

7 Policies

A. Strategy

Introduction

The purpose of the UK Planning System as set out in the NPPF is to achieve sustainable development. This is defined in the NPPF as ensuring that providing for the needs of the current generation does not make life worse for future generations.

This Neighbourhood Plan is a key part of securing sustainable development. The NPPF states that all plans should be based on and reflect the presumption of sustainable development and that neighbourhoods should plan positively to support local development.

Through the process of developing a Neighbourhood Plan, consideration has been given to the type and extent of new development required to meet the needs of the local community, where it should be located in the Parish, and how it should be designed.

Although the Parish of Great Bowden has already exceeded its minimum housing target and the Neighbourhood Plan does not allocate any further development sites, the Neighbourhood Plan supports windfall housing development and supports business development in appropriate locations that do not impact on residential amenity. The Neighbourhood Plan also states how new housing should be designed and supports the improvement to the infrastructure that is needed to meet the requirements of new development. Through a range of Community Actions, the Neighbourhood Plan seeks to identify on-going actions not directly related to land use that otherwise support the aims of the Neighbourhood Plan.

The Parish Council will take a positive approach to the consideration of development proposals that contribute to sustainable development. This includes working with the District Council, County Council, the local community, developers and other partners to encourage the formulation of development proposals which clearly demonstrate how sustainable development has been considered and addressed.

The Neighbourhood Plan is not intended to replace the policies contained in the Harborough Core Strategy and the NPPF. It sits alongside these to add additional, more detailed, Parish-wide specific policies and helps to achieve the Community's vision as set out in Sections 5 and 6 above. Where suitable District-wide policies already exist in the Harborough Core Strategy or NPPF they are not duplicated in this Plan.

POLICY S1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT –

When considering development proposals, the Plan will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF and Harborough Core Strategy.

Where there are no policies in this Plan relevant to a planning application or development proposal, the provisions of relevant National and District-wide planning policies apply.

Limits to development

The purpose of 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 impinging into the local countryside.

Limits to Development were established by Harborough District Council in order to clarify where new development activity is 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 would be acceptable in principle, such as in the main settlements, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such growth would risk ribbon development and the merging of settlements to the detriment of the community and visual amenity of the Neighbourhood Plan area's surroundings.

The Neighbourhood Plan proposes to designate Limits to Development for the built-up part of Great Bowden. This will update and supersede the existing Limits to Development previously used by Harborough District Council as it takes into account recent housing allocations and business developments that have taken place since the Limits to Development were introduced.

Within the defined Limits to Development an appropriate amount of suitably designed and located development will be acceptable in principle, although some sites within this area are protected from development and all development will be required to take into account the policies within this Plan.

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 Neighbourhood Plan area from inappropriate development.

Methodology:

In drawing up the Limits to Development, the Neighbourhood plan has followed the following principles:

- 1) Clearly defined physical features such as walls, fences, hedgerows and roads have been followed;
- 2) Allotments and gardens are within the boundary but paddocks are outside;
- 3) Generally, open areas of countryside – agricultural land, meadows, woodland and other greenfield land (with the exception of residential land) – have been excluded;
- 4) Planning permissions that already exist for residential or employment development on the fringes of the settlement are included;
- 5) Isolated or sporadic development that is detached from the main built-up area is excluded.

Figure 2 – Limits to Development (to be revised)

POLICY S2: LIMITS TO DEVELOPMENT – Development proposals within the Plan area on sites within the Limits to Development, or in terms of new sporting facilities close or adjacent to the Limits to Development as identified in Figure 2, will be supported where it complies with the policies of this Neighbourhood Plan, subject to design and amenity considerations.

Development in the Countryside

In planning terms, land outside a defined Limits to Development, including any small groups of buildings or small settlements, is treated as countryside.

It is national and local planning policy that development in the countryside should be strictly controlled. It should only be allowed in exceptional circumstances where it is appropriate to a rural location, such as for the purposes of agriculture, including (in principle) farm diversification, or for sport and recreation.

This approach is also supported by this Plan, in particular, because it will help ensure that development is focused in more sustainable settlements with a greater range of

services and facilities, 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.

POLICY S3: DEVELOPMENT PROPOSALS OUTSIDE THE DEFINED LIMITS OF DEVELOPMENT - Land outside the defined Limits to Development will be treated as open countryside, where development will be only allowed in exceptional circumstances and in accordance with other relevant policies in this Plan and with relevant district and national planning policies.

B. Built Environment

Introduction

The parish of Great Bowden, predominately surrounded by an undulating countryside consisting mainly of grazing and arable land, covers approximately 3 square miles (8.3 square kilometres), with the village situated at its southernmost tip.

Throughout the village there has been in-fill development between and on the original Greens during the last two centuries, resulting in a mosaic of (buildings of different ages. The village is characterised by a great diversity of housing in terms of age, style and size; from early cruck construction, 17th century timber-framed and stone built farmers' houses culminating in the more modern and regular development of the 1960's and 1970's. There is even a mud cottage originally built for the poor, now much altered but representing many others demolished in the 19th century. Historically, building has been concentrated around the Greens and along the village approaches.

