

LOCATION AND HISTORY

Great Bowden lies midway between Leicester and Northampton on the Leicestershire side of the county boundary, surrounded by the rich pastureland of the Welland Valley and located in hunting country.

Although almost contiguous to the town of Market Harborough, Great Bowden retains its individuality and village character.

The two settlements were formally separated in 1995 when Great Bowden was granted parish status. The village comprises approximately 449 houses and had a population of 1017 according to the 2011 census



Aerial Photograph of Great Bowden and the surrounding hills

Great Bowden, mentioned in the Domesday Book (1086), was once the centre of a Saxon royal estate. By royal charter (1203) its neighbour, Market Harborough, was established as a trading centre, which became the commercial staging post in the district. Although Market Harborough now dominates the area, Great Bowden still maintains its separate identity, with Agriculture continuing to be the main local economy.

Towards the end of the 19th century until the 1920's Great Bowden was well known for its horse breeding, which has since been replaced by its hunting interests, being the base for the Fernie Hunt.

The construction of the Grand Union Canal in 1809 provided a fuel supply and transport system for the local brickyard, whose products are still in evidence in the village.

The canal's brief period of importance was challenged by the construction of the local railway in 1850, which split the village in half, compromising its historic integrity.

In recognition of its special character a large part of the settlement has been designated a Conservation Area, which includes most of the older buildings within the village.

Stricter planning controls apply to this area in respect of new development, demolitions, alterations and work to trees.

SETTING WITHIN THE LANDSCAPE

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. There is still evidence in many fields of the mediaeval ridge and furrow system. The field boundaries

predominantly comprise hedgerows and hedgerow trees. The retention and management of hedgerow/hedgerow trees and existing hedgerow ditches will be encouraged. There are no large areas of woodland.

The parish is bisected by the Market Harborough (A6) bypass, which runs from southeast to northwest and a Midlands mainline railway, running from the south northwards towards Leicester and beyond. Great Bowden Borrowpit, now designated a Site of Special Scientific Interest, was created by excavating spoil for the railway embankments in the area.

The parish boundaries are mainly watercourses with the River Welland to the east, Langton Brook to the north and the Grand Union Canal forming part of the western boundary. An area of open land between Great Bowden and Market Harborough has been designated a Separation Area under Policy EV/3 of the Harborough District Local Plan. The intention is to retain the predominately open character of the land and seeks to prevent any reduction in the open land separating the two settlements.

From Leicester Lane there are excellent views to the ridge line, separating the village from Market Harborough. The open land within this area forms part of the designated Separation Area; it is vital that its open and undeveloped character is retained. From several parts of the northern village boundary there are views of the distant Langtons.



View towards Navvies Row on Leicester lane

The village contains a useful network of footpaths, which are well used by the public.

Outside the village there are a few outlying farms including a mushroom composting facility and growing plant, providing some local employment. Great Bowden Hall, by the canal, has been renovated from a derelict house into apartments together with two new 'Lodge Houses' which have been built in the grounds. Nearby, adjacent to the canal's old Britannia wharf, the Hall's farmyard and kitchen garden have been replaced by the small Waterways residential development.

SETTLEMENT PATTERN CHARACTER

A distinctive feature of the village is the amount of open space enhanced by the various Greens, of which only three remain in an undisturbed state.

The collections of Greens in the village centre are complemented by Nether Green and Upper Green; little remains of Middle Green, having been almost completely developed.

The Greens and several parts of the village are well provided with numerous mature native broad leaf trees, mostly limes and horse chestnuts, which form both backdrops and inviting 'gateways' to new vistas.

It is this unique combination of open greens and spaces throughout the village combined with an abundance of trees, which creates an overall feeling of a natural setting complemented by the buildings and houses, which have appeared over the last few hundred years. The impression of space is also promoted by well-spaced dwellings with garden frontages standing back from the road.

The value of trees to the character and appearance of the settlement should not be overlooked. Attention must be given to the long-term management of the trees, including possible replacement planting, as appropriate. New tree planting within the village would help to reinforce the rural setting of the village and will be encouraged.

The fragmentation and irregular shape of the Greens is reflected in the interesting juxtaposition of groups of houses and their outbuildings. It is the breaking up of housing into many small, intimate areas that lends such character to Great Bowden.

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 a long, narrow front garden, 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.

Looking to the future, the recent Village Questionnaire was carried out in the summer of 2016. The views of local residents were sought concerning several housing issues. The majority view of the villagers as expressed in the Village Questionnaire Feedback document was that the expansion of the village should be very limited.

Policy Overview

Objectives

1. To make land available for new housing development in accordance with national and strategic guidelines.
2. To encourage the provision of a range of new housing to meet the housing needs of people in the District.
3. To ensure the provision of an acceptable residential environment within new and existing areas of housing.

