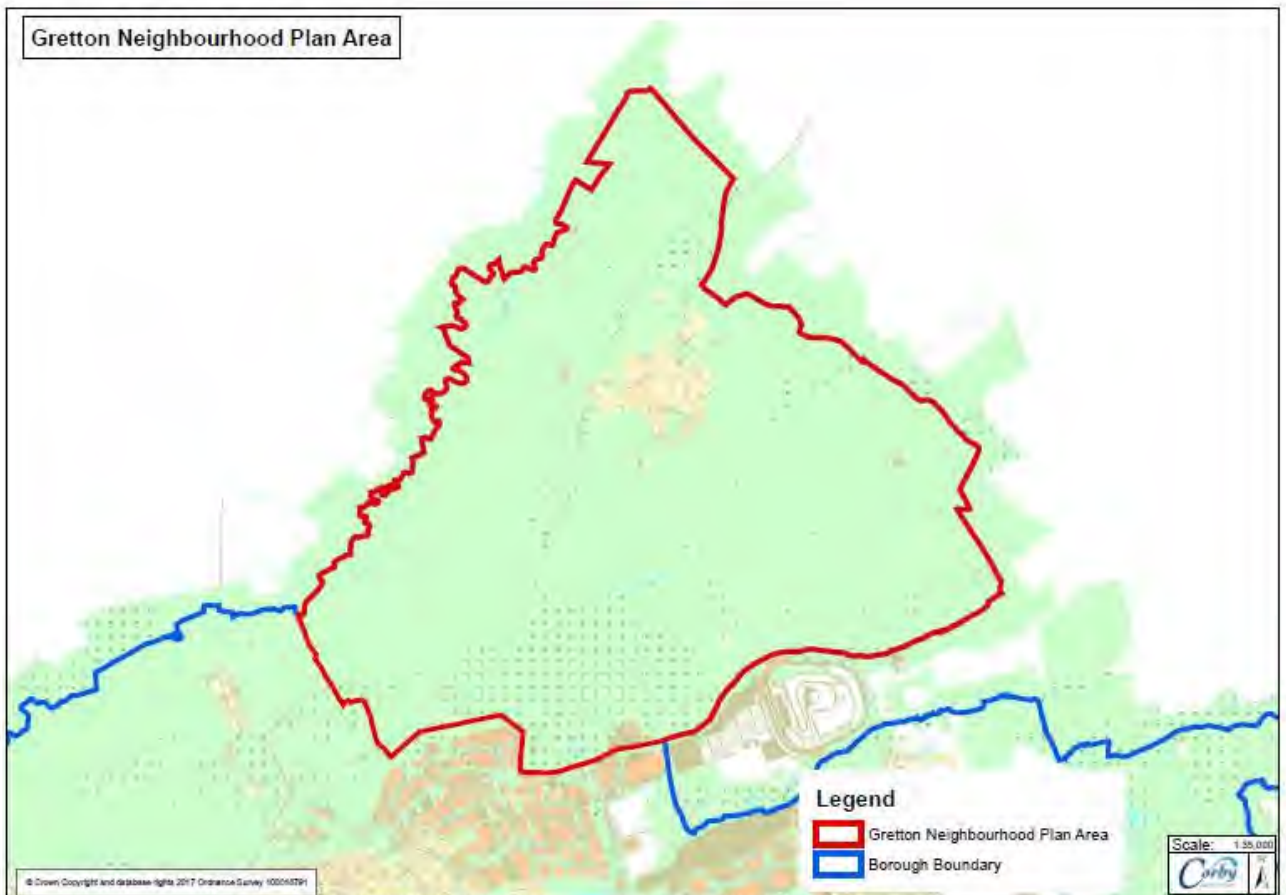
Chair, Gretton Parish Council

Section 1 Background and Context

Introduction

- 1.1 As a key part of the Government’s Localism agenda, a Neighbourhood Plan is a new type of planning document that gives local people greater control and say over how their community develops, now and in the future. This includes, for example, where new homes and businesses should be built; what new buildings and extensions should look like and which areas of land should be protected from development.
- 1.2 As the *Plain English Guide to the Localism Act 2011* states, “Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live”.
- 1.3 This Neighbourhood Plan (referred to as “The Plan” in this document) covers the whole of the Parish of Gretton. It sets out a long-term approach for the development of Gretton and sets out clear development-related policies to realise this.

Figure 1 Designated area



- 1.4 In preparing a Neighbourhood Plan a community is not working from ‘a blank piece of paper’. Legislation requires that the Plan, and the policies it contains, must be prepared in a prescribed manner; in particular, the policies must be in general conformity with relevant national and boroughwide (i.e. Corby) approved strategic planning policies.
- 1.5 The Plan has been through a pre-submission consultation stage and was sent to statutory and local consultees as well as being made available to the local community for comment prior to being formally submitted to CBC in June 2020, who undertook a further round of consultation.
- 1.6 Having successfully passed this stage, it then went to an Independent Examiner, who checked to see that it had been prepared in the prescribed manner. Corby Borough Council accepted the examiner’s recommendations that the Plan be put forward to referendum, subject to a number of modifications which were made by the Council. Those on the electoral register in the Gretton Parish will be invited to vote on whether or not they support it. Over 50% of those voting must approve it for the Plan to become a ‘Made’ statutory planning document.
- 1.7 Whilst planning applications will still be determined by CBC, and in special circumstances Northamptonshire County Council (NCC), the production of a Neighbourhood Plan will mean that they must have regard to the provisions of the Plan and the relevant locally formulated criteria when reaching planning decisions that affect the Gretton Parish. This means that the residents of the Parish will have a far greater control over where development takes place, and what it looks like.

How The Plan Was Prepared

- 1.8 The Plan has been prepared by the Gretton Neighbourhood Plan Steering Committee.
- 1.9 This Steering Committee comprises members of the local community and the local Parish Councillors, with the support of CBC and Neighbourhood Plan Consultants *Yourlocale*. The Plan was prepared under direction of Gretton Parish Council (the accountable body for the Plan).
- 1.10 The Plan is based on a range of evidence sources. This includes statistical information gathered through the Census as well as engagement through community consultation. The preparation of the Plan has had regard to the NNJCS and the evidence gathered in the preparation of the Part 2 Local Plan for Corby, expected to be adopted in Spring 2021.
- 1.11 Effective and extensive consultation has been at the heart of the preparation of the Plan. This is key to ensuring that the Plan fully reflects local need and priorities. There have been a variety of consultation exercises over the last two years, at which many local people have taken part. These have included drop-in sessions, a questionnaire, and a series of focused meetings on specific topics with residents and stakeholders.

How The Plan Fits Into The Planning System

- 1.12 The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation.
- 1.13 Neighbourhood Plans need to conform to national planning policies and the strategic policies contained in the development plan. In the case of Gretton which lies within the Borough of Corby, this comprises the JCS which is the strategic Part 1 Local Plan, which covers, Corby, Kettering, East Northamptonshire and Wellingborough (which will form North Northamptonshire from April 2021). At the local level, the key planning document which the Neighbourhood Plan has also had regard to is the emerging Part 2 Local Plan for Corby.
- 1.14 The revised timescale for the production of the new Part 2 Local Plan for Corby 2011-2031 (which will replace the saved policies from the 1997 Corby Local Plan) now estimates it will be Adopted in Spring 2021. However, the Neighbourhood Plan Steering Group considered it expedient to proceed with the Neighbourhood Plan based on the best available evidence, including that contained in the emerging Part 2 Local Plan and its associated evidence base.
- 1.15 Also important is the NPPF which sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to encourage sustainable development and details three dimensions to that development:
- economic – policies should contribute to economic development;
 - social – policies should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high-quality built environment with accessible local services; and
 - environmental – policies should contribute to protecting and enhancing the natural, built and historic environment.

The Plan and What We Want it to Achieve

- 1.16 The Plan covers the period up to 2031, a timescale which deliberately mirrors that of the JCS, and also the Part 2 Local Plan for Corby when adopted.
- 1.17 The main purpose of the Plan is not to duplicate national or district-wide (i.e. Corby) planning policies, but to sit alongside these, to add additional or more detailed policies specific to the Gretton Parish. Where there are national and district-wide planning policies that meet the needs and requirements of the Parish they are not repeated here.
- 1.18 Instead, the Plan focuses on those planning issues which consultation shows matter most to the community, and to which the Plan can add the greatest additional value. These include policies that:

- Ensure that development takes place in the most sustainable locations;
- Encourage the appropriate types of development that meet local needs;
- Protect important buildings and structures of historic and architectural interest;
- Protect important community facilities and shops;
- Promote high quality design in new developments;
- Protect the countryside and the special landscape; and
- Protect open spaces that are important to the community and the wildlife.

1.19 Furthermore, these locally formulated policies will be specific to Gretton Parish and reflect the needs and aspirations of the community.

1.20 It is important to note that when using the Plan to form a view on a development proposal or a policy issue the whole document and the policies contained within it must be considered together.

1.21 While every effort has been made to make the main parts of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal, so that it complies with statutory requirements.

1.22 The Plan will be kept under review and may change over time in response to new and changing needs and requirements.

Community Actions

1.23 This Neighbourhood Plan includes a number of Community Actions. These are aspirations expressed by the Gretton community during the preparation of the Neighbourhood Plan. They are not policies; they involve non-land use policy matters that do not form part of the Neighbourhood Plan, but are included for information.

How The Plan Supports Sustainable Development

1.24 The key national planning document, the NPPF, states the purpose of the planning system is to contribute to sustainable development.

1.25 The goal of sustainable development is to enable all people to satisfy their basic needs and to enjoy a better quality of life, without compromising the ability of future generations to meet their own social, economic and environmental needs.

1.26 The NPPF carries a presumption in favour of sustainable development. It states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated. In accordance with this, the Plan's aims and policies are centred on the achievement of sustainable development, including by, for example:

a) Economic

- To protect existing employment uses;
- To ensure effective broadband coverage and speeds in new development;
- To support appropriate small-scale farm diversification and business development; and
- To encourage appropriate start-up businesses and home working.

b) Social

- To safeguard designated open space for the enjoyment of residents;
- To protect existing community facilities; and
- To deliver a mix of housing types, so that it can meet the needs of present and future generations.

c) Environmental

- To ensure that housing development is of the appropriate quantity and type in the appropriate location, so that it does not harm but instead positively reflects the existing and historic character of the area;
- To protect important open spaces from development,
- To ensure that the design of development enhances the Parish's special character and identity;
- To protect and, where possible, improve biodiversity and important habitats; and
- To make provision for improved pedestrian and cycling facilities, as appropriate.

Section 2 Gretton

A Brief History of the Parish

“A nation which has forgotten its past can have no future” - Winston Churchill

- 2.1 Gretton, a name which means a great or large farm or village, is situated on the prehistoric Jurassic Way. Fresh water is available from the many springs on this hillside, making an ideal stopping place for early traders and settlers from about 700BC.

Iron Age and Roman

- 2.2 Greenstone and flint axes have been found in the parish, as have fragments of iron-age pottery and a hoard of 48 currency bars dating from the 1st century BC. Roman items have also been found including sherds of grey Nene Valley pottery and roofing tiles, as well as fine Samian Ware. A 2nd century pot, found by a villager at the end of the 19th century, is on display at the Village Hall. A find of iron slag indicates that iron smelting was going on. It is possible that an Iron-age fort existed on Harborough Hill.
- 2.3 Wild prehistoric woodland of ash, elm, small-leaved lime and oak meant that there was plenty of mature timber for simple buildings and for making charcoal for the smelting kilns. Stone near the surface could also be used for buildings, and land so cleared could be used for simple agriculture. Grain could be grown and cattle reared.

Anglo-Saxon

- 2.4 Following the Romans were the Anglo-Saxons who had spread right across England by the end of the 8th century AD. They developed the three open-field system of agriculture, where each farmer had one or more strips in each field. A system of crop rotation was practiced so that each field had a single crop each year, either grain, beans or fallow. The method of ploughing using oxen developed the ridges and furrows which can still be seen in some of the fields in the parish today.

Norman

- 2.5 The earliest known written record of the village is in the Domesday Book. After William the Conqueror defeated Harold II at the Battle of Hastings in 1066 he sent clerks throughout England to make a record of what he considered his property and to establish how much tax he could extract. Gretton is recorded as having about 460 acres of land, 20 acres being permanent meadow, and a small area of woodland. There was a water mill, very necessary for grinding grain, and a priest, so there must have been a church. The whole was valued at £20, twice the

value of Corby at that time. The Domesday Book went on to record that “very much is lacking from this manor which belonged to it before 1066, both in woodland and iron workings and in other payments.”

- 2.6 King William I was also instrumental in developing hunting forests which were for the sole use of him and his friends. Rockingham Forest, stretching from Stamford to Northampton, was one such forest. There were very heavy penalties for anyone daring to take wood or hunt game and strict rules about pigs being allowed to eat acorns in the autumn.

Church

- 2.7 A church has been a permanent feature of the village for over 1,000 years. The church that existed at the time of the Domesday survey has gone and the present building was started in the early 12th century. The perpendicular tower was added in the 15th century and the east window dates from the 14th century. The 13th century chancel was raised to provide a crypt for the storage of the Hatton sarcophagi in the 17th century.
- 2.8 A Non-conformist Meeting House operated in a cottage at the top of Clay Lane in the 18th century until the Baptist Chapel was built in 1824. A Wesleyan Chapel was privately built in Craxford Road at the end of the 19th century. It never attracted good congregations and was turned into cottages before being demolished in the 1960s.

The Manor House – Hall Field

- 2.9 The site of the Manor House, fishponds and mounds, lies north of the church. This is located on a slope falling steeply to the river Welland 94 metres and 107 metres above Ordnance Datum. The upper part is on limestone, the slope to the north-west is lias clay. On the 1587 map of the village it is marked as ‘Hall Yarde’. Accompanying notes state the ‘yarde’ was divided into two parts where sometime stood the Manor House. Local tradition states that much worked stone has been removed from the site to build houses in the surrounding area.
- 2.10 Down the steep slope to the west is a large fish pond. This would have been filled with spring water which breaks out where it meets the underlying clay. The pond was formed by a large rectangular depression cut back into the slope with a massive dam 3 metres high. Smaller ponds are linked to it at the north-east corner.

Kirby Hall, the Hattons and Royal connections

- 2.11 The Hatton family connection with Gretton began in 1578 when Sir Christopher Hatton, one of Queen Elizabeth I favourites and the Chancellor of the Exchequer, bought Kirby Hall from Sir Humphrey Stafford. Sir Christopher, in order to impress her majesty, made many improvements to the house but nevertheless Queen Elizabeth never visited it. Sir Christopher devoted himself to the service of the Queen and never married, so the hall was left to his

nephew, Sir William Hatton and the house stayed in the ownership of the Hatton family during the 17th and 18th centuries. Early in the 17th century, King James I visited and later, Sir Christopher Hatton “the gardener”, Governor of Guernsey, developed the beautiful formal gardens. Unfortunately, the house suffered a severe decline in the 19th Century, when the family no longer lived there. Lead was taken, the roofs were stripped and the place became a picturesque and romantic ruin, which people visited on day trips into the countryside. In the 1930s it was taken over by the Ministry of Works, and is now owned and maintained by English Heritage.