Overall, the impression created is of a well- spaced settlement with its discrete centres being defined informally by the Greens.

A notable feature of the village is the number of large houses of the 17th-19th centuries, mostly still retaining their large gardens. Examples to be seen are: The Grange, off Dingley Road, the Manor House, off Upper Green and Rectory House on Sutton Road. The 19th century also saw the construction of a number of brick built terraces. Many of these smaller houses, nearly all with long, narrow front gardens, still remain and form a distinct feature of the village.

The large hunting lodges and stable blocks built around the beginning of the 20th century by John Henry Stokes to house his clients and his horse breeding ventures are mostly around Nether Green and Sutton Road. He was also responsible for the Village Hall, originally a temperance club for his grooms and stable lads. A number of cottages throughout the village are also probably linked to his 'empire'.

A number of cottages were demolished from the 1930's onwards for redevelopment. The main construction at this time was in the area of Station Road and Knights End Road. After the Second World War the first areas of building were the council houses in Station Road and Main Street. The largest areas of post-war development were along and leading off Station Road and Horseshoe Lane and in Chater Close off Manor Road. In fact along Station Road both sides have been fully developed, including the replacement of the Countryman Public House with 9 dwellings which form Countryman Mews,

leaving no open fields adjacent to the road. Small in-fill developments of two or three houses have taken place throughout the village.

The newer houses in the village pose a variety of styles and types with no attempt to create an accord with the older existing properties. This situation has recently been improved by some features of the new development at Top Yard Farm, but there are conflicting views on whether the site sits comfortably on one of the approach roads to the village. Attempts to use suitable designs can be spoilt by the addition of such incongruities as the wrong roof colour or a conspicuous porch.

The functional core of the village is centred around the main group of Greens, in close proximity to which are located the church, the original church school, the village hall, shops, public houses and a listed old style red telephone box.

Housing Provision

It is recognised that the provision of new housing helps to support existing community facilities such as shops and pubs and helps to achieve the aim of providing a more balanced and sustainable community.

Consultation has shown that residents are not opposed to development, but are concerned that house building is not disproportionate and that where it takes place it does not have an adverse impact on the character of the Parish, or result in inadequate infrastructure.

The emerging Local Plan for Harborough is updating the housing need across the District and the allocation of housing within it. The Executive Report on the preferred Housing Distribution Option (September 2016) states that there is a requirement to provide for at least 11,000 new dwellings between 2011 and 2031 across the District. Of this, nearly two thirds of the dwellings needed over the Neighbourhood Plan period have already been built or planned for.

The draft Local Plan establishes a hierarchy of settlements to help to determine the most appropriate locations for development.

On the basis of this hierarchy, Great Bowden (as well as 15 other settlements) is identified as a Selected Rural Village. These are identified on the basis of the presence of at least 2 of the 6 key services (food shop, GP surgery, library, post office, primary school and pub) together with a scheduled bus service. Development in Selected Rural Villages should be 'primarily in the form of small-scale infill developments or limited extensions to help address economic, social or community objectives. This could include schemes to enable more social housing, small-scale market housing and development aimed at meeting the needs of local people'. (Draft Local Plan consultation, Harborough District Council, 2015)

Although the emerging Local Plan is yet to be finalised, the latest minimum target for Great Bowden is for the Parish to provide an additional 29 residential dwellings up to 2031. This target is open to change before the emerging Local plan is finalised.

This target is a residual target, meaning existing housing commitments which have gained planning permission before 31 March 2016, but which have not yet been built, have already been taken into account and do not form part of Great Bowdon's housing requirement. The target also needs to consider completions and commitments from April 2016 onwards. This additional development has not been considered in the minimum target of 29. [Paul to revisit these two paragraphs]

Since April 2016, a total of 125 new planning applications have been approved within the Parish. These include 50 at Welham Lane; 70 at Berry Close and 5 at North Dingley Road.

In view of the high number of commitments and completions since April 2016, the minimum target for Great Bowden has already been significantly exceeded. For this reason, no additional allocation is proposed in the Neighbourhood Plan.

Should there be a failure to deliver the commitments already identified, or if there is an increase in housing need across the District, then the Neighbourhood Plan will be reviewed. Until this time, new housing development will be secured through windfall development in line with Policy H2. .

POLICY H1: HOUSING PROVISION - Having regard to the high number of dwellings already constructed and existing sites with planning permission since April 2016, the Parish has exceeded its housing requirement over the Plan period. Therefore until such a time as there is an increase in housing need across the Harborough District or unless there is a failure to deliver the existing commitments, further housing development in the Parish will be restricted to Windfall development in line with Policy H2.

WINDFALL SITES

Windfall sites are small infill or redevelopment sites that come forward unexpectedly and which have not been specifically identified for new housing in a planning document. These sites can comprise redundant or vacant buildings including barns, or a gap between existing properties in a built-up area.