Housing Theme Group

Community Consultation

Housing Need

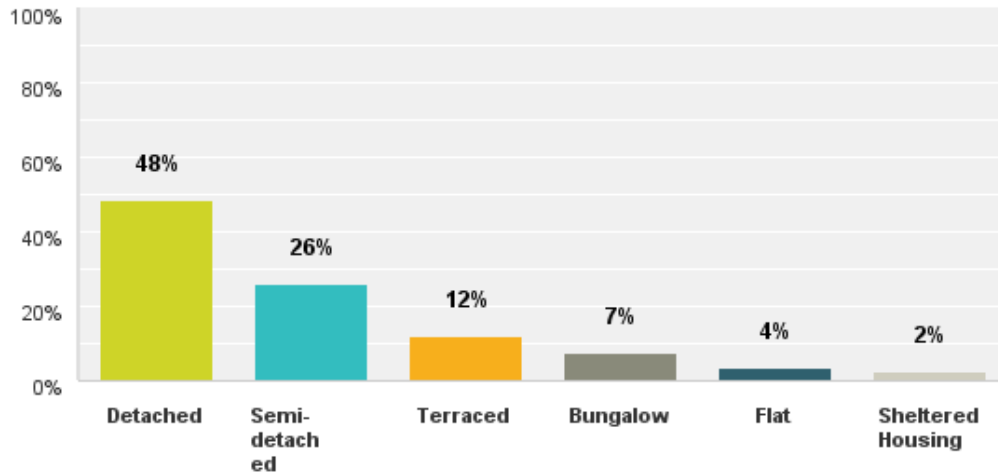
Within the Great Bowden questionnaire, Parishioners were given census information about the housing comparisons with the closest and, therefore, most significant nearby settlement, Market Harborough

How does Great Bowden compare to Market Harborough? Here are some statistics to put our settlement structure into context. Local Housing Information	
Great Bowden	Market Harborough
Population 1,017	Population 22,911
Houses 449 (+ access for 50 just passed on Welham Lane)	Houses 10,026
47% detached	48% detached
34% semi-detached	29% semi-detached
20% terraced	15% terraced
3% 1 bed	6% 1 bed
30% 2 bed	22% 2 bed
41% 3 bed	37% 3 bed
21% 4 bed	26% 4 bed
9% 5 bed	9% 5 bed
78% owner occupied	78% owner occupied
9% rented – affordable, owned by housing association	8% rented – affordable, owned by housing association
10% private rent	10% private rent

This information is useful and interesting in the context of question 17 (below), which established the type of property respondents occupy. It is clear that those living in detached homes are proportionately represented. However, it suggests that those in other house types are under-represented. The explanation for this appears to be that the questionnaire seeks to discover how many live in bungalows (7%) and how many live in sheltered accommodation (2%). This information complicates a direct comparison with the census data but offers the Neighbourhood Plan key information about housing occupancy – particularly of the elderly and infirm.

Q17 What type of property do you currently occupy?