Employment and Agriculture

- 2.12 Gretton has always been an agricultural village, sitting as it does, in the middle of arable fields and meadows with some woodland. Until the 1870’s most men were employed on the land in one form or another, or in trades related to agriculture and daily living. The 1871 Census returns show 28 farmers with 164 agricultural labourers, six shepherds and a grazier. For centuries the village was virtually self-sufficient so essential people were butchers (who also slaughtered their animals) and bakers, a miller, boot-makers, carpenters and a wheelwright (who was also a coffin-maker and funeral director), beer sellers and an inn keeper, a maltster, blacksmiths, stone masons, a brickmaker, parchment makers and fellmongers, small shop-keepers, a saddler and a tailor, a schoolmaster and a policeman, and a vicar with a curate. Pedlars and hawkers were regular visitors and a doctor came from Great Easton when required.
- 2.13 During the 1870 the Kettering to Nottingham railway was being built by the Midland Railway Company to provide a line with a gentle gradient for the heavy coal trains from the Nottinghamshire coalfields to London. Many of the labourers turned into navvies because it was regular work, as long as it lasted, and the pay was better. By the time of the 1891 census the number of farmers had reduced by five and the number of agricultural labourers had gone down to 50. The other farm workers had become ironstone labourers in the newly opened quarries, railway platelayers, builders and general labourers.
- 2.14 A big change in the agricultural scene took place with the Enclosure Award by Act of Parliament in 1837. This meant that strips in the open field were exchanged and consolidated into square or rectangular fields separated by quick-thorn hedges. Many hedges have since been removed to facilitate the use of large modern machinery.

Milling

- 2.15 The water mill operated from pre-Norman times until the 1930s, though was probably rebuilt several times. It was demolished in the mid-20th Century. When the Winchilsea estate map of 1587 was drawn it showed a windmill, in the form of a wooden post-mill, next to the water mill. No further trace of it has been found and there is no mention of the windmill in 1878 when the Winchilsea estate was offered for sale.

Water and Electricity

- 2.16 Being situated on a spring line there has always been a good supply of fresh water. Many properties had their own wells, though the quality of water was sometimes suspect. Public supplies of good drinking water were available from water troughs behind the church and at West Wells (top of Clay Lane). When Council houses were built in Kirby Road (formerly Backside) after World War I public pumps were provided at either end of the road. Mains water and sewage drainage arrived in the early 1950s.
- 2.17 Some large houses such as Gretton House and the clothing factory in Kirby Road provided themselves with electric generators to provide lighting in the late 19th and early 20th centuries. Mains electricity arrived before World War II. Street lighting using oil lamps was installed in 1895, but the lamps were not lit in the week before and the week after the full moon each month.

Transport

- 2.18 Gretton has never had a good road system. The Roman road from King's Cliffe to Hallaton crossed the river Welland somewhere near here, but the exact spot has not been identified. The turnpike road of the 18th century went through Rockingham, and even today Gretton is served by unclassified roads through the village. The railways coming made a huge difference. The line and station were opened in 1880 with trains running to London and Nottingham. The station closed in 1966 though the line remains open. The internal combustion engine has since taken over. The first car to visit the village regularly from 1921 was Dr Duke's. He would drive from Great Easton to hold his surgeries in the village.

Quarrying

- 2.19 The existence of 1st century BC currency bars shows that ironstone has been quarried one way or another for the best part of 3,000 years. It was when excavation for the railway cuttings and tunnel took place in the 1870s that it was realised what a rich area of ironstone existed here. So, from the 1870s to 1980 vast quantities of ironstone were extracted and carried by railway to the blast-furnaces. Quarrying in this area and steel making in Corby came to an end in 1980, leaving many people without work.

Shops and Public Houses

- 2.20 Many shops have existed at different times. In 1928 the Kettering Industrial Co-operative Society built a grocery store with a public hall above which was used for dances, weddings etc. The first Post Office and Telegraph Office opened in Station Road (then Stoney Lane) when the railway station opened and the mail arrived by train. Early telegrams were sent via the railway signal box.

- 2.21 Eight public houses or beer-sellers have been identified in Gretton, though not all operated at the same time. The Hatton Arms, The Blue Bell, The Talbot Inn, The White Hart, The Fox, The Crown, The Cat & Fiddle, and The Bull. The first two of these exist today.

The War Memorial

- 2.22 The memorial is unusual because it gives recognition by naming all those who served as well as those who died in the First World War. The inscriptions of those who died are gilded. Villagers subscribed £450 towards the memorial and Lord Winchilsea gifted the land. It is also notable as it was designed to be used by villagers. The crescent shaped stone wall enclosed a sheltered area with oak bench seating (now missing), where people could contemplate the church and watch the sun setting over the Welland Valley. The architects, Gotch and Saunders of Kettering, satisfied both a desire for a monument that would be useful, and one that gave proper respect to those named on it.

Gretton Parish Profile

- 2.23 The Census data from which the following statistics have been drawn has been taken from the Office for National Statistics (ONS) website. The village has grown by over 60 dwellings since these figures were compiled.
- 2.24 At the time of the 2011 Census, Gretton was home to around 1,285 residents living in 512 households. Analysis of the Census suggests that between 2001 and 2011 the parish population increased by around 4% (45 people). During this period, the number of dwellings rose by 10% (49).
- 2.25 There is evidence that the population is ageing with the share of residents aged 60 and over increasing from 19% of the total population in 2001 to 24% in 2011. The Census shows that the number of residents aged 60+ rose by 35% during this period. In line with national trends the local population is likely to get older as average life expectancy continues to rise.
- 2.26 Home ownership levels are very high with around 84% of households owning their homes outright or with a mortgage or loan, and at 5% the share of households living in private rented accommodation which is very low when compared with borough, regional and national rates.
- 2.27 There is evidence of under occupancy. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.
- 2.28 There is a predominance of detached housing and high value council tax banded properties.
- 2.29 Deprivation is not a significant issue in the Parish but the area's relatively high ranking in the Barriers to Housing and Services domain of the 2015 Indices of Deprivation suggests that

some residents may find it difficult to access owner-occupation or access the private rental market.

Section 3 Community Engagement

- 3.1 After the Parish Council took the decision to prepare a Neighbourhood Plan a process was set in motion to establish a Steering Committee to drive the process forward.

Open Event

- 3.2 A consultation event on 3rd March 2018 set out the context and stages of the project and asked questions about people's thoughts on Gretton. An analysis of the event is included in the evidence base. In addition to leaflets delivered to each household and banners placed in prominent village locations, the event was promoted on Facebook, via the village Newsletter, the local newspaper, BBC Northamptonshire Radio and Corby community radio.
- 3.3 Pupils at Gretton Primary School took part in a competition to find a logo for the Plan. The winner was Amy Kerfoot and the winning logo is on the inside front cover.

**GRETTON
NEIGHBOURHOOD
PLAN**

Your Opportunity
to help plan the future
development of your parish

Over the next few years **new homes and other developments** will continue to be built in and around the borough of Corby. **This will include our Parish.**

We have a **chance to shape these plans** by putting together a 'Neighbourhood Plan'.

This Plan will outline how local people see the future development of our village.

We need your help and input.
To find out more please 'drop-in' to this event

Please follow us on facebook; search 'Gretton Neighbourhood Plan'

Free Tea & Cake!

**Drop-In
'Road Show'**
Saturday 3rd March 2018
The Village Hall
12noon to 3pm

- 3.4 The views expressed by the residents were used to shape the strategy in preparing the Plan for Gretton. Over 270 people attended and offered their views.



Community Questionnaire

- 3.5 Copies of the community questionnaire, incorporating a housing needs analysis, were distributed to every household in the Parish in October 2017. 216 households responded.
- 3.6 76% of respondents supported smaller homes and reflected what people liked about Gretton:

Size Property Location Surrounding Countryside
 Great Community Good Cross Section Live Facilities
 Safe Fact Quiet Village Life
 Community Spirit Vibrant Community
 Friendly Children to Play School
 Conservation Area Village Hall Bus Service
 Sense of Community Nice People Walks
 Lots of Social Good Mix Station Play Area History

Theme Groups

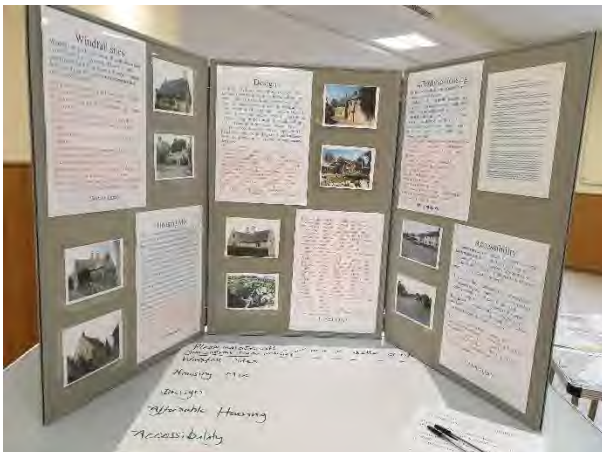
- 3.7 Following the Open Event in March 2018, residents signed up to become part of 'Themed Groups' to explore the detail of the Plan; to build the evidence base and to lay the foundation for the draft Plan. An environmental theme group was established, along with a theme group on housing and the built environment and another looking at community sustainability. This work continued until the Autumn 2018.

Further Open Event

3.8 A further Open Event took place on 24 November 2018 at which over 153 people were in attendance and the emerging policies were put to the community.

3.9 The responses are in the supporting information on the Parish Council website (www.grettonparishcouncil.co.uk) and detailed within the consultation statement.

There was overwhelming support for the policies on display.



Section 4 A Vision For Gretton

- 4.1 The Plan area encompasses the whole of the Parish of Gretton and covers the period up to 2031, a time scale which deliberately mirrors that of the NNJCS.
- 4.2 The Plan represents a simple and clear vision for the future development of the Parish based on local consultation.

Whilst the parish of Gretton is within the Borough of Corby, it still and should retain its distinct and separate rural identity.

There is a cohesive community with social, sporting and leisure opportunities, a school and doctor's surgery. It is safe to walk, cycle, ride and drive, having good transport links and with security a consideration in all matters of investment.

The built environment will have attractive streets and buildings. Change and development has been sustainable, sympathetic to the history and prevailing architecture; biodiversity, open spaces and landscapes have been carefully managed. There is a mix of house types, tenures and affordability to meet the needs of the community.

Home based businesses and dedicated premises are bringing wealth and employment while not adversely impacting upon the quality of life for residents. Agriculture and land management are actively playing their part in supporting the Plan.

Biodiversity is vibrant, appreciated, protected and enhanced with an integrated understanding of the potential impact of change on habitat. The parish has responded proactively to the implications of climate change.

- 4.3 The Plan will be reviewed by the Parish Council on an annual basis.

Section 5 Housing and Built Environment

Introduction – ‘the past makes the present’

- 5.1 Gretton is a conservation village which comprises a built form which varies in use, age, size, style and construction materials. It has a heavily rural setting with myriad views of open countryside, open green spaces and a good variety and number of existing trees and planting. There is a large pocket park in the heart of the conservation area and this provides a green lung and a genuine sense of an open countryside ambience in the heart of the village.
- 5.2 The Parish is characterised by variety, from the historic core of the village Conservation Area to the more modern housing developments which are evocative of the period of their development. The quality of the built form across the village is also varied and therefore the Plan seeks to encourage all new development to aim for the highest standards and respond to the character of the part of the village in which it is located.
- 5.3 Gretton has developed over time from a farming community with buildings and streets being constructed at different periods with different styles, positions, and characteristics. There is not one character to the village; different areas exhibit different characteristics, and these are defined by a range of factors. These include road layout and width, the size of properties, the building style/appearance, densities of dwellings and buildings, frontage to roads, the size and type of any planting and trees, the closeness to open spaces and countryside, the topography and any landmark buildings and structures.
- 5.4 There are several old farm buildings in the village which are no longer working farms having become residential properties. The retail shops, all of which are located in the conservation area have all closed for trading and most are now dwellings or have been converted to other uses i.e. a cafe. There are a few non-commercial buildings such as the Sports Club that do not dominate the street scene. There are no longer any industrial buildings such as factories or warehousing still being used for their original purpose in the village.
- 5.5 The buildings within the village are reflective of its growth over time, with older traditional stone, brick, thatched, stone tiles and slated roof dwellings and other materials, concentrated around the village core and within the Conservation Area. Development in the 19th century for an expanding population saw the addition of predominantly brick terraced cottages along the High Street. Like most population centres in the Midlands in the mid-20th century, Gretton received its share of Council-built houses introducing more modern materials and contrasting designs. These properties are almost all semi-detached and built in short terraces with a mix of brick and render facades and are spread along Kirby Road, Southfield Road and Fulwell Avenue at the edges of the village.
- 5.6 From the 1960's onwards, infill development of former farms and land from larger houses continued to add more dwellings to the village with a number of brick bungalows and houses built without much to distinguish them in terms of design or style. They are typical of the

prevalent generic construction styles of the 1960's onwards as often found in urban housing developments. These are mainly spread in the outlying parts of the village along Finch Hatton Drive, Woolston Court, Stafford Road, Spendlove Drive, Winchelsea Drive, although there are a few examples built as infill on Arnhill Road and Station Road.

- 5.7 Development in the last couple of decades has seen farmyards developed into dwellings using stone and brick with some observance to traditional design. There have been some considered designs where the conversion of existing buildings has in the main been architecturally sympathetic - the Village Farm and The Lodge on the High Street being examples. In 2011 a new development was built on the eastern edge of the village consisting of 59 dwellings with a good mix of shared ownership, semi detached and detached housing.
- 5.8 In March 2018 CBC undertook a review to re-designate the boundary of the Conservation Area. As a result, the area was slightly amended and after completion of the statutory timetable the revised plan was officially adopted in December 2018. Gretton has a large number of listed buildings and these are afforded additional protection to retain the integrity of the parish. Not all of Gretton is included within the Conservation Area.

The Future Direction

- 5.9 NPPF February 2019 became the overarching guidance for planning policy and two of the key areas it sets out to address are the poor rate of housing delivery and a lack of affordable housing supply. The NPPF states:
- 5.10 Para 59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 5.11 Para 60. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.
- 5.12 Para 61. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).
- 5.13 Para 62. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on-site.

5.14 In support of neighbourhood planning in the NPPF, this Plan adopts a pro-active approach to meeting housing need. It is therefore the intention of this Plan to safeguard the historic setting, feel and character of Gretton by encouraging future residential development to meet local affordability needs and be sympathetic to its surroundings in terms of mix, size, accessibility and design. It is recognised that the provision of new housing helps to support existing community facilities and commercial properties such as local pubs and helps to achieve the Plan’s vision of providing a balanced and sustainable community.

5.15 Consultation has shown that local people are not opposed to development but that they are concerned that future house building is proportionate, in keeping, meets local needs and takes place in the most sustainable and least environmentally damaging locations.

5.16 This Plan is in accordance with the strategic planning policies of CBC, and has been written to take into account the draft policies in the Part 2 Local Plan for Corby. To quote the current consultation version of the CBC Part 2 Local Plan:

“The Joint Core Strategy (JCS) seeks to deliver 120 new homes in the rural area (of Corby Borough) to support sustainable development. Between March 2017 and the start of the plan period in April 2011 there have been 85 homes built. A further 99 currently have planning permissions that will also contribute to the JCS requirement. Additionally, the Council has identified sites subject to planning applications or pre-application discussions that are likely to come forward over the plan period to deliver a further 55 homes.