Such sites have made a regular contribution towards the housing supply in the Parish. For example, in the last four years, 16 units have been provided. There remain

opportunities for windfall development, and it is considered that they will continue to make a contribution to housing provision in the Parish over the lifetime of the Plan.

POLICY H2: WINDFALL SITES – Small scale development proposals for infill and redevelopment sites (three dwellings or fewer) will be supported where:

- a) It is within the Limits to Development of Great Bowden;
- b) It helps to meet the identified housing requirement for Great Bowden in terms of housing mix (Policy H3);
- c) It respects the shape and form of Great Bowden in order to maintain its distinctive character and enhance it where possible;
- d) It retains existing important natural boundaries such as trees, hedges and streams;
- e) It provides for a safe vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety;
- f) It does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise; and
- g) It does 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.

HOUSING MIX

Providing a wide choice of high quality homes is essential to supporting sustainable, mixed and inclusive communities. This will help underpin a well-balanced population vital to the on-going viability of local services and the prosperity of the community, particularly in light of its increasingly ageing population.

The parish has a higher than average representation of older people (aged 65+) accounting for 22% of total residents which is above the district (18%), region (17%) and national (16%) rates.

The elderly population is increasing rapidly with the number of residents aged 65+ increasing to 22% of the population from 19% between 2001 and 2011.

Home ownership levels are relatively high with around 78% of households owning their homes outright or with a mortgage or loan which is somewhat higher than the district (72%), regional (67%) and national (63%) averages. Affordable housing properties

account for 9% of tenure which is below the district (10%), region (16%) and England (18%) rates. Around 10% of households live in privately rented homes which is below the district (11%), regional (15%) and England (16%) rates.

Data from the 2011 Census shows that the majority (46%) of residential dwellings are detached which is below the district (48%), but above regional (32%) and national (22%) share. Semi-detached housing accounts for 33% of residential housing stock compared with 29% for the district, 35% for the region and 31% for England as a whole. Terraced housing and flats provide 21% of accommodation spaces, again, lower than elsewhere.

People living in the parish are more likely to be living in dwellings with 5 or more bedrooms. Results from the 2011 Census show that 9% of households live in housing with 5 or more bedrooms which is higher than the district rate (8%), regional (4%) and England (5%) averages. There is also an under representation of housing for single people with just 3% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England as a whole.

There is a high level of under occupancy which suggests a need for smaller homes which would be suitable for residents needing to downsize, small families and those entering the housing market. 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.

In summary, an analysis of the Census shows that between 2001 and 2011 the parish population increased by around 7% and the number of households by 6%. There is evidence that the population is ageing and in line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership is high and there is high share of detached and semi-detached housing, and under occupied dwellings particularly those with 4 or more bedrooms. There is evidence of new housing developments in the parish with 58 new house sales registered between 1995 and 2015 and of these 45% were detached dwellings.

The high level of under occupancy suggests 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. 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.

The NPPF calls for 'custom build' opportunities to be included in local plans as part of the housing mix. This is accommodated within the Neighbourhood Plan and referred to as 'self-build'. These opportunities offer benefits in terms of affordability, local engagement and encouraging bespoke design appropriate to the area. This will ensure

the fit within the overall design of the scheme and provide flexibility to meet a range of different needs.

A detailed study of the housing need across the Parish is provided as Appendix x.

Policy CS1 of the Harborough Core requires new housing to meet the varied housing needs of the community in terms of issues including tenure and affordability.

POLICY H3: HOUSING MIX - New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Great Bowden. Priority should be given to dwellings of 1, 2 and 3 bedrooms and to homes suitable for older people and dwellings suitable for those with restricted mobility. The provision of self-build units is supported. 4+ bedroom dwellings may be included in the mix of dwellings, but will be expected to comprise a clear minority.

AFFORDABLE HOUSING

Affordable housing is defined in the NPPF (Annex 2) as “social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. The PPG (2a-022) describes affordable housing need as being an estimate of “the number of households and projected households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market.”

The broad target in the emerging Local Plan is 40% for Great Bowden in developments in excess of 10.

With average house prices too high for those on average incomes, housing affordability remains a key housing issue for the Parish and there is a clear case to meet local targets for affordable housing provision. The emerging Local Plan contains a requirement to provide 40% affordable units on-site for all developments with 11 or more dwellings through provision for social rented, affordable rented and intermediate housing. Consultation has demonstrated support for affordable units to be provided for those individuals in housing need who have a local connection so that local need is prioritised. Similarly, the provision of Starter Homes or Shared Ownership Homes will be supported to help achieve a balanced community.

The Neighbourhood Plan supports the provision of more affordable housing within the Great Bowden Parish. It is also felt that development should make provision for the

increasing numbers and demand of older members of the population and those with specialist care needs. Although the Neighbourhood Plan does not allocate large sites for development, existing permissions are outline only therefore this policy will affect these developments as they progress.