Answered: 242 Skipped: 17



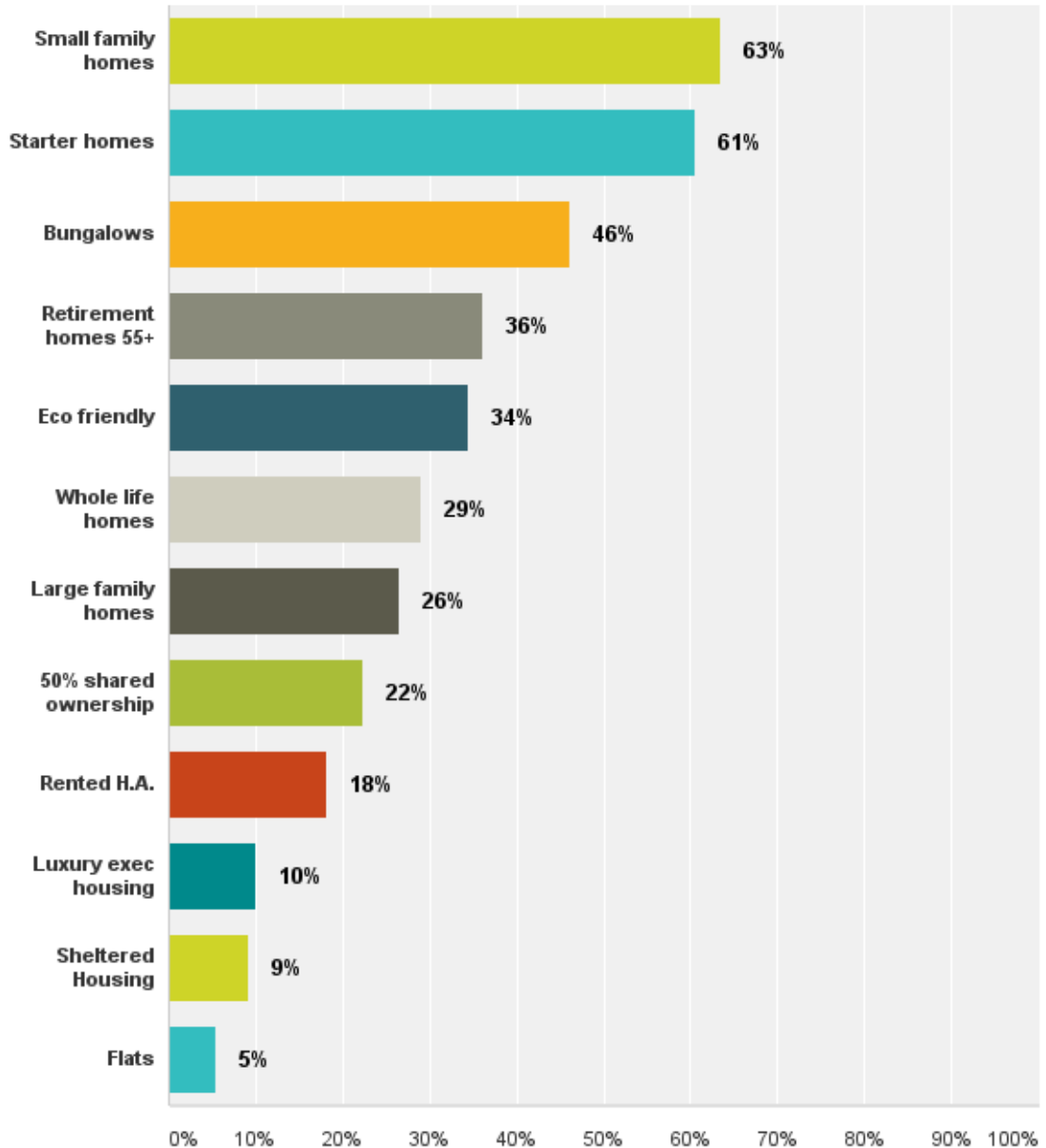
Small family homes (63%) and Starter homes (61%) are clearly the most popular response. This suggests a strong opinion in favour of providing homes that younger (or less well off) people can afford to enable them to live in Great Bowden.

Bungalows (46%) and Retirement homes 55+ (36%) indicate a perceived need at the opposite end of the age spectrum, offering older people the opportunity to remain in Great Bowden or perhaps elderly relatives to move to the Parish.

The next most popular category, Eco friendly homes, is an attribute which can be applied to any house type. It is, however, one which 34% of respondents thought important.

Q18 What type of homes do you think we need? Please select a maximum of 5

Answered: 238 Skipped: 21



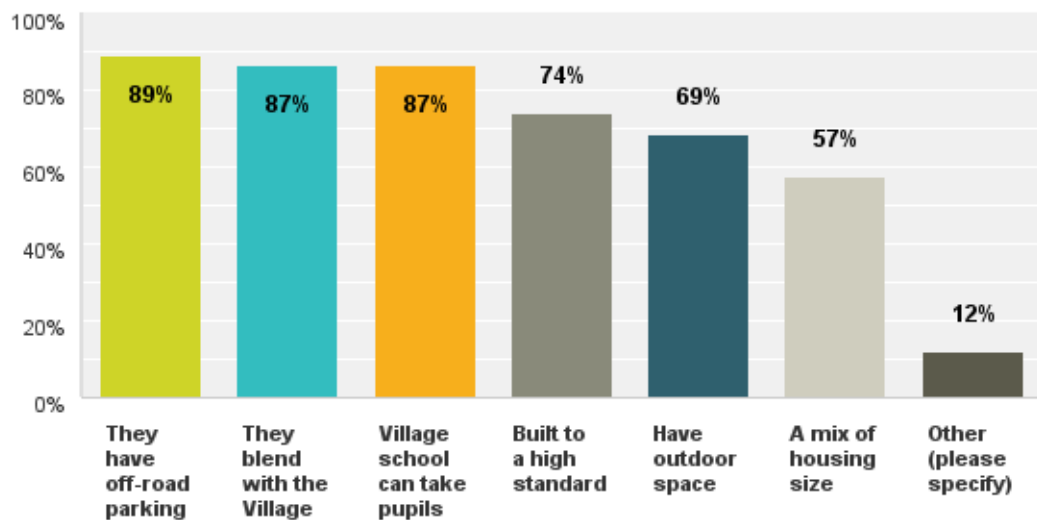
Question 18 is not linked to the type of property respondent currently inhabit but explores a perception of future need. Up to 5 selections were allowed.