The Regulation 18 consultation for the Part 2 Local Plan recognised an oversupply of housing land in the rural area and that Policy 11 of the JCS resists development above housing requirements unless agreed through the Part 2 Local Plan or Neighbourhood Plans to meet a particular local need or opportunity”.

5.17 To this end the Plan has considered the evidence for future housing need and undertaken a site selection process to ensure that the least environmentally damaging locations are allocated for residential provision. New housing development will be met taking into account existing commitments, a new residential site allocation, windfall development within the ‘Limits to Development’ and potential future ‘Rural Exceptions Sites’ delivering affordable housing.

5.18 Any future sites for housing development will be brought forward in a review of the plan, following an increase of the housing target for the rural area in a review of the Local Plan by CBC or successor authority, or the failure of a housing commitment to be developed.

Meeting Future Housing Need

5.19 It is important to justify the future housing provision required in the Parish by an analysis of the various evidence that is available in terms of housing need. A Strategic Housing Market Assessment (SHMA) study was completed for CBC in 2012 (partially reviewed in 2015). This

outlined a Borough wide approach to meeting future housing need but did not provide evidence at an individual parish level.

- 5.20 To develop further information at the parish level, in August 2017 CBC commissioned a Rural Housing Needs survey for Gretton. It was undertaken by a specialist rural housing consultant and was completed in December 2017. The survey was circulated to 619 parish households and 216 responses were received; this provided an excellent response rate of 35% and makes the results statistically valid.
- 5.21 The headline result of the survey was that a total of 27 additional properties are required to be provided by 2031; 11 open market units, four shared ownership units and 12 social or affordable rented units. Much of the major development that has taken place since the 1950's in the Parish has provided family homes of three and four bedrooms. Recent schemes in particular have capitalised on the area's geographic location, facilities and desirability by offering a greater percentage of higher-end, expensive 'residences' for purchase. A recent planning application approved by CBC has provided four affordable housing units as a step towards meeting the affordable housing deficit of 16 units by 2031.
- 5.22 The findings on housing mix were reinforced within the housing needs survey commissioned through the production of the Plan (see Appendix III). This Plan seeks to re-balance the future housing mix by requiring a minimum percentage of affordable, lower cost and smaller units.
- 5.23 One of the key aims of this plan is to deliver the necessary housing development required to meet the housing need in the parish to 2031 by working in a holistic fashion in partnership with landowners and developers.
- 5.24 One practical way of doing this is by specifying a mixture of affordability for all new developments that tries to balance the commercial needs of the developer with the housing need of the village residents. The Plan has an aspiration to provide suitable accessible accommodation for older people within the village as it is proven from past experience in neighbouring villages that this would reduce under occupancy and free up older, larger houses in the village for re-sale.

The Community's View

- 5.25 Recent consultation with the community by way of the open day event as part of the plan process, showed clear preferences for housing types and characteristics for new developments. Most respondents felt that it was very important that more one and two bedroomed properties were provided, implying a strong desire to cater for the needs of single people, younger families, people trying to access the property ladder and those wishing to down-size. Almost half of the recorded preferences favoured the inclusion of more low-cost, social and affordable rented or shared ownership properties and a similar proportion felt that the parish would benefit from more bungalows and accessible housing.

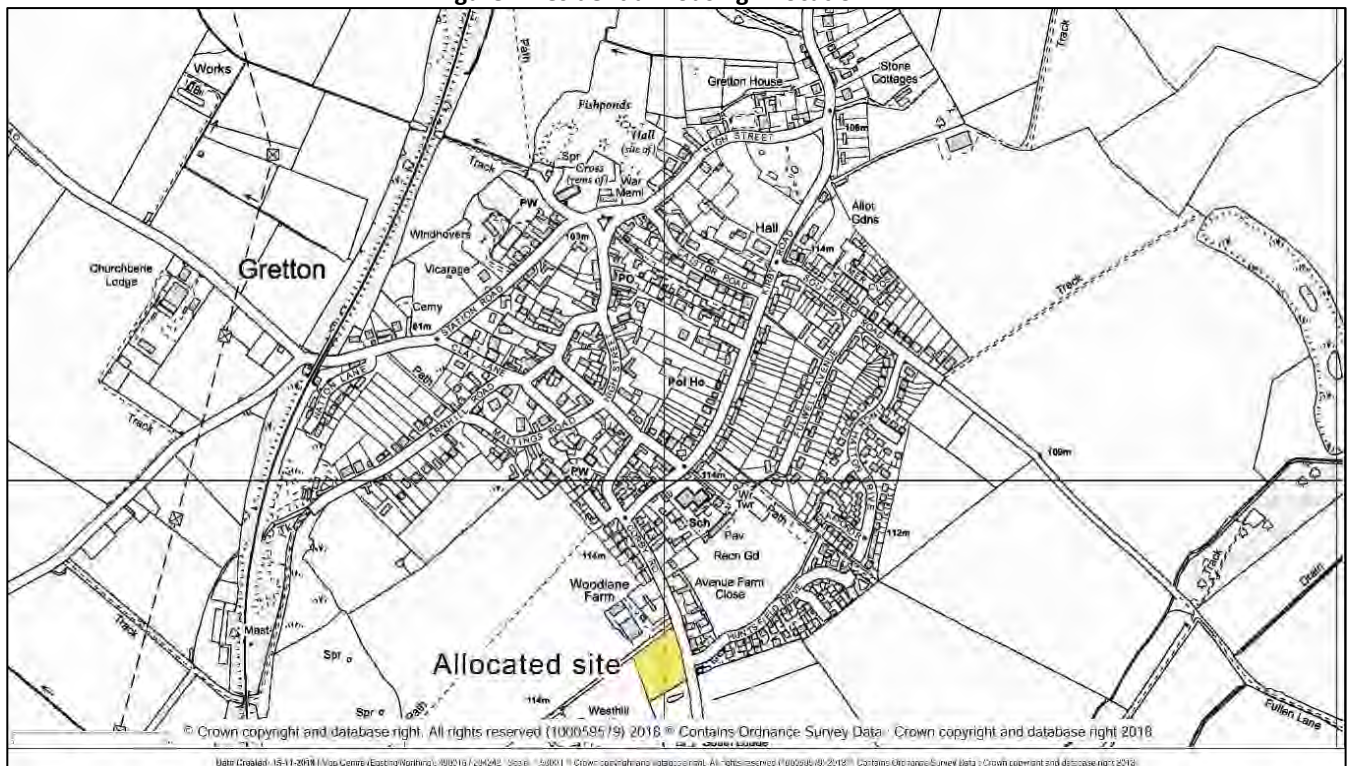
5.26 The clear message gleaned from the open event is that the community and housing needs survey evidence seek to encourage a continued vibrancy and diversity, and both believe that adjusting the housing offer will best achieve this objective.

Housing Allocations – Building Out the Most Sustainable Sites

5.27 Whilst the overall requirement created by the NNJCS to deliver new homes in the rural area of the Corby Borough has already been achieved, the Parish Council are supportive of initiatives to satisfy the potential requirements identified in the Housing Needs Survey.

5.28 The Housing Theme Group undertook a comprehensive Sustainable Site Assessment (SSA) of potential residential development sites. Following this thorough process (described in Appendix V) the Parish Council has allocated the most sustainable location as an allocation identified in Policy H1. The conducted assessment of further sites will allow the Plan to be reviewed and cater for changing circumstances over the Plan period should this become necessary.

Figure 2 Residential Housing Allocation



POLICY H1: RESIDENTIAL SITE ALLOCATION - Land is allocated at Corby Road, Gretton for up to 13 units of residential accommodation as shown on the site plan above (Figure 2).

Limits to Development

- 5.29 The purpose of a 'Limits to Development' is to ensure that sufficient housing and economic activity is available in appropriate locations that will avoid overloading the transport infrastructure and intruding into the local countryside, also loss of land with environmental/agricultural value.
- 5.30 Limits to Development were established by CBC in order to clarify where new development is usually best located. They are used to define the extent of a built-up part of a settlement and distinguish between areas where, in planning terms, development is acceptable in principle, such as in the main settlement and where it would be unacceptable, generally in the least sustainable locations such as in the open countryside. Developments in the countryside risk the creation of ribbon development, the merging of settlements and generally detract from the visual amenity of the area.
- 5.31 The village of Gretton is the main settlement within the Parish. In order to maintain its character, there is a need to carefully control where development occurs to protect its very open and rural setting. To direct development to those areas within the settlement that are considered most suitable, the Plan designates Limits to Development for the built-up part of Gretton. The redefined Limits to Development take into account recent planning permissions and business developments outside the established settlement boundary. Within Limits to Development, suitably designed and located development is, in principle, acceptable. Some sites within the Limits are protected from further development but all new developments must comply with the policies in this Plan. In planning terms, land outside a defined Limits to Development, including any small groups of buildings or small settlements, is treated as countryside.
- 5.32 It is national and local planning policy that development in the countryside should be carefully controlled. Supporting "the intrinsic character and beauty of the countryside" is a core planning principle (NPPF 2018 para 170 b). This approach is also supported by this plan, in particular, because it will help to ensure that development is focused in more sustainable settlements with a greater range of services and facilities and infrastructure that has capacity for expansion, as well as helping to maintain the special landscape character of the parish and protecting the countryside for its own sake as an attractive, accessible and non-renewable natural resource.
- 5.33 Focusing development within the agreed Limits to Development will help to support existing services within villages and help to protect the countryside and the remainder of the plan area from inappropriate development.

Methodology

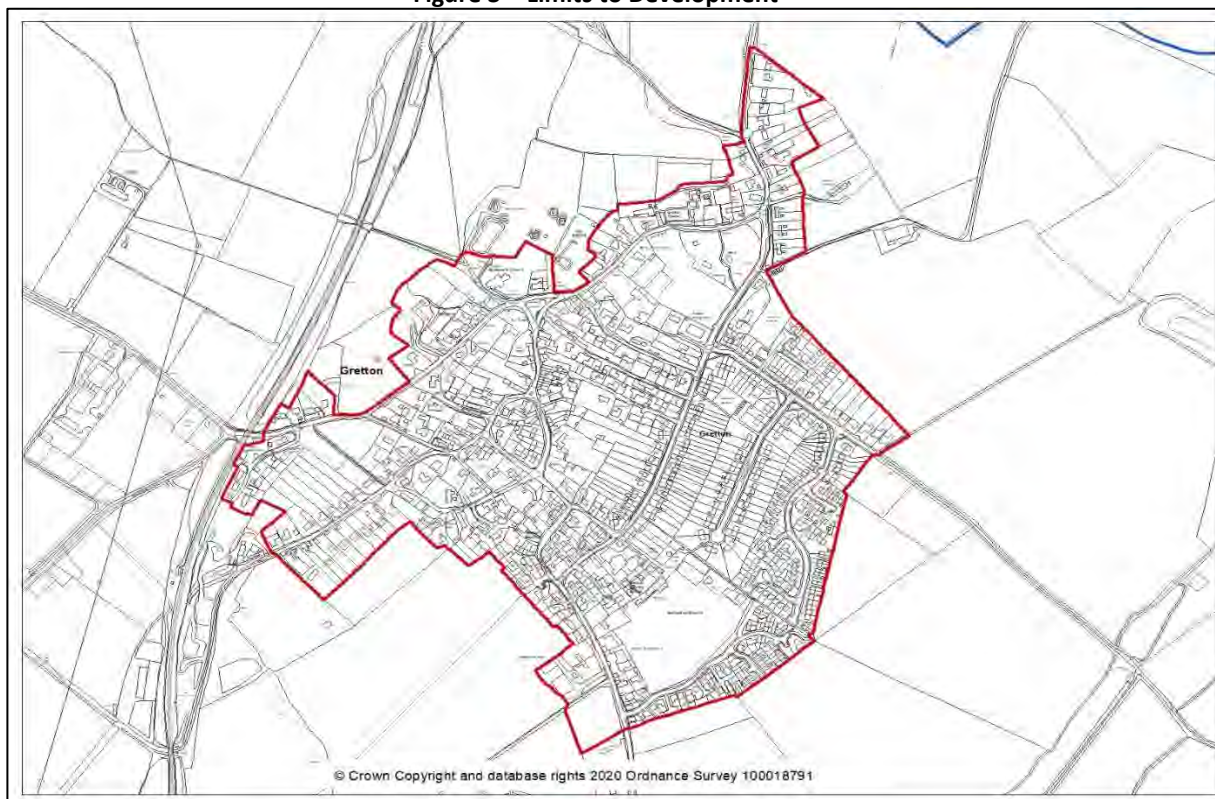
- 5.34 In drawing up the Limits to Development, the Housing Theme Group (HTG) has adopted the following principles; these are very similar to the policy approach of CBC:

- Existing employment uses, caravan sites or leisure uses on the edge of the village which are obviously detached from, or peripheral to, the main built up area are excluded;
- Clearly defined physical features such as walls, streams, fences, hedgerows and roads have been followed;
- Residential gardens are within the boundary;
- Allotments are outside the boundary;
- Generally, open areas of countryside – agricultural land, meadows, paddocks, woodland and other greenfield land (with the exception of residential land) – have been excluded;
- Planning permissions that already exist for residential or employment development on the fringes of the settlement are included as are the residential allocations within the Plan; and
- Isolated or sporadic development that is detached from the main built-up area is excluded.

POLICY H2: LIMITS TO DEVELOPMENT – Development proposals within the Plan area on sites within the Limits to Development, or in terms of new sporting or recreational facilities close or adjacent to the Limits to Development as identified in Figure 3, will be supported where they respect the shape and form of Gretton and comply with the policies of this Plan.

Land outside the Limits to Development will be treated as countryside, where development will be carefully controlled in line with local and national strategic planning policies.

Figure 3 – Limits to Development



Ensuring Excellent Housing Design

- 5.35 Although Gretton is made up of an eclectic mix of housing types it still retains an historic core which is exemplified by the conservation area and a large number of listed buildings. Whilst the village contains a wide mixture of styles it retains a homogenous feel to its core thanks to the very high proportion of traditional dwellings and the retention of the original village layout. The negative impact of later, less traditional, incongruous developments is mostly limited to outlying positions, their setting being similar to their neighbours.
- 5.36 The HTG have considered an approach to design that would support innovation and also protect what is best and special about the Parish. Appendix VI is a reference document of community aspirations and suggestions relating to design features which are intended to assist developers and other interested parties where appropriate.
- 5.37 The overall intention is to promote design which will safeguard the setting, feel and character of Gretton by encouraging future development to be sympathetic to its surroundings in terms of design, density and scale.

POLICY H3: DESIGN POLICIES - Development proposals should demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to retaining the special character of the Parish.

Affordable Housing

- 5.38 As the recent housing needs report and current asking prices (Appendix III) point out, with average house prices in Gretton (Zoopla January 2020) at £361,000 and a building plot for a three bedroomed unit on the market at £215,000, costs are simply too high for those on average incomes. For these reasons, housing affordability remains a key housing issue for the parish and there is a clear case to meet local targets for affordable housing provision. Policy 30 of the JCS contains a requirement to provide a minimum of 40% affordable units on-site for all developments with 11 or more dwellings.
- 5.39 The level of affordable housing in the Parish, at 8.6% based on 2011 Census figures, is considerably below that for the Borough as a whole (21.3%). Consultation has demonstrated very strong support for affordable units to be provided for those individuals in housing need who have a local connection so that local need is prioritised.