POLICY H4: AFFORDABLE HOUSING PROVISION - Development proposals for new housing where there is a net gain of more than ten dwellings should provide at least 40% affordable housing in accordance with district-wide planning policies that are suitable to meet the current and future housing needs of the Parish of Great Bowden.

Development proposals that make affordable housing available for local people through starter homes and shared ownership will be particularly welcome.

Priority for affordable housing should be given to those with a “local connection” to the parish defined as where at least one member of a household:

- a) reside in the parish;**
- b) had to move away because of the lack of affordable housing;**
- c) has a need to move to Great Bowden to be close to a relative or other person to provide or receive significant care and support;**
- d) has a family member who is resident within Great Bowden**

In the event that no-one meeting the above criteria comes forward within a period of six weeks, the residence criteria can be extended to people living across the District.

Developments should be ‘tenure blind’, where affordable housing is indistinguishable from market dwellings and are spread throughout the development

HOUSING DESIGN

Great Bowden Parish has a rich and attractive built environment.

This is an important component in the distinctive character of the Parish, and consultation shows that it is important to local people. All new housing should therefore reflect the character and historic context of existing developments within the Parish.

The Parish Council and the wider community have produced a Village Design Statement. Its aim is to safeguard the distinctive character and rich heritage of Great Bowden, and to guide any new development in a way that ensures it is sympathetic to the existing village and enhances its special identity and character.

In 2000 the Great Bowden Village Design Statement (VDS) was adopted by Harborough District Council as a planning document, which means that it must be taken into account in determining planning applications. The relevant section of the VDS has been reviewed and incorporated into the Neighbourhood Plan below. It is recognised that by incorporating the relevant sections of the VDS into the Neighbourhood Plan it gives it added importance and 'weight' in planning terms.

The following section is taken from the approved Village Design Statement:

BUILDING MATERIALS AND DETAILS

Great Bowden has a range of domestic buildings dating from the 17th centuries until the present day. There is a great diversity in the size and style of building and the building material used. This diversity is considered by some to be an attractive aspect of today's village. However, the majority of properties in Great Bowden have been constructed during the second half of the 20th century and any further development, in uncontrolled modern styling, would create an imbalance; the impact of the historic heart of the village would be lessened, if not lost.

The modern developments have generally been on a small scale; although styles and materials have been different in each case. so far they have not dominated the village. There are good examples of modern styles blending into the village tradition, namely the two plots of council housing on Station Road and Main Street.

There are some fine examples of stone houses in the village, some dating from the 17th century. These are constructed of local ironstone from Northamptonshire with Great Bowden lying at the western edge of the stone building area. The Old Bakehouse on Main Street and No. 41 The Green are 17th century 'jetted' buildings, in which the upper storey overhangs the lower. By the late 17th century there was a serious shortage of timber for building with the result that, despite the cost, stone and brick came more generally into use.

Throughout its long history Great Bowden has utilised a variety of materials for domestic building. In earlier times the main material was mud (called 'cob' in other parts of the country), and examples survive of 'cruck' cottages, which would have had a mud filling in the timber framework.



Mud Wall

The Old Forge on the Green is one, although the mud has now been replaced by brick.

Tinker's Thatch on Main Street is another, the original structure now being masked by rendering.



Tinker's Thatch

At the back of Rectory House is a long mud wall, recently restored, and on Sutton Road a large mud barn has been replaced by a new modern house. Another such barn, by Grange Farm Cottage, recently collapsed and is lost.

The opening of the village brickworks saw an increasing number of houses built of brick. Bricks made locally before 1809 were clamp-fired. The variable temperature of such wood fires produced bricks of varying colours, ranging from light orange to black. Often bricks came from the clamp incompletely fired - hence the term 'half-baked' - and had to be fired again or discarded. Bricks of this age were often thinner, two inches or so being quite common. Examples can be seen in the north wall of Nether House.

The completion of the canal brought supplies of cheap coal so that bricks could now be coal-fired; hence so much of the 19th century building is of brick. Typical are the brick terraces at the approaches to the village, on Manor Road and around the Green.

Larger houses, such as Langton House (formerly Langton Villa), were also built of brick and, as in Harborough, they retained the Georgian style of architecture well on into Victorian times. Houses were generally built with two storeys, and even three in Navvies Row (Leicester Lane) and Langton

Road. Cottages for the most part were plainly constructed with no decoration, porches, bay or dormer windows.

ROOFS AND CHIMNEYS

There is a general uniformity in the design and construction of the roofs of dwellings in the village, particularly those built before 1920. Most of these properties have pitched roofs of less than 50 degrees, slated with gable ends, some with a brick dentil course at the verge and/or eaves with their ridges running parallel to the road. However, there are a few houses built with gable end on the road, well forward of the general 'building line' creating much interest in the street scene. There are examples of these features in Station Road, Main Street and Manor Road.

In the centre of the village, around the Green, there is an interesting mix of roof heights, which contribute to the character and interest of this part of the village.