Therefore the top 4 types of desired homes are:-

63% - Small Family Homes 61% - Starter Homes 46% - Bungalows 36% - Retirement homes for over 55 year olds

Q19 Important issues for future housing developments. Please select all that are important to you.

Answered: 248 Skipped: 11



Parishioners were asked to identify important issues for future housing developments.

The most popular response was the need for off road parking (89%). Blending with the rest of the village and therefore maintaining the character of Great Bowden was also considered very important (87%). Great concern too was expressed (87%) for the village school and its ability to accommodate new children to the village and those pre-school children currently living in the village who could be forced to compete for places with new arrivals.

The ability of schools to accommodate local children and the consequences for transport and family life if not is a significant issue for many communities.

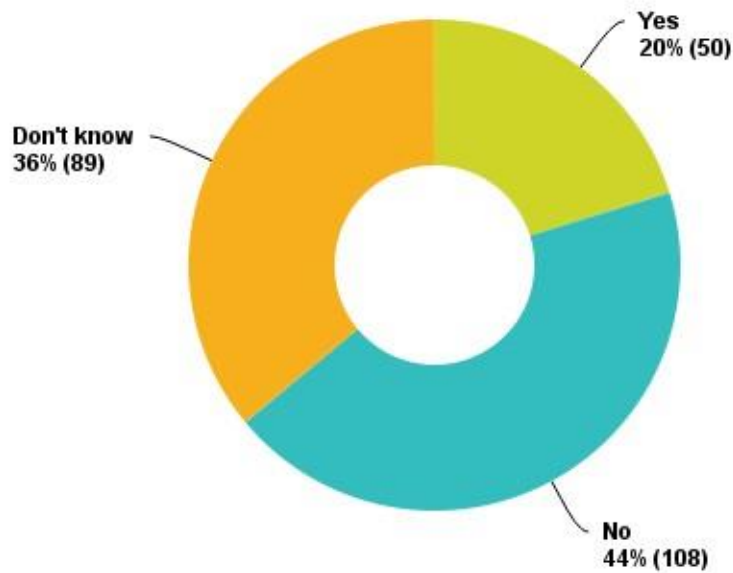
Respondents to this questionnaire indicated that it is an issue they wish to see addressed.

Parishioners were asked for their further comments. These are summarised below.

- Need to enhance/complement the village; should not overwhelm the village
- Must deal with issues of road access/safety/traffic flow/parking
- Should be infill and small scale
- No barriers to integration/help new people engage
- There should be scope for modern design/architecture

Q20 Do you feel there is a need for more rental properties within Great Bowden?

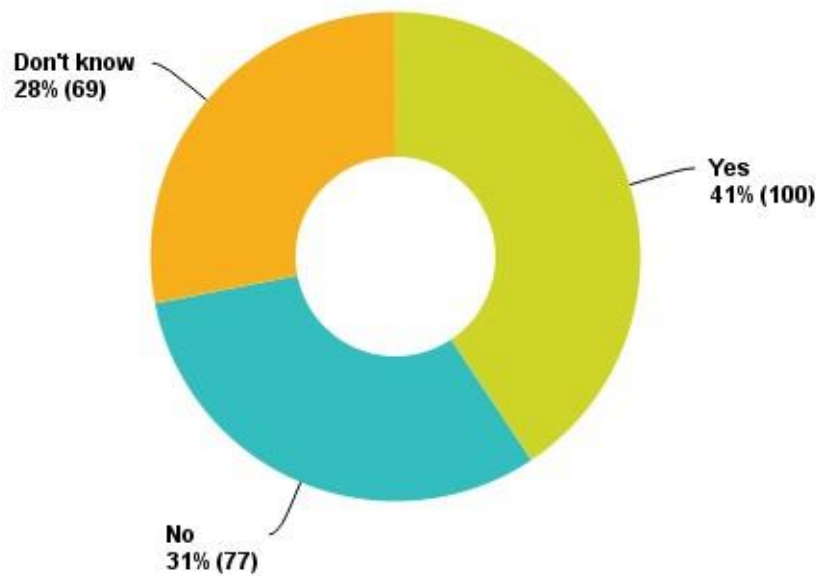
Answered: 247 Skipped: 12



A majority (44%) felt that there was no need for more rental property in Great Bowden. However, 36% indicated that they don't know. This may suggest that further research into need may be beneficial and perhaps also the perceptions of respondents which led to their answers.

Q21 Do you feel there is a need for more retirement properties within Great Bowden?