Standards of Accessibility

- 5.40 Very little of the current housing stock in the Parish is built to modern mobility standards. This creates a series of problems for physically disabled and/or older people in terms of managing their existing property.
- 5.41 Disabled Facilities Grants are severely limited by a means test for home owners to cover the cost of any necessary alterations to make life easier in their homes, given the financial problems being experienced by local government in this situation is expected to further worsen. Any accessibility modifications must normally be self-funded or people must move house through an expensive upheaval and move to meet their mobility needs. Evidence suggests that several local people have had to move to a higher care environment than they actually need to, to address this lack of locally accessible property.
- 5.42 Evidence from the community questionnaire suggests that this position has worsened over recent years as people continue to age in the Parish.
- 5.43 The HTG members considered the “best practice” in the construction industry and noted that three of the five large national housebuilders already construct 100% of their new units to building regulations standard M2, with very few exceptions due to some site constraints. The requirement for M3 wheelchair standard housing is contained in the SHMA study at 5% of future CBC wide provision.

Windfall Sites

- 5.44 Windfall sites are small infill or redevelopment sites that come forward. These sites can comprise redundant or vacant buildings including barns, or gaps between existing properties in a built-up area.
- 5.45 Such sites have made a regular contribution towards the housing supply in the Parish. For example, in the last four years, six units have been provided. There remain several small site opportunities for windfall development within the updated Limits to Development and it is

recognised that they will continue to make an important contribution to housing provision in the Parish over the lifetime of the plan.

POLICY H4: WINDFALL SITES – Development proposals for infill and redevelopment sites will be supported where:

- a) They are within the Limits to Development of Gretton;
- b) They help to meet the identified housing requirement for Gretton;
- c) They reflect the character and historic context of existing dwellings within Gretton;
- d) They retain existing important natural boundaries such as trees, hedges and streams;
- e) They provide for a safe vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in a severe direct or cumulative impact on congestion or road and pedestrian safety unless appropriate mitigation measures are undertaken;
- f) They do not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise;
- g) They do not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling;
- h) They are directly adjacent to the village Limits to Development access is directly available to current roads and not over the land of existing or planned private dwellings, without permission of the owner, and
- i) They do not increase flood risk and incorporate the use of sustainable urban drainage systems.

Housing Mix

- 5.46 A wide range of evidence has been considered to establish the types of housing required in the Parish to 2031. This has been supplemented by community consultation on residents' preferences.
- 5.47 There are several key points from the census data 2011 and the housing needs survey produced through the preparation of this Neighbourhood Plan (both in the supporting information as Appendices III and IV). There are significantly more 4 and 5 bed dwellings in Gretton compared to the Borough, and fewer 2-bed properties. Detached properties are more than double the Borough-wide average and levels of affordable housing are low.
- 5.48 There is evidence that the population is ageing with the share of residents aged 60 and over increasing from 19% of the total population in 2001 to 24% in 2011. The Census shows that the number of residents aged 60+ rose by 35% during this period. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

- 5.49 Home ownership levels are very high with around 84% of households owning their homes outright or with a mortgage or loan and at 5% the share of households living in private rented accommodation is very low when compared with borough, regional and national rates.
- 5.50 There is evidence of under occupancy suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market.
- 5.51 Policy 30 of the North Northamptonshire Joint Care Strategy 2011 – 2031 calls for housing development to provide a mix of dwellings and tenures to cater for current and forecast accommodation needs. The emerging Local Plan Part 2 for Corby stresses the importance of considering provision for older people within developments.
- 5.52 At the Open Event in March 2018, a majority of respondents indicated a preference for affordable and/or smaller homes (including bungalows) to enable young people/families and older residents to stay in the village. This outcome was reinforced in the Housing Needs Survey with the most popular choices for new housing being homes for elderly people, homes for young people and small family homes.
- 5.53 The Neighbourhood Plan therefore seeks to provide smaller family houses along with some bungalows for older residents to allow them to stay in the community.
- 5.54 This policy on housing type directly reflects the need identified through the evidence gathered and mirrors the wishes of local people.

POLICY H5: HOUSING MIX - New housing development proposals should provide a mixture of housing types specifically to meet the latest assessment of identified local needs in Gretton.

Applications for small family homes (2 or 3 bedrooms) or homes suitable for older people will be supported. Larger homes (4 or more bedrooms) can feature in the mix of housing but will be expected to provide a minority on any single site.

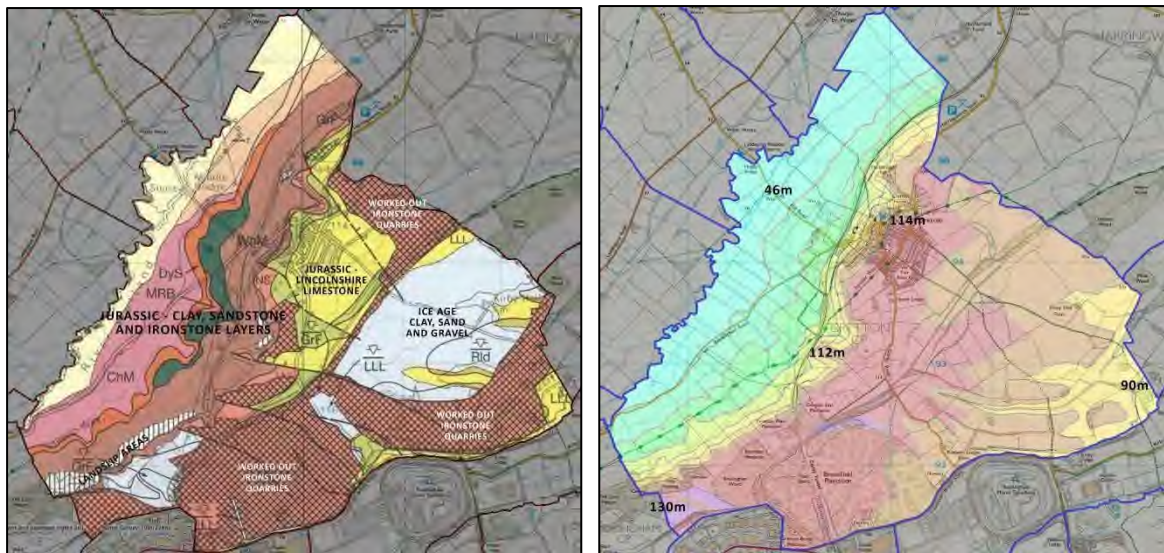
Section 6 Natural and Historic Environment

Introduction

Landscape, Geology and Setting

- 6.1 Gretton occupies an elevated position overlooking the major regional landscape feature of the River Welland valley. The valley is more than 2 km wide here; the rather small present-day meandering river flows in a trench created several million years ago by a much larger river, one which had carved its course along an elongated outcrop of Jurassic clay bounded to west and east by more resistant layers of limestone and ironstone. The western third of the Parish is the floodplain of the Welland, at lower than 50m, while the village stands on the crest of an escarpment forming the valley side, at over 110m. To the southeast the land falls gently, on foundations of the harder Jurassic layers mentioned above, to 90m.
- 6.2 Gretton developed in this location because the limestone on which it stands provided both well-drained soil and a series of freshwater springs; the limestone has also been the material from which its buildings and walls have been constructed. The warm cream building stone, combined with its elevated position and ‘remote and rural’ aspect (p.7 of the NCA 89 Northamptonshire Vales Natural England publication with reference to the Welland Valley.) places Gretton in (for the English Midlands) spectacular landscapes and views, and give the Plan area much of the special character this Plan aims to preserve.

Figure 4: Geology (left) and topography of the Plan Area. Geological map adapted from British Geological Survey online mapping. Both © Crown copyright and database rights. All rights reserved (100059579) 2018.



Historic Environment

- 6.3 The Plan area preserves archaeological and archival evidence of more than 3 millennia of history, with finds and earthworks representing habitation from the Neolithic (stone axes) through the Iron Age and Roman periods to the ‘dark ages’, when Gretton itself was founded as the first isolated Anglo-Saxon settlements were amalgamated into a ‘nucleated

settlement'. This township and two outlying settlements (Kirby and Cotton) were surrounded by open arable fields (some of whose ploughlands can still be seen, as ridge and furrow, today), meadows, woods and 'forest'. The Saxon village is recorded in the Norman Domesday Book; the church dates from the 12th century, and Gretton Manor House stands close to where the medieval lord of the manor's hall – as shown by earthworks – was located. The village itself stands on the footprint of medieval houses and streets, although the buildings seen today date mainly from the 16th to 21st centuries.

Natural Environment

- 6.4 Three millennia of human history mean that there is no entirely natural habitat in Gretton, but this is no different from the situation in the rest of England. What it has are several areas of semi-natural environment, including the hillside woods of the southwest escarpment, natural regrowth and planted woodland in the previously quarried Brookfield Plantation, permanent pasture and other areas of traditional grassland, along with streams and smaller water and wetland features.

Existing Environmental Designations

- 6.5 The Parish is located in National Character Areas (NCAs; Natural England landscape areas, defined for Planning purposes): 89 Northamptonshire Vales and 92 Rockingham Forest. There is one Scheduled Monument and 49 Listed Buildings (historic features of national importance), some 39 further visible or proven sites and features of archaeology and history significance (NCC and Historic England Historic Environment Records), 22 areas of Priority Habitat (as defined by Natural England and NCC), and 12 validated or Potential Wildlife Sites (NCC).

Environmental Inventory

- 6.6 An environmental inventory (Appendix VII) of Gretton was carried out between June and October 2018. The work comprised two elements:
- Review of all existing designations and available information, and
 - Fieldwork to identify sites and features of natural and historical environment significance in the context of the Plan area.
- 6.7 The review compiled information from many sources, including:
- DEFRA
 - Natural England
 - Historic England
 - Northamptonshire Historic Environment Records
 - Northants Environmental Record Centre records (biodiversity and geology)
 - Environment Agency
 - British Geological Survey
 - Old maps (Ordnance Survey, manuscript)

- British History Online
- Local history and archaeology publications
- Gretton community

6.8 Fieldwork reviewed all open and currently undeveloped land in the Plan area, and significant species, habitats, landscape characteristics, earthworks and other extant features were checked.

6.9 These data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and each site was scored and evaluated using the nine criteria for Local Green Space selection in the NPPF:

Table 1. Environmental inventory scoring system used in the Plan

	Yes / No	Yes, is essential for LGS designation.
1. LOCAL IN CHARACTER, NOT AN EXTENSIVE TRACT OF LAND		
2 PROXIMITY	Max 5	5 = an open space within a settlement 4 = adjacent to the settlement boundary (Limit to Development line when defined) – ‘at the bottom of the last gardens’ 3, 2, 1 = successively farther from settlement 0 = most distant main settlement(s) <i>within the Plan Area</i>
3. SPECIAL TO COMMUNITY	Max 10	
3.1 BEAUTY	0-3	Only the most attractive land in the Plan Area should qualify - most sites should get 0
3.2 TRANQUILLITY	0-2	Most sites should get 0 2 will probably be limited to e.g. churchyards, well-designed memorial gardens, managed semi-natural habitats
3.3 RECREATIONAL VALUE	0-5	5, 4 = Public Open Spaces designed for sport and recreation or as facilities for children and young people 3 = Membership sport facilities (tennis, bowls, etc.). Very well used park or other recreational space with full or comprehensive public access. Managed wildlife site with public access. Semi-natural parkland (trees, grass) with public footpaths and no restriction on access. 2 = Paddock or grazing field with 1 or more public footpath, e.g. well-used for dog-walking, traditional sledging field 1 = arable farmland with public footpath but no other access. 0 = private property with no public recreational value or access
4. LOCAL SIGNIFICANCE – History and Wildlife	Max 10	Must be evidence-based and the data included in the Plan or appendices. History and wildlife scores are cumulative, i.e. if multiple historical features or ages are represented, or if biodiversity (numerous species of conservation concern (BAP) in several higher taxa) is demonstrable, the score rises by 1 or more points to a maximum of 3. All sites scoring 3 or above will qualify in this Plan for protection at appropriate level

4.1 HISTORICAL SIGNIFICANCE	0-5	<p>5 = statutory site, includes or comprises Scheduled monument, Listed Building, feature or structure. National Trust or English Heritage site</p> <p>4 = site with features in the County <i>Historic Environment Record</i>, Historic England <i>PastScape</i> records. <i>Registered park or garden</i>. Well-preserved <i>ridge and furrow</i></p> <p>3, 2 = site includes feature, earthworks or building with known local historic environment significance – history includes 20th century. Fainter <i>ridge and furrow</i></p> <p>1 = site of local oral or recorded history importance, no actual structure</p> <p>0 = No evidence for historical environment significance</p>
4.2 RICHNESS OF WILDLIFE	0-5	<p>5 = Statutory site, includes or comprises SSSI (biodiversity or geology) or other national or European designation.</p> <p>4 = County Wildlife Trust, etc. <i>nature reserve, Country Park</i> with importance for biodiversity, etc.</p> <p>3 – site with National, county and local biodiversity features, e.g. <i>Priority Habitats</i>, occurrence of one or more <i>Species of Conservation Concern</i> (use national or county Biodiversity Action Plan (BAP) Species lists), mapped Gt Crested newt ponds, bat roosts and foraging areas. County or local site designations e.g. <i>Local Wildlife Site (LWS), Site of Importance for Nature Conservation (SINC), Local Nature Reserve, Community WildSpace</i>, etc.</p> <p>2 = other site of known local biodiversity importance not recorded elsewhere with e.g. BAP species, species-rich hedgerows, watercourse, pond</p> <p>1 = (Parish background level), moderate or potential wildlife value</p> <p>0 = no evidence for natural environment significance</p>
Maximum possible	25	

Note 1: Sites qualifying for more than one designation

Because of the assessment criteria and methodology employed in this Plan for identifying sites of environmental significance and protection, some sites qualify for two or more of the categories *Local Green Space (LGS)*, *Important Open Space (IOS)* and *Site of Environmental Significance (SES)*. The designations are not mutually exclusive, as follows:

Local Green Space (LGS): score highest overall; the designation is ‘a matter for local discretion’ (NPPF *Guidelines*). Criteria are a combination of community value and factual evidence, so can overlap with IOS/ Open Space Sport & Recreation (OSSR) designation and/or wildlife and historic evidence (SES).

Important Open Space (IOS): Score high under community value criteria and are existing or candidate (OSSR) sites. Can also be LGS (the statutory protection afforded does not affect OSSR status and amenity value) or SES (which is a fact-based designation, generally unaffected by function as an important open space).

Site of Environmental Significance (SES): Score high for their historical or ecological (wildlife) features. They are either existing designations by statutory bodies (Natural England, Historic England,) or potential/candidate sites for similar designation in the Plan. The evidence for these sites’ significance is a matter of fact (the habitats, species and features exist). Both LGS and IOS (OSSR) can have historical and wildlife significance that

should be taken into account in the Planning system irrespective of any higher-level designation, status or level of protection.

Site-Specific Policies

Local Green Spaces

6.10 Of the approximately 180 parcels of open land in the Parish, some 46 were identified as having notable environmental (natural, historical and/or cultural) features. These sites were scored, using the nine criteria for Local Green Space designation noted in the *NPPF* (see Table 1 for the criteria and scoring system devised for this Plan).

6.11 Two sites score 72% (18/25) or more of the maximum possible, and meet the essential requirements for designation as Local Green Space as outlined in the *NPPF*. Their statutory protection will ensure that these most important places in Gretton’s natural and human environment are protected.