A few of the earlier buildings have thatched roofs - several other old houses were originally thatched but the roofs to these have been replaced over a long period of time with slates and tiles. There are a few buildings with roofs of red clay pantiles and red plain tiles, with a small terrace on Main Street with black glazed clay pantiles.

Chimneys are constructed of brick and are invariably built at the gable ends, strengthening visually the mass of the building with those in the middle of the terraces being built on the centre line of the ridge.

They are generally simple in form, many with one or two bands of a single course of red or blue corbelled brickwork for decoration. Most chimney stacks are capped with one or two and occasionally three courses of brick corbelling, mostly in red, surmounted usually with one or two courses of blue bricks, as a block, surrounding the chimney pots - most of these are round clay pots while others are plain buff or buff faience with a decorated top of dog tooth or castellated design.

A number of houses built between the wars, 1919-1939, are semi-detached with hipped and tiled roofs, which, although of a totally different aesthetic form from their predecessors, have an important place in the development of Great Bowden and are representative of domestic architecture in England during this period.

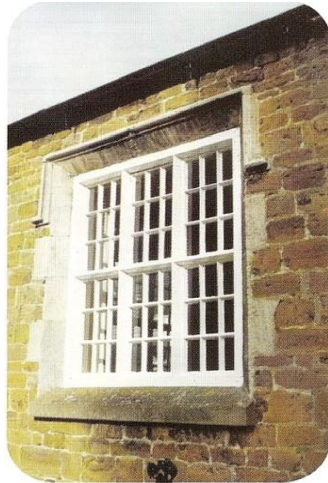
Modern developments, including bungalows in Gunnsbrook Close, a group of Harborough District Council homes for the elderly, have pitched and gabled roofs, although there are a few buildings with large plan areas that have hipped roofs to keep down the mass of the building

DOORS AND WINDOWS

There is an enormous variety of different styles of doors and windows in the village. Some older properties have had inappropriate alterations made in recent years.

Lintels to brick-built houses are constructed of either 3-course flat brick or segmental brick arches. There are also examples of 4 and 5-course flat arches of rubbed brick voussoirs, some of stone, a number with a rendered finish to resemble stone and others of oak beams.

Windows within stone walls have stone or oak lintels. There are also a few old Properties with dressed stone openings and stone mullions.



Fine example of a window with a reveal and stone sill

Window sills are of stone, which are weathered and overhanging the bottom reveal, or of rendered brick or blue plinth bricks, but most commonly the timber sills of the window frames suffice.

Frames are set back from the face of the wall by 100mm; the reveal giving a positive line. Many windows are of sash design with a variation of 4 and up to 24 small panes and usually with a vertical proportion, mostly painted white. There are also casement type windows. Dormer windows are .Present within the roof voids of some of the older houses

Doors on the older properties are recessed and there are some with simple canopies. Where doors have been replaced, particularly within the Conservation Area, a traditional style has been chosen and painted.

There is a tendency for white plastic replacement windows and porches, which is out of keeping with the area and/or the property.

BOUNDARIES

A common characteristic of properties in Great Bowden is the existence of a front garden with a roadside boundary wall, hedge or fence. There are very few houses without front gardens and equally few open plan gardens.

Hedges are common in the village and are mainly of hawthorn, privet or beech. In several areas the hedges outside a number of properties have been cut to approximately the same height, giving a pleasing overall effect. There has been the usual increase in Leylandii hedges in recent years,

some now reaching a significant height. There remain a number of ancient hedgerows, historically field boundaries, now adjacent to modern houses.

Great Bowden is well known for its old brick walls (many still exist, built of local Bowden bricks). These walls come in a variety of heights and many still have the traditional coping. There are some good examples of low front garden walls in front of the cottages opposite the Red Lion Public House and also on the Green.

Many of the older houses and cottages in the village have a simple white painted or brown stained picket fence adjacent to the road.



Simple picket fence in Knights End Road

This would seem to be the traditional boundary of a cottage garden giving security and allowing light to penetrate. This type of fencing is also common on modern properties particularly where the garden is small.

STABLES AND BARNES

There are a number of barns and stable blocks in Great Bowden some of which have been converted into dwellings. The latter are mostly remaining from the horse breeding ventures at the turn of the 20th century.

The buildings are mainly in brick and barns traditionally have slate roofs.



Barn conversion in Welham Lane



Stable conversion, Sutton Road

Options: Short policy if the VDG provides specific standards to apply:

NP POLICY H5: DESIGN STANDARDS - Development proposals must demonstrate high quality design, form and layout consistent with the special character of the Parish, and which are in accordance with the development principles set out in the Great Bowden Village Design Guide. The use of modern methods of construction will be supported.

Design principles that apply to the Conservation Area should be applied where development is adjacent to the Conservation Area to help ensure a controlled transition between the Conservation Area and new development outside the Conservation Area.