Answered: 246 Skipped: 13

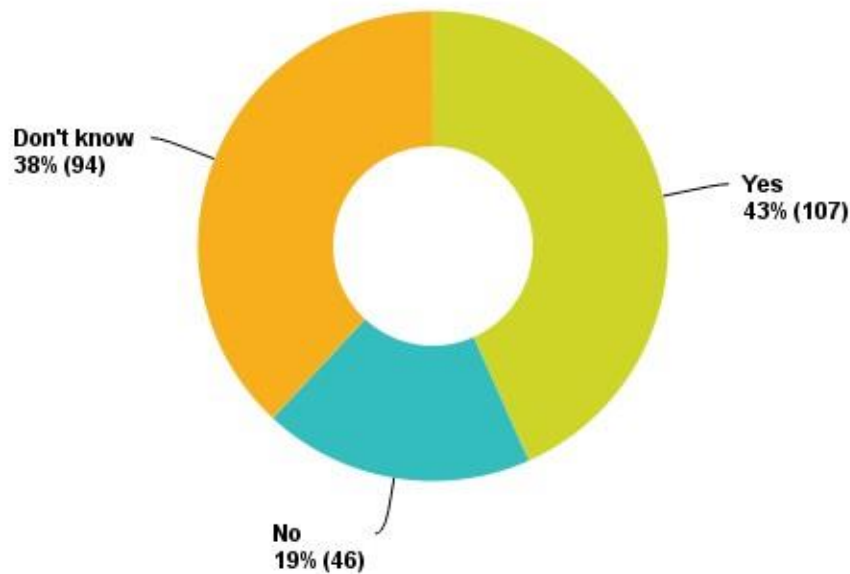


The positive response to this question supports the evidence of Question 18 which also indicated a perception that more homes for older people are needed.

Other parishes have also had discussions about prioritising such homes for local people (or relatives of local people) and this may be a direction of further discussion.

Q22 Do you feel there is a need for 'whole life' homes which can be modified as the occupants age and their needs change?

Answered: 247 Skipped: 12

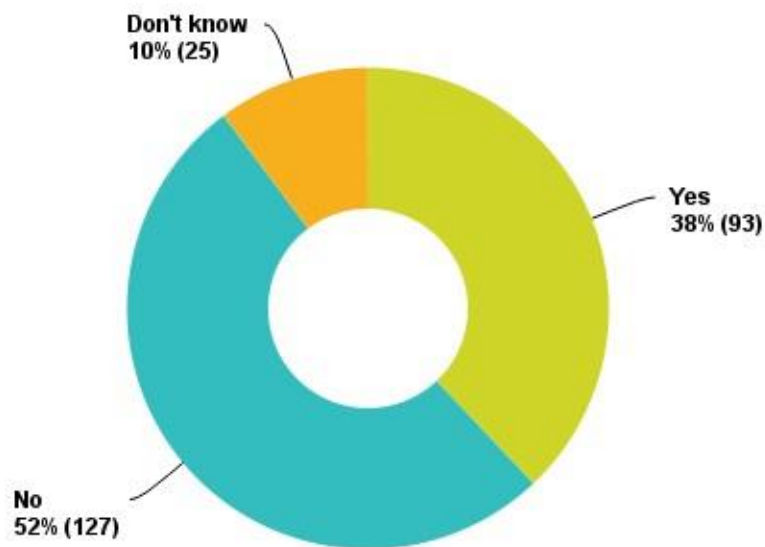


A positive response to the concept of homes which enable people to continue to live in their homes throughout the stages of their lives indicates the merit in further discussions about the nature of their design and the cost implications of their construction and adaptation.

It should be noted that only 29% supported Whole life homes in their answers to Question 18. However, this is not as easily understood as, for example, Small family homes. Until a little more detail is known, many may not yet have a sufficiently clear understanding to feel confident about their view.

Q23 Might you, or a member of your household, be looking to move to another property in Great Bowden in the next 10 years?