Table 2: evidence for Local Green Space designations

REF	DESCRIPTION / EVIDENCE	NPPF (2018) LOCAL GREEN SPACE CRITERIA							
		1. LOCAL BOUNDED, NOT EXTENSIVE YES/NO	2. PROXIMITY 0 - 5	3. SPECIAL TO COMMUNITY (Max 10)			4. LOCAL SIGNIFICANCE (Max 10)		TOTAL /25
				3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
502	St James Churchyard	Y	5	3	2	3	5	4	22
	<p>Churchyard on prominent mound with bounding retaining walls of local limestone.</p> <p>The Church has been a permanent feature of the village for over 1,000 years. The present building was started in early 12th Century with later additions. In the 13th century chancel was raised to provide a crypt for the storage of the Hatton sarcophagi in the 17th Century.</p> <p>Some interesting gravestones which show some important family links:</p> <p>A Register is kept in the County Records of every grave in the village.</p> <p>One gravestone is for Rev Abner Brown and family. He did much to improve the villager’s lives such as setting up the first school, the Allotment Society, the Fire Brigade and a lending library.</p> <p>Reservoir Woods – a gypsy and unofficial District Nurse well known for her herbal remedies. She died in 1911 and was such a popular person the villagers erected a large granite memorial to her.</p> <p>There are 2 military WW1 graves and a plaque to inform visitors of these.</p> <p>Within the built-up area at the main historic centre of the village. Functions as an informal, tranquil ‘park’ and is an important open space of great antiquity.</p> <p>Provides part of the <i>Setting</i> for the Grade I Listed church.</p> <p>High local biodiversity significance, with mown and ‘hay-cut’ grass, ornamental trees including yew, bats, birds (4 BAP species), invertebrates.</p>								



REF	DESCRIPTION / EVIDENCE	NPPF (2018) LOCAL GREEN SPACE CRITERIA							
		1. LOCAL BOUNDED, NOT EXTENSIVE YES/NO	2. PROXIMITY 0 - 5	3. SPECIAL TO COMMUNITY (Max 10)			4. LOCAL SIGNIFICANCE (Max 10)		TOTAL /25
				3.1 BEAUTY 0 - 3	3.2 TRANQUIL 0 - 2	3.3 REC. VALUE 0 - 5	4.1 HISTORY 0 - 5	4.2 WILDLIFE 0 - 5	
	 <p style="text-align: center;">St James Churchyard, 2018 © Tim Heaton Creative Commons Licence</p>								
503	Paddock Park	Y	5	3	2	4	3	4	21
	<p>Established as a <i>Pocket Park</i> (NCC funding and status scheme). Protected as a <i>Fields in Trust</i> site, set up by Parish Council and managed/supported by a group of volunteers who met monthly to maintain the paths, mow as appropriate for habitat creation, etc. Within the built-up area. Open Space (CBC) with multiple amenity functions (park, semi-natural greenspace, community event venue, etc.) Layout and habitats Include mown and rough grass, scrub, wildflower meadow, deciduous and coniferous trees, 'human sundial', benches (some as memorials). Bird-boxes. Petanque court, picnic area. Partly bounded with Victorian iron estate fencing/gates. Bat foraging area, other mammals, range of garden and farmland birds including 5 BAP species and several amber- and red-listed.</p>								
	 <p style="text-align: center;">Paddock Park, November 2018</p>								

Figure 5: Local Green Spaces
Pink shading indicates existing statutory protection



POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE – Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details table 2; map figure 5) will not be permitted other than in very special circumstances.

St James' Churchyard
Paddock Park

Sites of Environmental Significance

6.12 A group of inventory sites scores highly for history and wildlife (scoring at least 3/5 under either of these two criteria) but, because their community value scores are not also high, they are not eligible for LGS designation. The features for which the identified sites have been selected and notified are listed in the environmental inventory (Appendix VII). The map (figure 6) shows their locations.

Note 2: Local benefit: In Policies ENV 2, ENV 3 and ENV 4, the *benefits* of a development should not, in the community's view, include private advantage, those relating to a developer's profit

margins, or to national or local political agendas. The intended reference is to demonstrable benefits to the Plan area and the local community, e.g. housing need, infrastructural enhancement, etc. as outlined elsewhere in this Plan.

- 6.13 The **historical environment** sites comprise a) sites with *extant and visible* archaeological or historical features or proven buried archaeology, as recorded in the Historic England or Northamptonshire Historic Environment Records (NHER) databases, and b) other sites of historical and social significance identified in local records and during the inventory process.
- 6.14 The **natural environment** sites comprise a) those where *priority habitats* occur (Natural England mapping) or where *biodiversity action plan (BAP) species* have been recorded as breeding or as regular visitors; b) sites identified as ecologically significant by NCC, including Local Wildlife Sites, and c) sites of significance for their geological interest and d) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan Area.
- 6.15 Policy ENV 2 delivers site-level compliance in the Plan Area with the relevant CBC and NCC policies, the Wildlife & Countryside Act 1981 (as amended) and the European Habitats and Species Directives.

NOTE 3: Mitigation and replacement: Policy ENV 2 does not specify mitigation or replacement as a suitable compromise (for example, as a condition of a planning consent) when existing biodiversity (habitats/species) or historic assets are present on a proposed development site. It is demonstrably impossible to move or re-create a habitat, which is always the result of years, decades or centuries of intricate natural processes, or an historic site, which is historic only because it is both old and located in a particular place.

Note 4: Brookfield Plantation

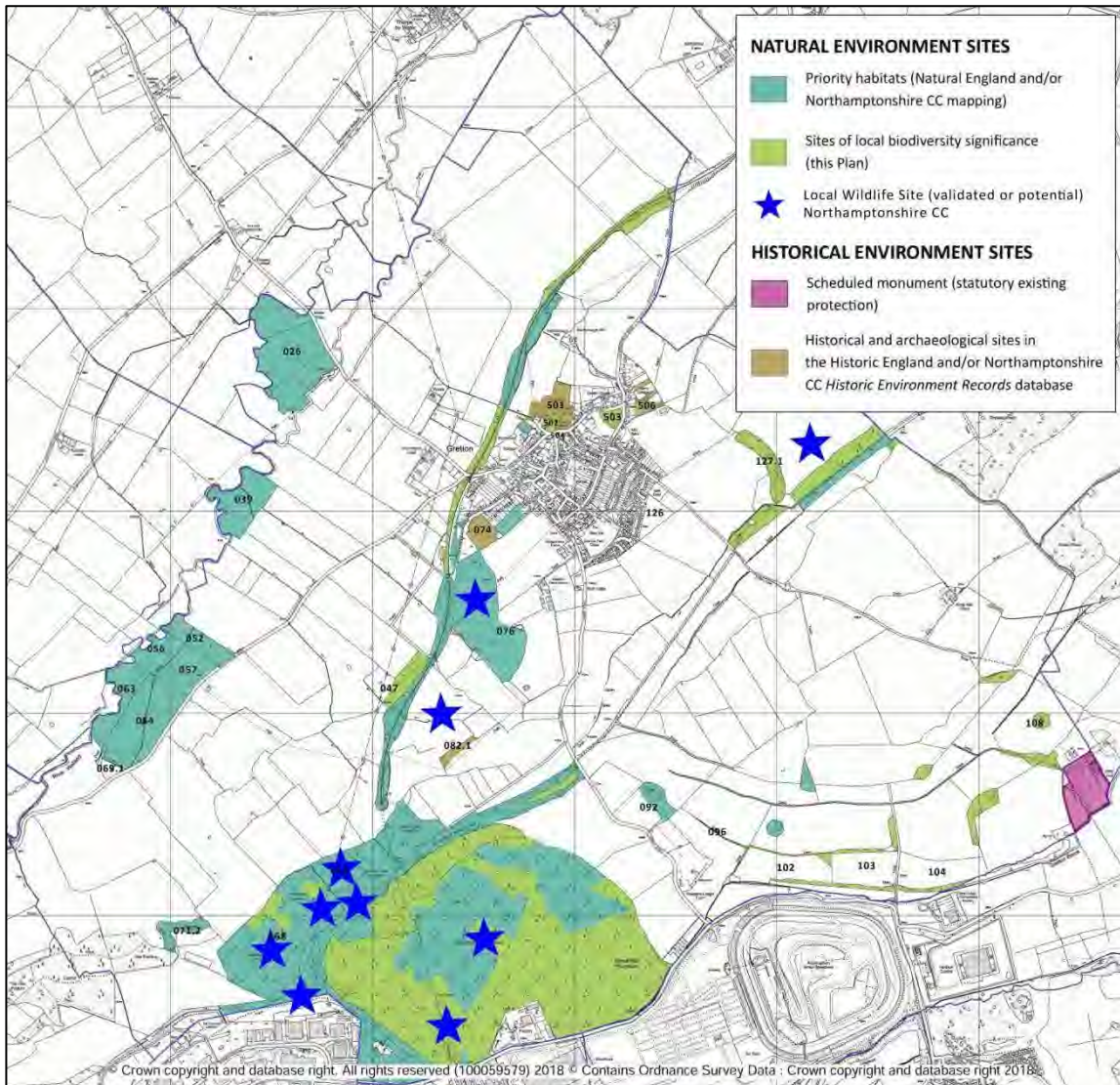
This large (175ha) area of (mainly) mixed woodland and scrub has biodiversity significance at Borough to national level. It has also become largely informally, an important area for countryside recreation. At the same time, its 20th Century history as an area of commercial tree plantation and quarrying has made it a post-industrial target in strategic and general planning, by CBC and other Authorities, for a range of otherwise difficult allocations including, in Gretton Parish, the Breedon Aggregates industrial, automotive and warehousing site. The area is largely owned (ultimately as a legacy of British Steel and its predecessors) by Tata Steel Europe Ltd.

As noted, the whole area is a mosaic of natural habitats comprising areas of long-established woodland, probably dating from the 18th Century, species-rich grassland, scrubland, 20th Century plantations, old quarry land, disused railway land and extensive rides and tracks. About half the area is designated by Natural England as *Priority Habitat* in three categories, while the rest is recognised by NCC as having important habitats, as confirmed or candidate Local Wildlife Sites, or is identified in this Plan as being locally significant ecologically. 71 protected and

notable species (not including bats, which also occur) have been recorded in the area (Northants Biodiversity Records Centre, 2013).

Residents in the Plan Area regard Brookfield Plantation as an important local ecological and amenity resource whose main features should be protected. They also recognise that some types of development, in well-chosen areas and with strong environmental protections, including habitat creation and further or improved benefits for community access and use, could be added without detriment to the overall biodiversity. Policy ENV 2 should be applied (in full), and with independent ecological studies to record existing biodiversity and to identify appropriate developer-funded enhancements to development proposals affecting it.

Figure 6: Sites of natural and historical environment significance



POLICY ENV 2: PROTECTION OF SITES OF NATURAL AND HISTORICAL ENVIRONMENT SIGNIFICANCE – The sites listed and mapped (figure 6) have been identified as being of local significance for their environmental features (natural and/or historical). They are ecologically important in their own right, their historical features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. Development proposals that would result in their loss, or have a significant adverse effect, will not be supported, unless the overall benefits of the development outweigh the harm.

Important Open Space

6.16 A group of sites scored highly in the inventory (scoring at least 75% of the possible total under the relevant criteria) for their outstanding community value. They have been identified in fieldwork, community consultations and in Parish records. Some are existing, recognised open spaces with recreation, sport or amenity value and/or are Gretton Parish Council assets.

6.17 In Gretton these sites comprise:

Outdoor sport and recreation

Natural and semi-natural greenspace

Parks and gardens

Amenity greenspace

Provision for children and young people

Allotments

Cemeteries

Paddocks and other **open spaces among buildings** which contribute to the form and character of the village

Village greens and **wide roadside verges** of historical, biodiversity or aesthetic value

6.18 Their value as open space *within and close to the built-up areas* and/or their current, or potential, value, as community resources are recognised in this Policy.

POLICY ENV 3: IMPORTANT OPEN SPACE – The following open spaces are of high local value for sport, recreation or amenity or contribute to the form and character of the village. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by equivalent or better provision in an equally suitable location, or unless it can be demonstrated that the open space or is no longer required by the community.

1. Pick playing field (507) Outdoor sport and recreation
2. War Memorial and Village Green (504) Parks and gardens; Amenity greenspace
3. Fulwell Avenue allotments (509) Allotments
4. Southfield Road allotments (511) Allotments
5. Gretton Recreation Ground (508) Outdoor sport and recreation
6. Church Gap (513) Wide roadside verges, Amenity greenspace
7. Huntsfield Drive public open space (512) Amenity greenspace

Figure 7 Important Open Space



Buildings and Structures of Local Significance

Listed Buildings

- 6.19 50 buildings and structures in the Plan area have statutory protection (Appendix X), as a Scheduled Monument or through Listing at Grade I, II* or II. The Plan lists them for reference, and to note that new development will be required to take into account their *settings* as defined, on a case by case basis, by Historic England. Their location within, or close to, sites designated or noted for protection in the Plan's Policies and Community Actions contributes to these sites' evidence of significance.

Local Heritage Assets

- 6.20 The Plan identifies a number of other buildings and structures in the built environment of Gretton that are considered to be of local significance for architectural, historical or social reasons (details in Appendix VIII). Their inclusion here records them in the Planning system as *non-designated heritage assets*.

Figure 8: Local Heritage Assets: buildings and structures of local significance (non-designated heritage assets)



POLICY ENV 4: BUILDINGS AND STRUCTURES OF LOCAL HERITAGE SIGNIFICANCE –
Development proposals that affect the buildings and structures listed below, or their setting, will be expected to conserve the significant features which make them important. In weighing applications that affect directly or indirectly a building or structure in the list below, a balanced judgement will be required having regard to the scale of any harm of loss and the significance of the building or structure.

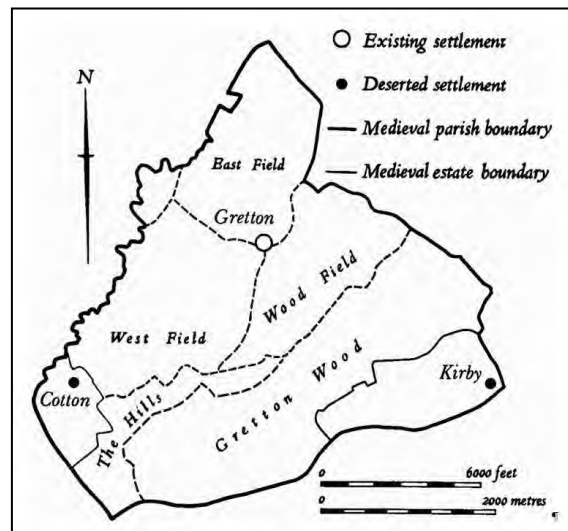
1. Baptist Chapel and adjoining building, High Street
2. Caistor's Cottage, 9 Caistor's Road
3. Church Gap wagon wash
4. Finger posts throughout village
5. Fire Station, Arnhill Road
6. Lamplighter's hut, Arnhill Road
7. Remains of WW2 anti-aircraft battery and type 22 pillbox, Harringworth Road
8. Police House. 31 Kirby Road
9. Railway bridge, Station Road/Rockingham Road
10. Gretton Primary School
11. Wootton's Smithy sign, 38 High Street
12. The Jo Stone, Corby Road/Kirby Road
- 13 Welland House, 27 High Street
14. West Wells and standpipe, Clay Lane

Ridge and Furrow

6.21 The modern Civil Parish of Gretton (the Plan area) includes three historic settlements: the medieval townships of Gretton and Kirby, and Cotton, an outlying farmstead in the Welland Valley. All of them were farmed, from about the 9th century, using the medieval open field system (figure 9), although – unlike the situation in most Midlands parishes, which were almost entirely arable– Gretton had areas under other land management, comprising the extensive Gretton Wood, a strip of flood land along the Welland, and 'the hills', the steep and unstable landscape marking the western edge of the high ground.