Paul to Review

Alternatively - longer policy if the VDG only reflects the chronology of the development of the village – such as:

NP POLICY H5: DESIGN STANDARDS - Development proposals must demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of the Parish in accordance with the approved Great Bowden Village Design Statement. Furthermore:

- a) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated and proposals should clearly show how the general character, scale, mass, density and layout of the site, of the building or extension fits in with the aspect of the surrounding area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;

- b) New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment;
- c) New housing should reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;
- d) For developments of 5 or more, minimum rear garden sizes are to be 50 sq m for a 2b terrace; 60 sq m for a 3b terrace; 85 sq m for a small semi or detached (120m²) and 100 sq m for a large semi/detached (over 120 sq m);
- e) The minimum space between dwellings should be 2.2m;
- f) Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form;
- g) Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient;
- h) Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible
- i) Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone/brick wall. Any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original;
- j) Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, as appropriate; and
- k) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change; ensuring appropriate provision for the storage of waste and recyclable materials.

Heritage and Conservation Area

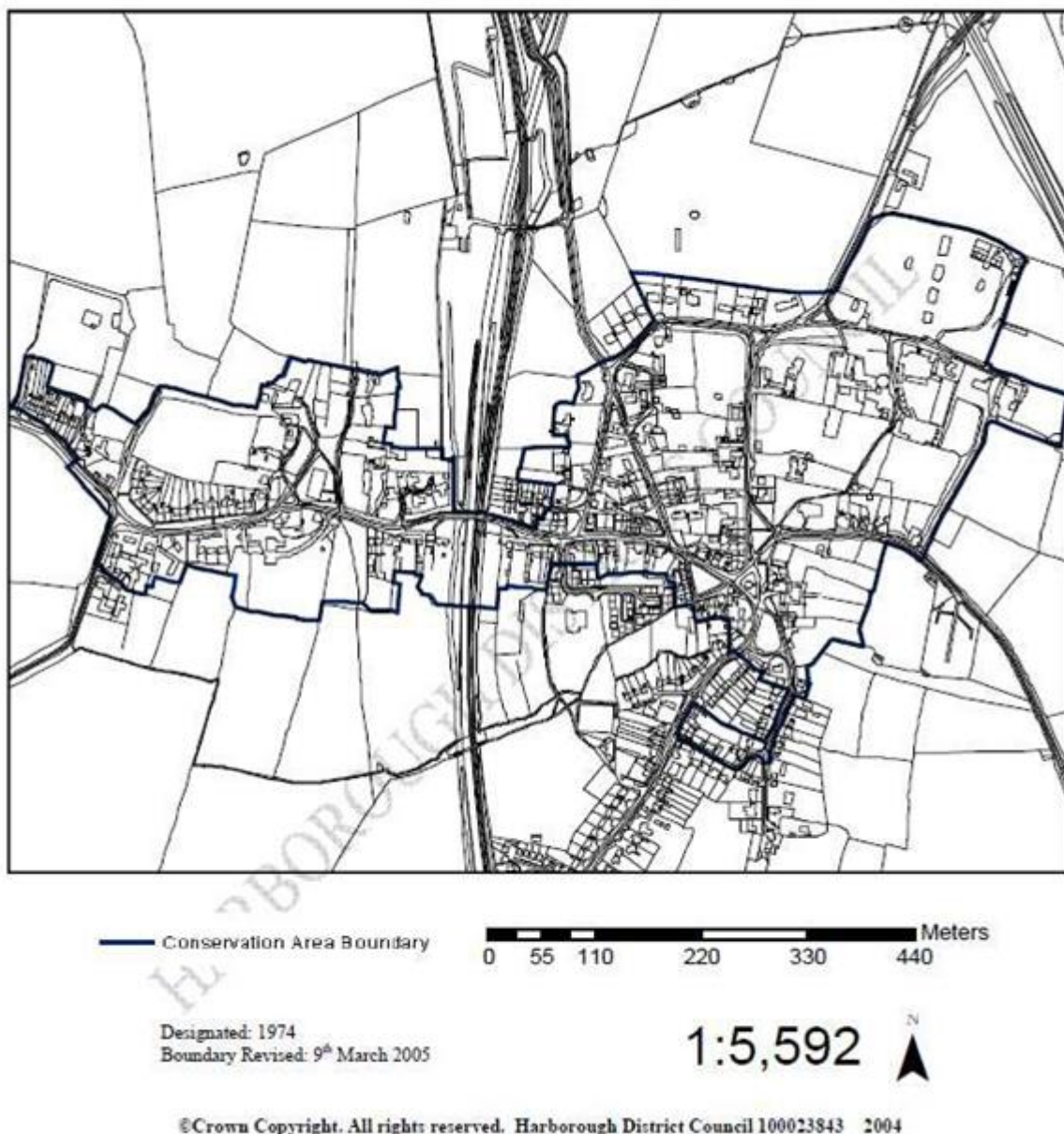
Conservation Area

Harborough District Council's description of the Conservation Area identifies Great Bowden as the original settlement in whose parish the town of Market Harborough was laid out and developed. It states that the village has retained a 'distinct non-urban

character and physical separation from its larger neighbouring offspring' and describes how the two were formally separated in 1995 when Great Bowden became a separate civil parish.