Answered: 245 Skipped: 14

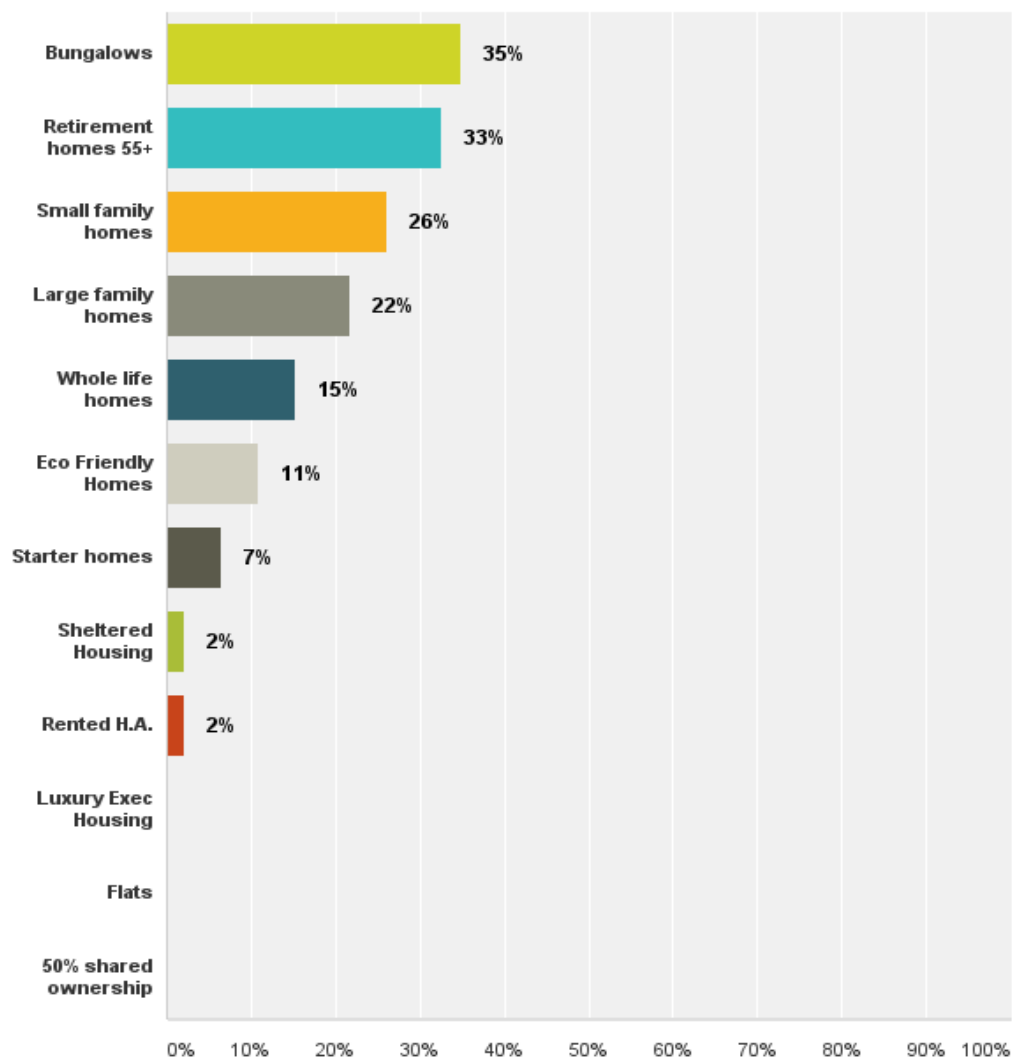


The answers to this question underlines the commitment of respondents to Great Bowden, a significant minority (38%) showing that they, or a member of their household, will be likely to seek accommodation in the Parish with a further 10% who are undecided indicating that this is a possibility.

It is perhaps worth noting that, of the 52% who will not be seeking alternative accommodation in Great Bowden, many may have responded thus because they are keen to remain in Great Bowden by continuing to live in their existing home.

Q24 If Yes, please specify the type below.

Answered: 46 Skipped: 213



Correlating with responses to earlier questions, a majority of those indicating a potential desire to move in the Parish have indicated a demand for bungalows and retirement homes. There is a clear wish being expressed by respondents to be able to live for the rest of their lives in Great Bowden.

The next most popular response was for small family homes which again supports answers to earlier questions and suggest that there are young people, currently living with parents or elsewhere who seek to come and live as a young family in the village.

With 68% stating there was a need for bungalows and retirement homes for over 55 year olds to downsize to whilst 48% have aspirations to move within the village to increase the size of their home.

Evidence from Housing Needs Report

Household Size

At the time of the 2011 Census, the average household size in the Great Bowden Parish was 2.3 people which is in line with the regional average but slightly below the 2.4 district and national rate. However, the average number of rooms per household at 6.4 is higher than the district (6.3), regional (5.6) and national (5.4) rates.

People living in the Great Bowden Parish are also more likely to live in homes with a high number of bedrooms with the average number of bedrooms per household standing at 3.1 which is the same as the district but higher than the region (2.8) and national (2.7) rates.

Housing Characteristics

Tenure

Home ownership levels are relatively high with around 42% of households owning their homes outright. This is higher than the district (38%), regional (33%) and national (31%) rates. Social rented properties account for around 8% of residential properties which is in line with the district average but lower than the region (16%) and England (18%) rates. Around one in ten homes are privately rented representing 10% of the housing stock which is close to the district (11%) average but lower than the regional (15%) and national (17%) rates.