6.22 Several groups of ridge and furrow earthworks survive among the modern fields. The importance of ridge and furrow as a heritage asset has been recognised by Historic England (previously English Heritage) since 2001 (Hall, D 2001. *Turning the Plough. Midland open fields: landscape character and proposals for management*. English Heritage and NCC). The Parish was included in an ongoing national research project, involving a survey of the 1600 parishes across the English counties comprising the 'planned landscape' area of medieval open field farming. A local survey (Appendix VIII), using the same methods (aerial/satellite imagery and fieldwork), was done in 2018 as part of the Plan process. This provides a record of the current situation and demonstrates the rate of loss in the last two decades.

Figure 9: The open fields of Gretton, Cotton and Kirby, and other medieval land use.



Source: British History Online

6.23 Under the open field system, crops and fallow were rotated on (usually) a 3-year basis and the land managed communally. Ploughing was by ox-teams; the medieval plough was not reversible, meaning that as the land was ploughed (clockwise, up and down the strips) the soil was always thrown to the same side of the plough, forming ridges and furrows with a height difference of up to 2 metres. After *enclosure*, the process of subdividing the open fields and re-distributing their ownership among major landowners, the old ploughlands were either incorporated in parkland (Kirby), or converted to permanent grazing land, thus 'fossilising' all the features of the medieval farmed landscape, including the furlongs, headlands and baulks.

6.24 Kirby was deserted in the 14th century and any remaining open field systems were obliterated by construction of the Hall and estate c. 1570. Cotton was deserted at an unknown date, but its field system seems to have survived into early modern times. Gretton itself was gradually enclosed from about 1587, finally by the Enclosure Act of 1837. The extent of ridge and furrow in the Plan Area has also been influenced by medieval land use (some areas were never part of the system, see above) and by 19th-20th-century quarrying for limestone and ironstone (east of the village).

Figure 10.1: Ridge and Furrow in 1999 Source: *Turning the Plough* survey, English Heritage and Northamptonshire CC, 2001



would have been ridge and furrow following the Enclosure of 1837 (see above) is about 775 ha. In 1999, the area of surviving ridge and furrow had been reduced to 56 ha. It is now 36 ha; even within the time-range of Google Earth mapping it is clear that this further reduction is still the result of conversion of grazing land to arable. Surviving ridge and furrow in Gretton is now only 4.6% of the original extent.

Figure 10.2 Ridge and furrow in 2018



important in their own right and valued by the local community; any further, avoidable,

6.25 A return to arable farming, using modern ploughs, during the late 20th century caused the destruction of most ridge and furrow across the Midlands. The national trend recorded in 2001 was a loss of between 85% and 100% per parish, most since 1950.

6.26 Gretton fits this pattern. The inventory fieldwork in 2018 mapped the extent of all surviving ridge and furrow in the Plan area. The results have been compared with the extent in 1999 (Hall D 2001; see above).

The area of Gretton Parish that

6.27 In English legislation ridge and furrow fields (except for the few groups that are designated as Scheduled Monuments) are not statutorily protected, despite a recognition that “as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance” (English Heritage 2012. *Project Brief for Turning the Plough Update Assessment*). While individual fields in Gretton are not claimed to be of international importance, the well-preserved groups are

loss would be irreversibly damaging. Historic England strongly recommends treating all surviving ridge and furrow as non-designated heritage assets, and this is the approach taken in this Plan. The policy delivers NPPF paragraph 197 at the Plan Area level.

“What was once common and often unregarded is now rare and needs to be valued.”

Graham Fairclough, English Heritage, 2001

6.28 As planning consent is not required for change of agricultural practice or land use, the support of local farmers and agricultural landowners on a case-by-case basis will be necessary to achieve a sustainable balance between viable agriculture and protection of this now severely threatened historic environment heritage.

POLICY ENV 5: RIDGE AND FURROW - The areas of ridge and furrow earthworks mapped in figure 10.2 are non-designated local heritage assets.

Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the local benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.

General Policies

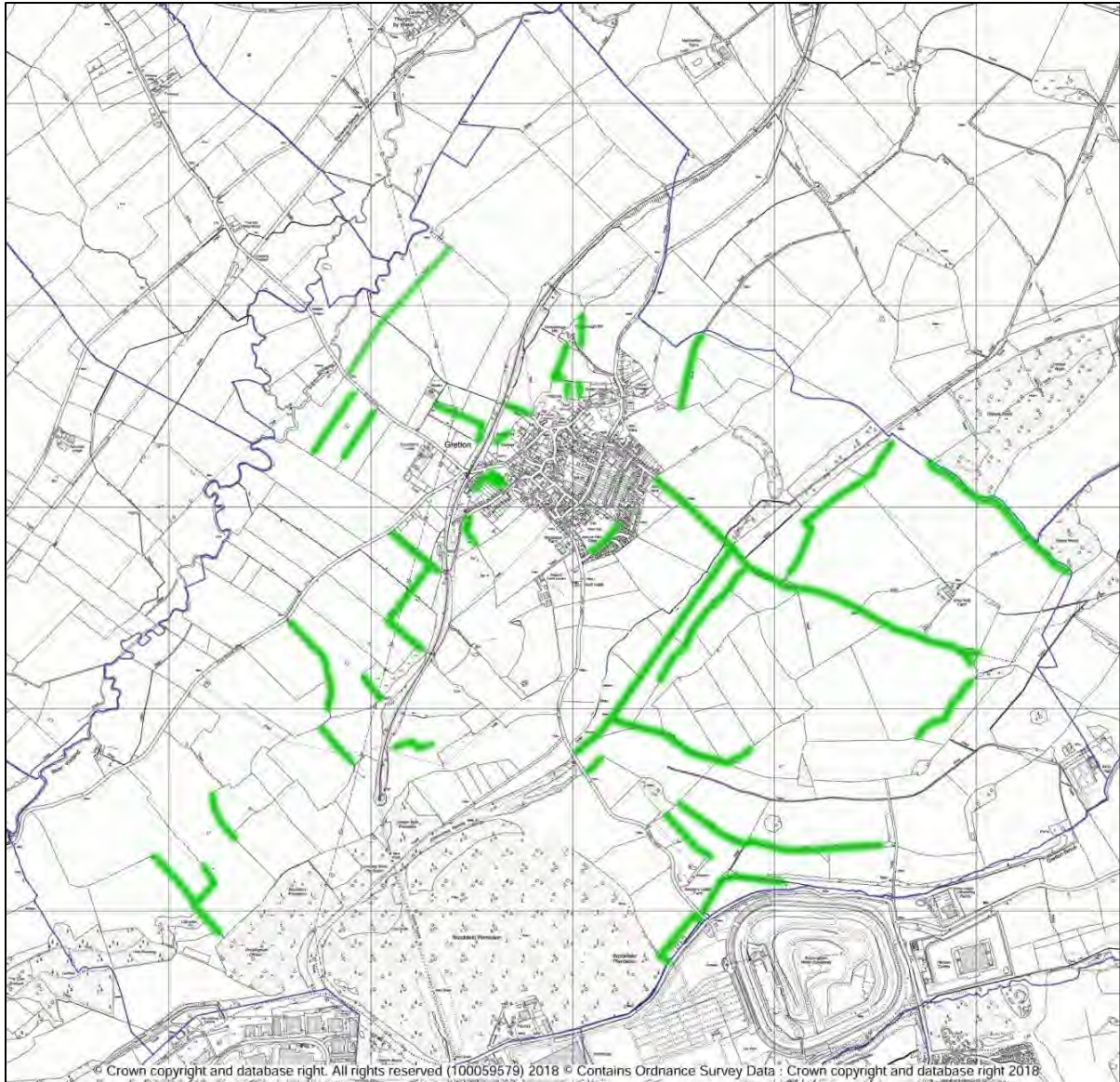
Biodiversity, Hedges and Habitat Connectivity

- 6.29 It could be said that Gretton Parish is a typical area of English Midlands countryside because it has no nationally important wildlife hotspots, and thus that it has little or no biodiversity significance to be taken into account in the Planning system. This would be a misunderstanding of the concept of biodiversity. England’s biodiversity is entirely and only the sum of the wildlife in all of its individual parishes: Gretton is as important in this regard as every other parish, and residents want it to play its essential part in protecting what remains of England’s threatened and diminishing biodiversity.
- 6.30 This policy is therefore about parish-level compliance with the relevant CBC policies, the Wildlife & Countryside Act 1981 (as amended), the Hedgerows Regulations 1997 (as amended), and the European Habitats and Species Directives – and about how Gretton can ‘do its bit’ to maintain biodiversity by taking it into account, at a parish level of detail, in the Planning system.
- 6.31 Before the agricultural enclosures (16th to 19th centuries in Gretton), the Parish was managed in two sections. The Welland Valley was an important sheep grazing area where the fields and tracks were defined by hawthorn hedges. On the limestone plateau, however, the open arable fields had not needed permanent stock-proofing. Enclosure and conversion to permanent pasture here meant that landowners were obliged to plant hedges. If these two sets of hedges of different ages and origins had all survived, they

would now be an important ecological and landscape resource. However, farming history and land use in Grettton (as described in the section on ridge and furrow) has led to the destruction of most of them. The few that remain, along with some more recent deliberately ornamental plantings, are therefore a scarce component of the Plan area's biodiversity potential, particularly as wildlife corridors. Policy ENV 6 recognises them and aims to give them protection, where possible, in the Planning system at a more detailed level than the Hedgerows Regulations 1997 can do.

- 6.32 Connectivity is an essential component of biodiversity. Isolated populations of animals and plants are at risk of destruction or of simply dying out. Wildlife corridors aim to reconnect populations and habitats within parishes and more widely. Three wildlife corridors, based on the regionally important Welland Valley corridor, the line of the Kettering – Nottingham railway and the course of the ironstone railway, (figure 12) have been identified during the preparation of this Plan.

Figure 11: Hedges of ecological and/or historical significance



POLICY ENV 6: BIODIVERSITY, HEDGES AND HABITAT CONNECTIVITY- Development proposals will be expected to safeguard locally significant habitats and species, especially those protected by relevant English and European legislation, and, where possible, to create new habitats for wildlife.

Development proposals that damage or result in the loss of hedges of historical and ecological significance and amenity value (figure 11) will be resisted. Proposals should be designed to retain and manage such hedges where possible.

Development proposals should not damage or adversely affect the habitat connectivity provided by the wildlife corridors identified in figure 12.

Figure 12: Wildlife corridors. Bright green = connected habitat areas



COMMUNITY ACTION ENV 1: BIODIVERSITY

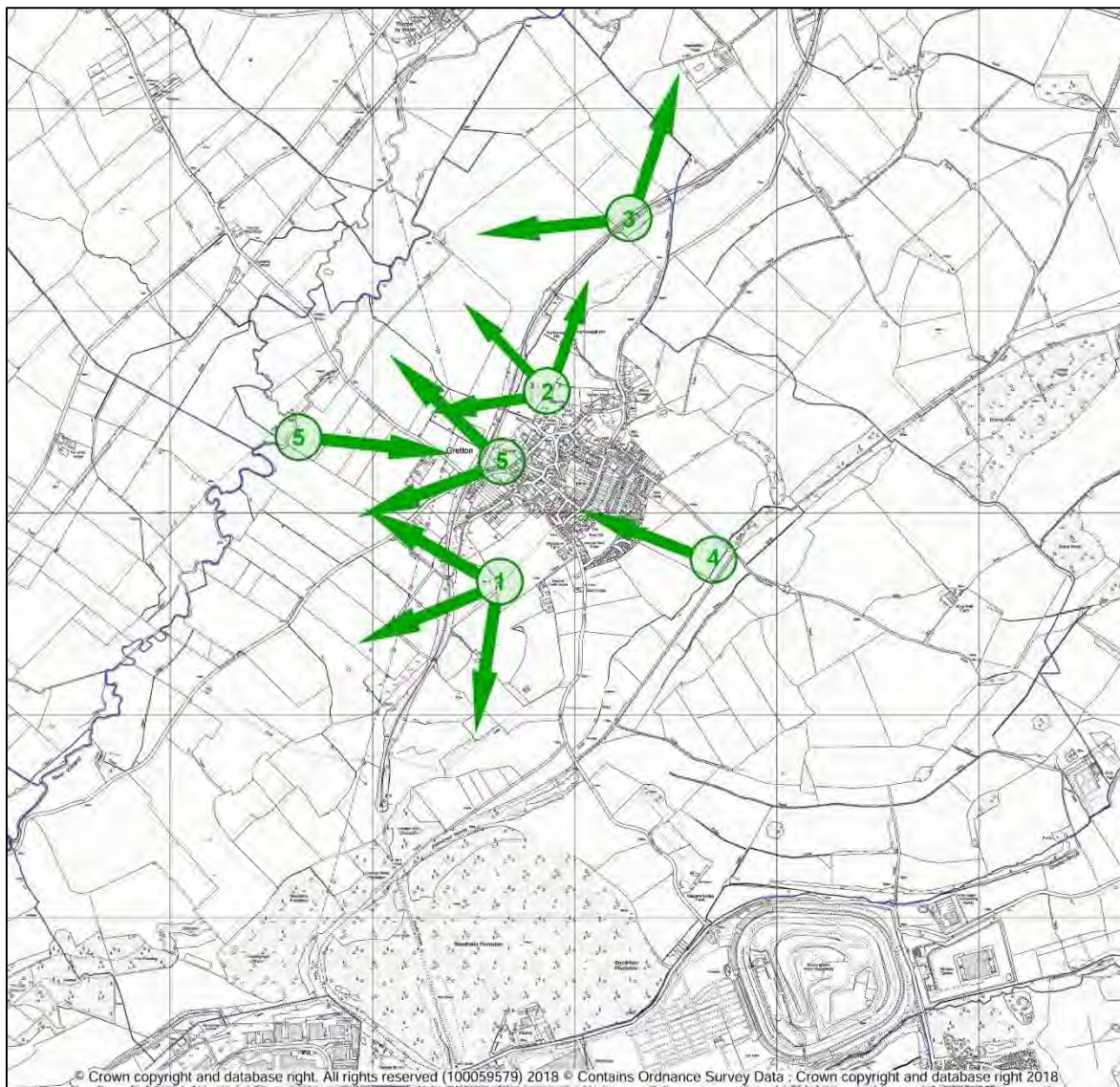
The Parish Council will work with community groups, landowners, funders and other organisations to enhance the biodiversity of the Parish by creating and/or managing habitat sites (e.g. wildflower meadows, woodland, wetland) on suitable parcels of land.

Important Views

6.33 Consultation during the Plan's preparation identified a widely-held wish to protect Gretton's rural setting, and its relationship with the surrounding landscape, including its spectacular position overlooking the Welland Valley.