The distinctive plan of the earlier village remains and it is this area that forms the Conservation Area.

Figure x – Great Bowden Conservation Area



The Conservation Area extends for over 1.2km. embracing most of the older buildings of the settlement; it has irregular boundaries and is in two broad parts, east and west, on either side of the railway line.

The eastern part has the functional core of the settlement (Church, School, Village Hall, Shops, Public Houses) but the distinctive settlement pattern in both parts is similar. It consists of a network of greens and of open spaces crossed by roads with many older buildings set back from the roads and behind the greens or former edges of the greens. The large number of trees, in the churchyard and on the greens and along the roads, is a characteristic of the settlement.

The fragmentation and irregular shape of the greens results in many different angles to the rows and groups of houses, and in many intimate areas within the whole. Although the whole area is large and extensive it is this breaking up into many small intimate areas that gives Great Bowden its character. Throughout the village there has been infill development between and on former greens during the last two centuries. This gives a mosaic of buildings of different ages. A notable feature is the number of large houses of the 17th to 19th centuries scattered across the Conservation Area, mostly still in large gardens. These include The Grange off Nether Green and the Manor House off Upper Green.

Another large house, Rectory House, formerly belonging to Christchurch, Oxford fronts directly onto the churchyard as well as towards Sutton Road. In addition there are some large early 20th century houses built as hunting boxes. At Nether Green, another of the greens but away from the Main Street, are the buildings of the former kennels of the Fernie Hunt. Nether Green is separated from the main village centre of the Church and Rectory House by a large tree-fringed paddock, bounded by brick and mud walls and forming an important open space. Great Bowden manifests the juxtaposition of the affluent and the humble: by the large houses and small cottages, by the use of brick and stone next to mud and simple timber framing.

The Conservation Area abuts the built-up area of housing development extending from Market Harborough in the south, but has open countryside to the north, east and west. It is distinct from Market Harborough, despite its history; but because of it, it has, with its many greens and large houses, developed differently from the other villages in the district

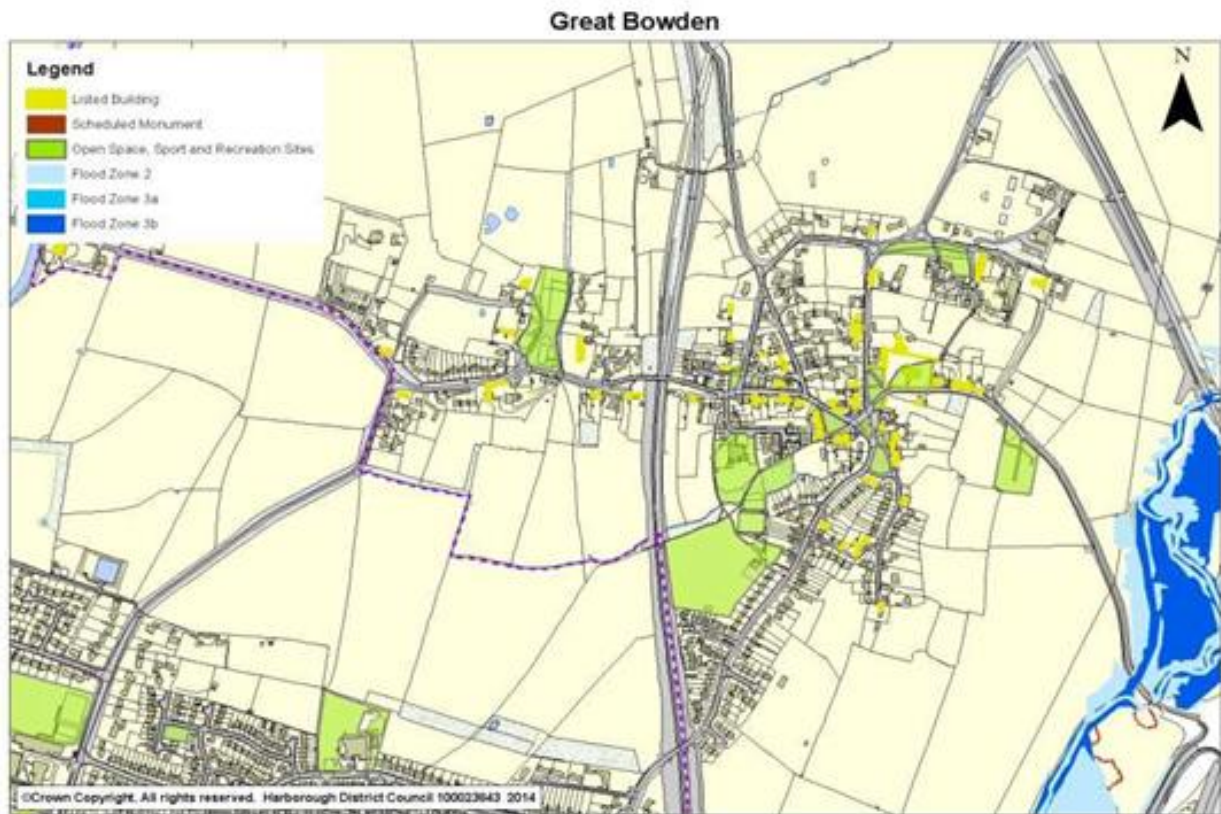
Listed Buildings

Great Bowden's historic character is one of its most important assets, and the community wishes to see it protected and enhanced.