Table 1: Tenure, 2011

	Great Bowden		Harborough	East Midlands	England
	No	%	%	%	%
All occupied Households	449	100.0	100.0	100.0	100.0
Owned; Owned Outright	188	41.9	38.4	32.8	30.6
Owned; Owned with a Mortgage or Loan	164	36.5	39.7	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	3	0.7	1.2	0.7	0.8
Social Rented; Rented from Council (Local Authority)	5	1.1	1.4	10.1	9.4
Social Rented; Other	32	7.1	7.0	5.7	8.3
Private Rented; Private Landlord or Letting Agency	38	8.5	10.1	13.6	15.4
Private Rented; Other	7	1.6	1.1	1.3	1.4
Living Rent Free	12	2.7	1.1	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows that the majority (45%) of residential dwellings are detached which is slightly lower than the district (48%) but higher than the regional (32%) and national (22%) share. Semi-detached housing accounts for a third (33%) of residential housing stock which is higher than the district (29%) and national (31%) rates but below the regional (35%) average. Detached and semi-detached dwellings account for 78% of the total housing stock in the Great Bowden Parish whereas terraced housing and flats provide 22% of accommodation spaces.

Table 2: Accommodation Type, 2011

	Great Bowden		Harborough	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	467	100.0	100.0	100.0	100.0
Detached	210	45.0	47.6	32.2	22.3
Semi-Detached	153	32.8	28.6	35.1	30.7
Terraced	88	18.8	15.2	20.6	24.5
Flat, Maisonette or Apartment	16	3.4	8.1	11.7	22.1
Caravan or Other Mobile or Temporary Structure	-	0.0	0.4	0.4	0.4

Source: Census 2011, KS405EW

Number of Bedrooms and Occupancy Rates

People living in the parish are more likely to be living in dwellings with 4 or more bedrooms. Results from the 2011 Census show that around 29% of households live in housing with more than 4 bedrooms which is above the regional (20%) and England (19%) averages. There is also an under representation of housing for single people with around 3% of dwellings having one bedrooms against 6% for the district, 8% for the region and 12% for England as a whole.

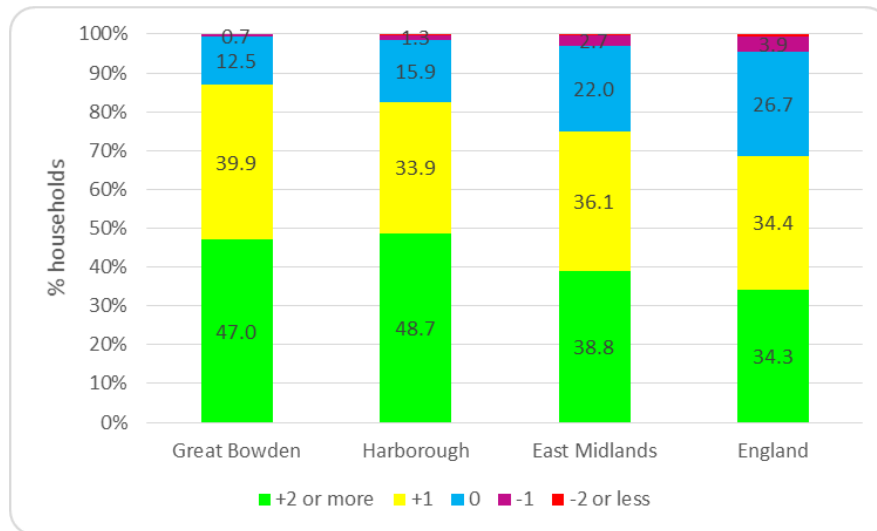
Table 3 Household size by number of bedrooms, 2011

Bedrooms	Great Bowden Parish		Harborough	East Midlands	England
All households	449	100.0	100.0	100.0	100.0
1 bedroom	14	3.1	6.0	8.3	12.0
2 bedrooms	129	28.7	22.5	26.5	27.9
3 bedrooms	176	39.2	37.3	45.4	41.2
4 or more bedrooms	130	29.0	34.2	19.8	19.0

Source: Census 2011, LC4405EW

There is evidence of widespread under occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that almost half (47%) of all households in the Great Bowden Parish have two or more spare bedrooms and around two fifths (40%) have one spare bedroom. Under occupancy is higher than district, regional and national rates.

Figure 1: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy is particularly evident in larger properties with almost half (49%) of dwellings with 4 or more bedrooms occupied by just one or two people.