- 6.34 One of the main ways in which residents expressed this wish was by describing a number of highly-valued views within the village and toward it from the surrounding countryside. These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed the sight-lines of the suggested views and mapped them (below, figure 13).
- 6.35 Gretton's location close to the population centre of Corby also makes the Plan area a destination for the leisure activities of walking, cycling and riding; the views are in themselves a reason for visits to Gretton.

Figure 13: Local Views. See text for explanation



POLICY ENV 7: LOCAL VIEWS – Development proposals must have regard to their impact on those local views which are considered significant – as listed below – and should be considered as part of relevant Design & Access Statements.

- 1. Panoramic views from south to northwest, from footpath GN27 at the top of the escarpment, across the Welland Valley**
- 2. Views northeast, northwest and southwest from the churchyard including scheduled monument, ridge and furrow on steep hillside and distant valley and hills.**
- 3. Views northeast to southwest from Cresswell including pillbox and Harringworth viaduct.**
- 4. View of the village from footpath GN13.**
- 5. Views west from the area of the village around the top of Arnhill Road. The opposite view east from the Welland Valley toward the village is also notable.**

Footpaths, Cyclepaths And Bridleways

- 6.36 Almost all the existing Rights of Way in the Plan area follow ancient, historic ways that certainly date from medieval times and may have their origins in prehistory. They have served for centuries for trade and communication, within the Parish (to get out to the fields, for example), between Gretton and neighbouring villages (including the now lost medieval settlements of Kirby and Cotton) and more widely (for taking goods and livestock to market). Further old routes still exist as tracks or aligned features but are not in the Northamptonshire definitive register of rights of way. Historically most important is the putative route along the edge of the Welland floodplain where the Gretton Mill once stood and was registered in the Domesday Book and demolished in the 1960s.
- 6.37 The proximity of Gretton to Corby adds to the local appreciation of the rights of way network because of the acknowledged health and wellbeing value of countryside access and exercise. Residents of Corby use Gretton and its paths as a rural resort. It would be desirable to provide safe pedestrian and cycle routes to Corby and Harringworth.
- 6.38 The intention of Policy ENV 8 and Community Action Env 2 is to protect existing routes by promoting through upkeep and recognition, and supporting formation of new ones.

POLICY ENV 8: FOOTPATHS, CYCLEPATHS AND BRIDLEWAYS - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths, cyclepaths and bridleways (see Figure 14) will not be supported without appropriate mitigation.

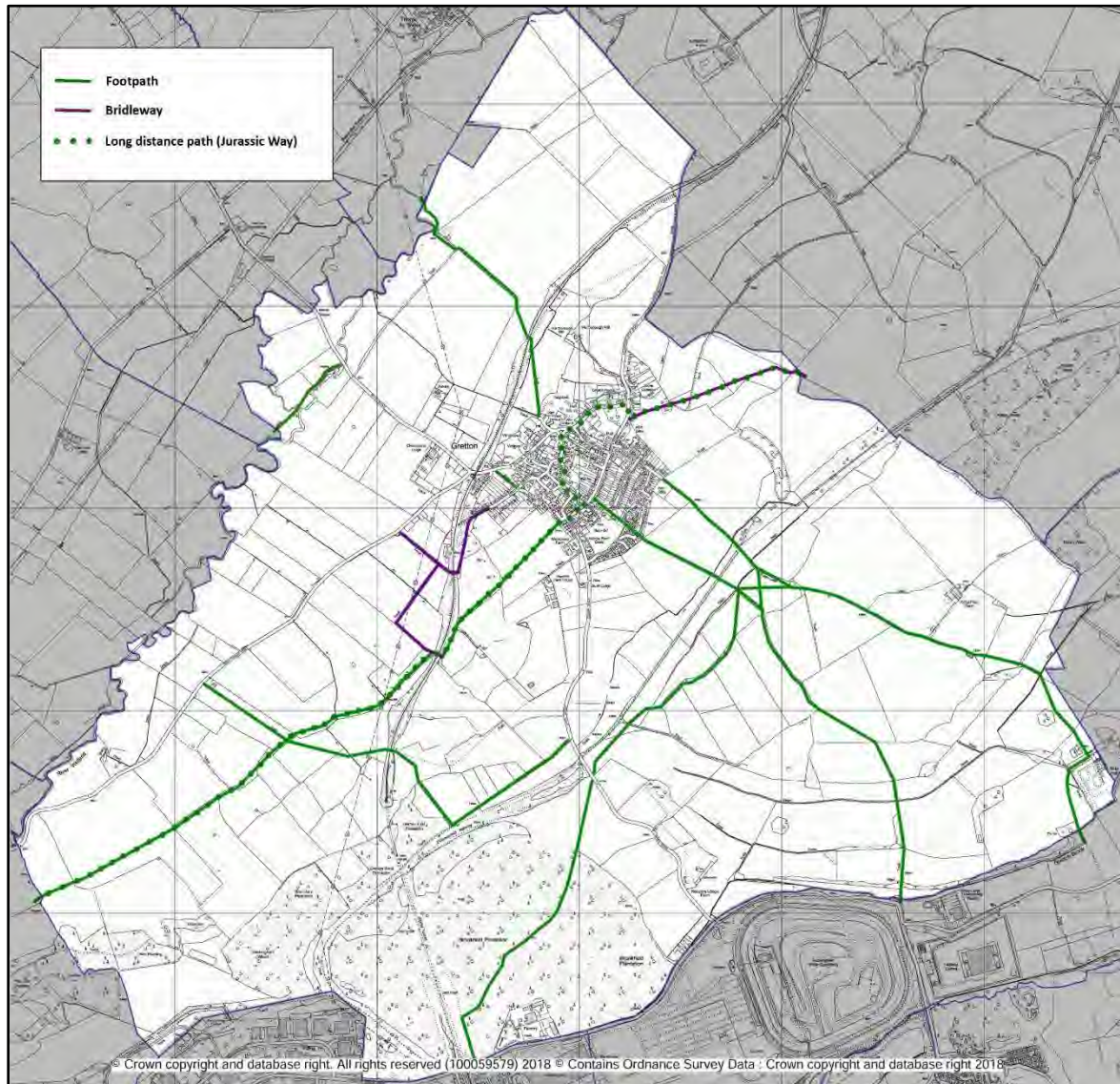
The maintenance, upgrading and, where appropriate, extension of the footpath network in the Parish will be supported in order to:

- a) Service new developments and connect them to the existing network;
- b) Encourage walking over car use for journeys within the Parish;
- c) Provide an improved and more extensive footpath network to support exercise and leisure activities for residents and visitors; and
- d) Work towards providing footpaths and cyclepaths alongside roads between local parishes, to support exercise and leisure activities.

COMMUNITY ACTION ENV 2: FOOTPATHS – The Parish Council will work with local residents to identify and register historic, traditional and well-used footpaths in the Plan Area that are not currently in the definitive Rights of Way list, through involvement with the national *Forgotten Ways* scheme.

The Parish Council will collaborate with landowners, the community, relevant organisations and the Local Highways Authority to promote the creation of new footpaths.

Figure 14: Existing footpaths and bridleways



Renewable Energy Generation Infrastructure

- 6.39 Residents of the Plan area recognise the importance of renewable energy sources to the mitigation of the predicted effects of climate change. They welcome initiatives for both wind and solar generation as long as they do not damage the acknowledged sensitive landscapes of the Parish, or its biodiversity and heritage features.
- 6.40 The NPPF paragraph 148 states that the planning system should help to ‘shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure’. Residents of Gretton are keen to promote both appropriately-scaled technologies for ecologically sound energy generation and appropriate measures to reduce energy consumption.

6.41 This section of the Plan represents a community view based on the results of community consultation, in which this policy area was explicitly explored. Majority opinion can be summarised as:

- Small-scale wind and solar energy generation installations have support in the community as long as detailed conditions (as outlined in the Policy ENV 9 and JCS Policy 26) are complied with;
- The Plan should not identify any specific, preferred sites for wind turbines or solar panel arrays; and
- Vertical ground source heat pump premises or estate heating installation will be strongly supported in appropriate new development proposals.

POLICY ENV 9: RENEWABLE ENERGY GENERATION INFRASTRUCTURE – Proposals for small-scale, local resident, business, amenity or community-initiated, solar and wind generation infrastructure will be supported, subject to their complying with the environmental protection conditions listed in *NNJCS* Policy 26.

Vertical ground source heat pump premises or estate heating installation will be strongly supported in appropriate new development proposals.

Section 7 Community Sustainability

- 7.1 Gretton is a community which is concerned about the future impacts of climate change, and as such wants to retain the village resources available today for future generations. Through developing this chapter, the people of Gretton have expressed that their community assets, access to good transport, whilst living in a positive social economic area, is what makes a thriving, sustainable village.

Community Assets - Bringing the Community Together

- 7.2 Community assets are premises and activities which make a significant contribution to village life. They encourage social interaction, friendships and learning, and also foster and support new talents. It is essential that Gretton retains and continues to build on these assets.
- 7.3 Gretton is a vibrant community. Some families have lived here for generations, and several residents have returned to the village after a spell living elsewhere. The involvement of many residents in the activities and facilities in the village contributes to its vitality.

Education

Gretton Primary School

- 7.4 Gretton Primary School has been on the same site for over 100 years, and now caters for 148 children.
- 7.5 At present, in 2018 the recently extended school serves approximately 90 families, mainly from Gretton but also from Harringworth and Corby.
- 7.6 The school elected to become an academy and joined the Brooke Weston Trust in September intrinsic. It benefits from being part of a larger, academic organisation and has access to facilities and opportunities beyond its normal scope, without losing its village identity.
- 7.7 The school is one the largest employers in the village with 23 members of staff.
- 7.8 Gretton Primary is a high achieving school. In February 2016 Ofsted reported that the school was 'Good' with outstanding features. In 2017 the results, progress and attainment of its pupils at the end of Key Stage 2 were the highest in the borough and 10th across Northamptonshire as a whole. As a result, the school is one of the most popular in the area in terms of admission applications.

Chirpy Chicks Pre-school

- 7.9 On the same site as the Primary School is 'Chirpy Chicks', a community preschool with strong links to the academy and also to Pengreen Children's Centre (National Excellence) in Corby. With an outstanding Ofsted rating, and housed in a modern eco building (10 years old) the preschool is extremely popular, with 40 children aged 2-4 years old mainly from Gretton, plus a few from Harringworth and Corby. The pre-school employs 10 members of staff.

- 7.10 The school has a few car parking spaces for staff, but both establishments use the recreational car park during their operational times 7-7, Monday to Friday. Congestion is at its peak during school drop off and pick up at 8.50am and 3.10pm. This is covered in the transport section of this chapter.

Secondary Education

- 7.11 Gretton does not have a secondary school. Approximately 60 children attend Uppingham Community College (UCC). Other local secondary schools attended by 11-18-year olds are based in Corby, Oakham and Stamford.

Religious Establishments

St James the Great, Church of England, and The Baptist Church

- 7.12 Parts of St James church date back to the 12th century. Services are held on a regular basis, with monthly Holy Communion and family services, christenings, weddings and funerals. Burials take place in the graveyard in Station Road.
- 7.13 The Baptist Church was founded in 1786 when the non-conformist movement began in Gretton. The current church site was consecrated in 1824. Parts of the attached schoolroom originate from wooden huts lived in by railway construction workers in the 1870s.
- 7.14 Both churches are important village community settings both hosting regular annual events attracting national and regional attention, such as the flower festival, and the Christian festival.

Village Hall and Events

- 7.15 The village hall is an asset to all sectors of Gretton's community. It was built in 1963 and was refurbished to a high standard in 2009. There is a meeting room, a large communal hall, a very well equipped kitchen and a spacious bar area. The hall can be hired out at a reasonable cost.
- 7.16 Regular events include: Gretton History Society; Archery Club; Keep Fit; Gretton Women's Institute; First Gretton Scout Group; Monthly lunch club and Parish Council meetings.

Pubs, Clubs and Other Community Assets

- 7.17 The Hatton Arms is named after the Hatton family who were Lords of the Manor of Gretton. It was the gatehouse for the Kirby Hall estate in the 14th century. The Hatton Arms is the third oldest public house in Northamptonshire. It has a restaurant and provides a venue to several community groups including the Gardening group, Gretton folk club, a Knit and Natter group and a summer darts league.
- 7.18 The Blue Bell re-opened in April 2018. The public house was mentioned in the Stamford Mercury in 1772. In the 1930's it was used as a breakfast stop for quarry workers and was run by the famous landlord Tinker Joe.
- 7.19 The Sports and Social Club is by the recreation ground. This valuable asset is for Gretton village members and offers organised activities and functions for families and actively encourages children

to take part. The club has extensive bar facilities and caters for parties etc. The club hosts sporting events and has a large TV Screen where villagers can watch major sporting events.

- 7.20 **Community Cafe** - Lydia's Coffee Shop overlooks the village green and is run by a team of volunteers. The cafe is a valuable community asset. It is a welcome refreshment stop for walkers, cyclists and other tourists that visit the village for the historical interests of Gretton.

GP

- 7.21 Gretton has a Doctor's surgery which opens part-time Mondays, Tuesdays and Thursdays. The Clinic is run from the main practice at Uppingham and has a dispensing service. It is widely used in the village and considered a very important service.

Village Post Office

- 7.22 The village lost its village store and Post Office in 2017. A more limited service is now available on Tuesday and Friday mornings at Lydia's Cafe, who also now sell a few basic supplies.

Village Correspondence

- 7.23 The village has an active and informative Facebook page, information regarding events and weather conditions are shared efficiently. Also, information is provided regarding volunteer drivers for hospital visits etc.
- 7.24 The Parish Council sponsor a Gretton Life newsletter which is distributed to all households within the village four times a year. The village has a local correspondent to the local papers.
- 7.25 The Parish Council run a Gretton Website (www.grettonparishcouncil.co.uk) which provides access to minutes from various Parish meetings and useful links to other websites.

Water Tower

- 7.26 The tower is a large concrete structure situated close to the heart of the village and provides water to the community. It also serves as a fixing point for mobile communications.

Outdoor Spaces

- 7.27 **The Recreation Ground** in Gretton is owned by the Parish Council for the use of the whole village. There is an extensive children's play area based on a dinosaur theme, a brand new BMX track, a dedicated Multi-Use Games Area and an expanse of green space. The ground is used by:
- 7.28 Gretton Primary School, Gretton Cricket Club, Gretton Football Club, Gretton Netball Club, The Sports and Social Club, Gretton Silver Band and other sporting groups.
- 7.29 **The War Memorial** is at the centre of the green in Gretton old village opposite St James' church. The memorial records, uniquely the names of all the men who served in the Great War 1914-1918, with those that lost their lives picked out in gold. It was erected and paid for by public subscription in 1925. It is a place for contemplation and respect for the community.

- 7.30 **Village Green.** Gretton is one of the few villages to retain its original stocks and whipping post; a stark reminder of how the law was administered in the 1800s.
- 7.31 **Gretton Paddock Park.** Was the fiftieth pocket park in Northamptonshire and officially opened 1996. It provides a peaceful space for the villagers of all ages and for children to play.
- 7.32 **Picks Playing Field** is a field situated on the Lyddington Road at the edge of the village and was bequeathed to the village for the benefit of the children of the village. It is often used by the Scout Group for outdoors activities.