The Neighbourhood Plan recognises the importance of the Conservation Area and its importance in protecting the character of the centre of Great Bowden. It supports proposals that preserve and enhance the unique character of this area.

There are 63 buildings and structures that have been granted national 'Listed Building' Status, in recognition of their special historical or architectural interest. These are listed in Table x below:

Figure x – Listed buildings [Need better map]



The listed buildings in the Parish are as follows:

Paul to restructure.

1, Knights End Road Grade II Knight's End Road

1, Main Street Grade II Main Street

11, Dingley Road Grade II Dingley Road

11, Main Street Grade II Main Street

11-15, the Green Grade II The Green

16 and 17, the Green Grade II The Green

17 and 19, Welham Road Grade II Welham Road

18 and 19, the Green Grade II The Green

20, the Green Grade II The Green

26, the Green Grade II Langton Road

27 and 29, Knights End Road Grade II Knight's End Road

28, Knights End Road Grade II Horse Shoe Lane

29, Manor Road Grade II Manor Road,

30, Knights End Road Grade II Horse Shoe Lane

30, the Green Grade II Dingley Road

31, the Green Grade II Dingley Road

32 and 33, the Green Grade II Sutton Road

36, the Green Grade II Sutton Road

37, Main Street Grade II Main Street

44, the Green Grade II Knight's End Road

45, the Green Grade II Knight's End Road

5, Knights End Road Grade II Knight's End Road

5, Manor Road Grade II Chater Close

5, Sutton Road Grade II Sutton Road

5-7, the Green Grade II The Green

7 and 9, Dingley Road Grade II 10 Dingley Road

7, Knights End Road Grade II Knight's End Road

7, Sutton Road Grade II Sutton Road

74, Station Road Grade II Station Road

83 and 85 Grade DL Burnmill Road

89, Main Street Grade II Burnmill Road

9, Sutton Road Grade II Sutton Road

Barn at the Old Rectory Gate Piers and South Boundary Wall of Paddock South West of the Old Rectory Grade II Sutton Road

Boundary Walls, Gate Piers and Monuments at the Churchyard of the Church of St Peter and St Paul Grade II Great Bowden

Church of St Peter and St Paul Grade I 10 Dingley Road

Drinking Trough Grade II Dingley Road

Gazebo at Number 75, Upper House Grade II 71 Main Street

Great Bowden Hall Grade II Leicester Lane

Horse Shoe House Grade II Horse Shoe Lane

K6 Telephone Kiosk Grade II Telephone Number 0858 32197 Grade II Langton Road,

Nether Green Stables Grade II Sutton Road

Oak Apple Cottage Grade II 10 Upper Green Place,

School Grade II 10 Dingley Road

The Grange Grade II Nether Green

The Old Bake House Grade II Main Street

The Old Forge Grade II Knight's End Road

The Old Hall Grade II Upper Green Place

The Old Rectory Grade II* Sutton Road

The Roundhouse Grade II Main Street

The Shoulder of Mutton Public House Grade II The Green

The Vicarage Grade II Dingley Road

Tudor House Grade II Manor Road

Turnpike Cottage Grade II Leicester Lane

Upper Green Farmhouse Grade II 7 Upper Green Place

Wall and Gate Piers to North of Village Hall Grade II Dingley Road

White Angel Grade II Dingley Ro

Their designation as a Listed Building gives them special legal protection beyond that which can be provided through a Neighbourhood Plan. It is important, however, that the Neighbourhood Plan highlights them, especially to ensure that all parties are aware of their national importance and merit, and the need to protect and enhance these structures.

In addition to these nationally recognised ‘Listed’ buildings and the special protection this brings, there are other buildings and structures that have been identified as being locally important to the architectural and historic heritage of Great Bowden and need to be preserved and enhanced. These local heritage assets do not have statutory protection so are referred to as ‘non-designated’, however the effect of a development proposal on the significance of a local heritage asset should be taken into account.

The reasons as to why these local heritage assets are significant is varied, often going beyond only historical or architectural interest to demonstrate a range of values that all contribute to the distinctiveness and heritage of Great Bowden.

These non-designated heritage assets are referenced in Table x below:

List of local heritage assets

Policy H6: CONSERVATION AREA AND LISTED BUILDINGS – Proposals within a Conservation Area as defined in figure x above, or affecting the setting of the Conservation Area or a Listed Building will be expected to preserve and enhance them, in accordance with local and national planning policies.