Village Allotments

- 7.33 There are two allotment sites in Gretton, one given to the village by Mr Clarke of Lyddington and operated on a voluntary basis by the Parish Council. Due to popular demand the plot sizes have been halved in recent years. The site now accommodates more than 14 allotment holders and offers a low rate of rent.
- 7.34 The first site is used by Gretton residents and the second by residents throughout the Borough. There is limited parking at both.

POLICY CF1: RETENTION OF COMMUNITY FACILITIES, AMENITIES AND ASSETS –
Developments that support and enhance community facilities will be supported.
Development leading to the loss of an existing community facility will be supported if it can be demonstrated that:

- a) There is no longer any need or demand for the existing community facility; or
- b) The existing community facility is, demonstrably, economically unviable or not able to be supported by the community – such viability and support includes fundraising and volunteering by parishioners and others; or
- c) 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 which complies with the other general policies of the Plan.

Community Action CF1 - The Parish Council will seek to register Lydia's Coffee Shop, The Hatton Arms, The Sports and Social Club, The Blue Bell Inn, Doctors Surgery, Chirpy Chicks Pre-School, Baptist Church, St James Church, Village Hall, Primary School and the Water Tower as assets of community value.

New and Improved Community Facilities and Amenities

- 7.35 Gretton community would welcome the reopening of the village Post Office and shop, and the return of a bus service. Gretton is always looking to enhance its community assets; one being the

continual development of the recreational grounds and to provide improved facilities for all users and the youth of the village.

POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:

- a) Meets the design criteria stated in Policy H3;**
- b) Will not result in unacceptable traffic movements or other disturbance to residential properties;**
- c) Will not generate a need for parking that cannot be adequately catered for;**
- d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle, and**
- e) Takes into full account the needs of people with disabilities.**

Section 8 Village Communications

Keeping in Touch - Broadband and Mobile Infrastructure

- 8.1 The modern economy increasingly depends on high-quality communications infrastructure to reap maximum benefit from technological advances. High-speed internet connectivity drives business innovation and growth and creates business and employment opportunities. Online searching and transactions facilitate access to information and services, also providing new and easier opportunities for education and learning. The standard of broadband and mobile infrastructure is particularly important in rural settings such as Gretton Parish. Equally, good mobile signal availability is crucial for rapid and always available access. The availability of good broadband and mobile infrastructure can also contribute to reduced social exclusion.
- 8.2 BT Open Reach have completed their installation of 'fibre to the cabinet'. This ensures the Gretton Community have a workable good speed access to the Internet. With a decent standard of Internet connectivity, residents are able to stream videos, play games, work from home and operate multiple devices within a household.
- 8.3 Every house will use the old existing telephone lines, which is copper to the house from the local cabinet. 'Fibre to the premises', is not yet available in Gretton. This is more common in areas such as urban towns and city communities. To date this is currently only available to 8% of UK from BBC News online (17/9/19) and note this target is "for all". There is no Government commitment to reach rural communities for this infrastructure.
- 8.4 The mobile telephone signal is an issue in the village with various residents and business owners providing feedback on Gretton's community Facebook page and village forums. Mobile phone operators use the various phone masts around the village and coverage can differ between provider and location in the village.

POLICY VC1: BROADBAND AND MOBILE INFRASTRUCTURE -

- a) **Proposals to provide improved access to faster broadband for all businesses and households in Gretton Parish will be supported, where planning permission is required, since the Parish wishes to be at the forefront of any future communications technology enhancements. This includes suitable connectivity for future generations of mobile technology.**
- b) **Improvements to the mobile telecommunication network that serves all businesses and households within the Parish will be supported. If a new mast is installed, this must be shared where possible by more than one provider.**
- c) **Any infrastructure improvements requiring above ground network installations, must be sympathetically located, designed to integrate into the local area, and not be in or near to open landscapes.**

Section 9 Transport and Road Safety

Being a Connected Village - Traffic Management

- 9.1 The village has two main roads; Kirby Road to the east and the High street to the west, both roads running south to north linking the Corby Road and the Harringworth Road. In places both the High Street and Kirby Road can be narrow and very busy, congested, and often crowded with parked cars, especially at school starting and finishing times
- 9.2 The highways authority currently is NCC (to change to North Northamptonshire in 2021). A wide range of amenities are available within the towns of Corby, Uppingham, Oakham, Market Harborough and Stamford, and Leicester and Peterborough further afield. Gretton is ideally situated for easy access to the A14 & A47, while local trains from Corby (4.5miles) provide regular access to London St Pancras, taking approximately 80 minutes.
- 9.3 The village has two roads linking the Harringworth Road and Corby Road, Kirby Road and the High Street, both are narrow and can be very busy and is often crowded with parked cars, especially at school starting and finishing times.
- 9.4 The High Street has some very tight turns and is unsuitable for large and heavy goods vehicles. It is acknowledged that those delivering must enter the village, but the roads are not suited for those passing through, with low bridges on the Harringworth and Rockingham roads.
- 9.5 Other pinch points in the village are Caistor Road and School Lane, both are single track in places and too narrow for two cars to pass comfortably.
- 9.6 Residents of Corby Road suffer especially from noise generated by vehicles accelerating and often exceeding the speed limit. NCC traffic flow data can be found at Appendix XI.
- 9.7 The NPPF encourages a reduction in greenhouse gas emissions through the introduction of measures, which promote a decrease in the number of car journeys. There are several actions that can be taken by individuals and by the public and private sectors to support this objective, although the poor local bus service provision in the village effectively makes car ownership essential.

Cycling

- 9.8 Gretton is a popular through route for leisure cycling, including international events which have cycled through the village. Businesses have benefitted from this increased attention. However, for the residents cycling to and from work or school, there are no designated cycling road routes from Gretton to Corby or Uppingham. Feedback from the Gretton Plan events highlighted safety concerns for commuters using these roadways. Although there are no strategic local plans to upgrade routes for improved connectivity between Gretton and Corby or Uppingham, it has been suggested that any major developments support an upgrade on existing roadways or footpaths to enable safer transport to employment /schools.

9.9 NCC's Cycling Strategy can be found at:

www3.northamptonshire.gov.uk/councilservices/northamptonshire-highways/transport-plans-andpolicies/Documents/Northamptonshire%20Cycling%20Strategy.pdf

Parking

9.10 There are two public car parks in the village, one at the Village Hall and one at the Recreation Ground. No parking is provided at the churches. The Hatton Arms Public House has a small car park.

9.11 The Baptist Church, the Blue Bell Inn, the Doctor's Surgery and the school are all close to the recreation ground carpark. At the start and end of school times, the car park and all roads around the school are very congested. This is exacerbated when the Doctor's Surgery is open.

9.12 A number of garages are available for rent from CBC at a small fee. These are located on Southfield Road, Fulwell Avenue and Latimer close.

POLICY T1: TRAFFIC MANAGEMENT - With particular regard to the rural highway network of the Parish and the need to minimize any increase in vehicular traffic all housing and commercial development must:

- Be designed to minimise additional traffic generation and movement through the village
- Incorporate sufficient off-road parking in line with housing policy H3
- Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided
- Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions
- Explore the possibility of introducing appropriate traffic calming
- Consider, where appropriate, the improvement and where possible the creation of, footpaths and cycle ways connecting to Corby and Priors Hall cycle routes.

Community Action T1: Traffic Management - The Parish Council will develop a coherent action plan to address traffic and parking issues that have been identified through the Plan including:

- a) Undertake an ongoing awareness exercise to make explicit the negative impact on residents of inconsiderate parking
- b) Work to achieve improvement of car parking provision for the Parish for residents and visitors.
- c) Introduce community speed reduction actions
- d) Work with the school to resolve parking issues at drop off and pick up times

Community Action T2: Traffic Calming - The Parish Council to engage with the transport authority with a view to placing Traffic calming measures at entrances to the village and to create a safer village environment giving consideration to safer schemes, such as a 20-mph zone, particularly in the area of the school.

Public Transport

- 9.13 Local Bus Services – At the time of writing Gretton has no regular bus service. Financial constraints have meant that the NCC has withdrawn its subsidy for local bus services. Unfortunately, prior to NCC withdrawing this service, the village post office and shop closed meaning that there is an increase in demand for public transport to shopping facilities.
- 9.14 NCC's Bus Strategy can be found at:
www3.northamptonshire.gov.uk/councilservices/northamptonshire-highways/transport-plans-andpolicies/Documents/FINAL%20Revised%20Bus%20Strategy%20April%202018.pdf

Community Action T3: Public Transport - The Parish Council will continue to lobby the County Council/Unitary Authority to make realistic and economic changes to the service, which match the needs of residents.

Electric Vehicles

- 9.15 How you travel can have a huge effect on the environment. CBC are recognised as one of the leading boroughs in the preparation of electric charging infrastructure and has been awarded 'Go Ultra Low' organisational status by the Government related to the work in increasing the number of electric vehicles on Corby's roads. The Government has announced through their Clean Growth Strategy that by 2040 all diesel and petrol vehicle sales will be banned. There are a number of incentives to ensure communities are ready for the growth of electric vehicles.

POLICY T2: ELECTRIC VEHICLES - Housing developments which provide charging points for electric vehicles will generally be supported.

The provision of communal vehicular charging points within the Parish will be supported, so long as there is universal access and their presence does not impact greatly on existing available parking in the Parish.

Section 10 Business and Employment

Helping the Community to Thrive - Support for Existing Businesses and Employment

- 10.1 Good employment opportunities in the Parish and the strength of the community go hand in hand. Supporting the growth of employment opportunities in the Parish is therefore recognised as an important theme of the Plan.
- 10.2 94% of respondents to the Gretton 2017 consultation would welcome more business to the Parish. This response included 94% supporting new cottage industry businesses, 92% new home-based businesses, 91% a shop, 85% a café, 72% farm diversification, and 71% small workshops. Respondents did feel, however, that such new business should be in keeping with and not in detriment to the rural and predominantly residential nature of the Parish.
- 10.3 Gretton is a rural parish but not distant from several significant employment centres, such as Corby, Oakham, Leicester and Peterborough. Villagers also commute to London. Employment opportunities within the Parish are however relatively limited in scale, primarily dependent upon the two main employers; Gretton Primary Academy and Gretton House, a care home.
- 10.4 For most workers resident in the Parish the lack of significant local employment opportunity means that they must work away from the Parish. This impacts particularly on young people for whom the high property values and lack of starter homes, combined with the lack of local employment opportunities make Gretton Parish an unattractive and difficult potential option for residence.

POLICY BE1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT OPPORTUNITIES - There will be a strong presumption against the loss of commercial premises or land that provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:

- a) The commercial premises or land in question has not been in active use for at least 12 months; and
- b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least 6 months.

Support for New Businesses and Employment

- 10.5 New employment initiatives can help to boost and diversify the local economy, thus providing more local employment opportunities.

- 10.6 However, villagers have been clear that any new employment initiatives should be small scale and sensitive to the character of the Parish. Employment proposals should only be approved if they avoid harmful impacts on other matters agreed to be locally important such as increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment.

POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT - In supporting additional employment opportunities, new development will be required to:

- a) Fall within the established settlement boundary for the Gretton Parish, unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are exceptional circumstances;
- b) Where possible, development should be sited in existing buildings or on areas of previously developed land;
- c) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the Plan area, including the countryside;
- d) Not generally involve the loss of dwellings;
- e) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property;
- f) Not generate unacceptable levels of traffic movement and on road parking, provide off road parking;
- g) Contribute to the character, the design of the local built environment and the vitality of the local area; and
- h) Be well integrated into and complement existing businesses.

Home Working

- 10.7 There is an increasing trend for residents to work from home, whether this is for part of the working week or entirely. With improving internet connectivity locally and changing employment patterns nationally, this trend is likely to continue, making the Parish a place where a greater percentage of the population are spending their time within the Parish. This could create opportunities – for joint working, business hubs, support groups etc.
- 10.8 In rural areas such as the Gretton Parish, with limited local employment opportunities, one benefit of supporting home working is that it helps to promote local employment activities whilst reducing the dependency of the car for long journeys to employment sites outside the Parish.
- 10.9 However, it is recognised that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living spaces. The construction of extensions, the conversion of outbuildings, and the development of new freestanding buildings in gardens from which businesses can operate will be supported. This

is intended to maximise the opportunities for entrepreneurial activity and employment in Gretton Parish.

- 10.10 Whilst it is acknowledged that it may not always be possible, there is also a strong desire for new housing to contain a small office space to accommodate home working.

POLICY BE3: HOME WORKING - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made**
- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and**
- c) Any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they must be subservient by reason of height, scale, massing, location or the facing materials used in their construction.**

Farming and Diversification

- 10.11 Farming plays an important part in the Parish, although it does not employ a significant number of people. Gretton is surrounded by land used for arable or mixed farming. The farming community is made up of small family farmers, tenant farmers and estate farms.
- 10.12 Farming has changed over the years driven by economics, advances in knowledge and climate change. It will continue to evolve with new crops, methods and processes. Farmers have diversified in the crops that they grow and in methods of farming.
- 10.13 The agricultural land around the village provides access to the countryside and enhances the environment.
- 10.14 Farm diversification can provide opportunities for the establishment and development of small businesses that generate income and employment opportunities for local people.

POLICY BE4: FARM DIVERSIFICATION - In order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported subject to:

- a) The use proposed is appropriate to the rural location
- b) The conversion/adaptation works respect the local character of the surrounding area;
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

Tourism

10.15 Gretton is a beautiful rural Parish to which walkers, horse riders, cyclists and other visitors are attracted. The Parish is keen to extend a welcome to visitors whilst ensuring that their visit does not have a negative impact on parishioners - for example, in the context of traffic.

POLICY BE5: TOURISM - Support will be given to facilities to enhance tourism which:

- a) Is within or adjoining Gretton village, on a scale appropriate to the settlement;
- b) Does not have a detrimental effect on the distinctive rural character of the Parish;
- c) Does not adversely affect the surrounding infrastructure, particularly local road networks;
- d) Benefits the local community, through for instance, provision of local employment opportunities and improvements to local service provision, and is proportionate to the size of settlement in which it is located; and
- e) Where feasible, the development involves the re-use of existing buildings or is part of farm diversification.

Section 11 Monitoring and Review

- 11.1 The Plan will last up to 2031. During this time, it is likely that the circumstances which the Plan seeks to address will change.
- 11.2 The Plan will be regularly monitored. This will be led by Gretton Parish Council on at least an annual basis. The policies and measures contained in the Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Plan will also be included. The Plan will be reviewed at the Annual Parish Meeting which is held at the end of each financial year.
- 11.3 The Parish Council proposes to formally review the Plan on a five-year cycle commencing in 2024 or to coincide with the review of the CBC Local Plan/NNJCS if this cycle is different.

Glossary

BAP	Biodiversity Action Plan
CBC	Corby Borough Council
DEFRA	The Department for Environment, Food and Rural Affairs
HTG	Housing Theme Group
IOS	Important Open Space
LGS	Local Green Space
LWS	Local Wildlife Site
NCA	National Character Areas
NCC	Northants County Council
NHER	Northamptonshire Historic Environment Records
NNJCS	North Northamptonshire Joint Core Strategy
NNJPU	North Northamptonshire Joint Planning Unit
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
OSSR	Open space Sport and Recreation
PPG	Planning Practice guidance
SES	Site of Environmental Significance
SHMA	Strategic Housing Market Assessment
SINC	Site of Importance for Nature Conservation
SSA	Sustainable Site Assessment
UCC	Uppingham Community College