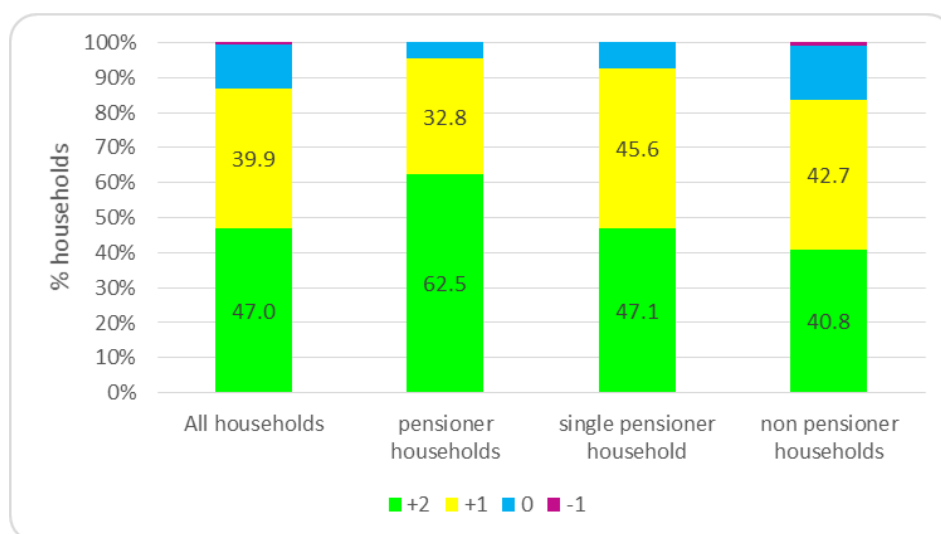
Table 4 Household with 4 or more bedrooms by household size, 2011

	Great Bowden		Harborough	East Midlands	England
HHs with 4 or more bedrooms	130	100.0	100.0	100.0	100.0
1 person in household	11	8.5	9.2	10.4	10.6
2 people in household	52	40.0	35.2	32.3	30.3
3 people in household	23	17.7	18.0	18.8	18.3
4 or more people in household	44	33.8	37.6	38.5	40.8

Source: Census 2011, LC4405EW

The Census data suggests that older person households are more likely to under-occupy their dwellings. Data from the Census allows us to investigate this using the bedroom standard. In total, some 63% of pensioner households have an occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household) and is somewhat higher than the 41% non-pensioner household rate.

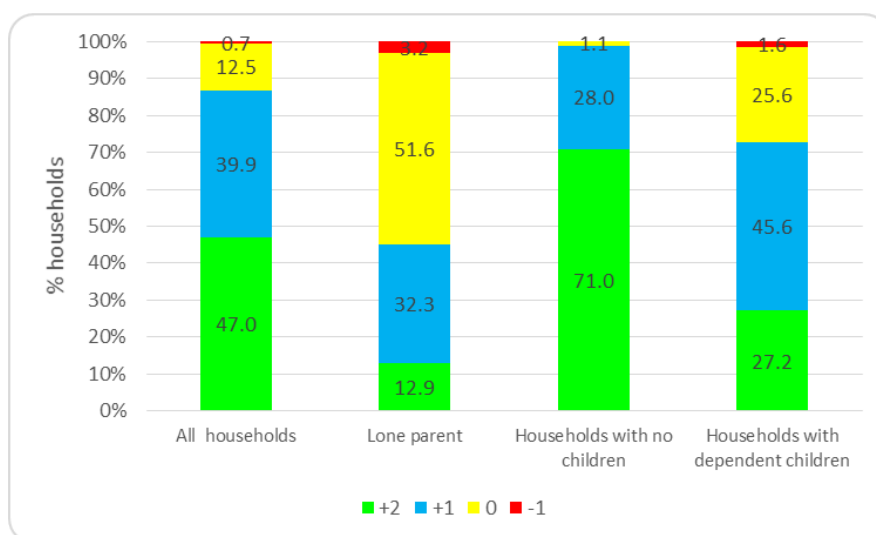
Figure 2: Bedroom Occupancy rating of Older Person Households, Great Bowden Parish, 2011



Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the parish, however, research shows that households with dependent children are more likely to be overcrowded. The Census implies there is some evidence of a very small number of families living in overcrowded households in the Great Bowden Parish including some lone parent households.

Figure 3: Bedroom Occupancy rating of Family Households Great Bowden Parish, 2011



Source: Census 2011, LC4105EW

HOUSING PROVISION

The Harborough Core Strategy identifies Great Bowden as one of 16 Select Rural Villages in addition there are 6 Rural Centres Billesdon, Fleckney, Great Glen, Husbands Bosworth Kibworth and Ullesthorpe as Rural Centres they will provide a focus for rural affordable and market housing.

Having regard to the level of housing already built and committed between 2001 and 2016 - 149 (including 70 dwellings at the land off Berry Close) against a Harborough District Council target of 124 dwellings which represents an excess over requirement of 25 or 20.16%,

This increase of 149 dwellings represents an increase of 33.18% over the 2011 census figure, an increase of this magnitude also does not provide the village with any solutions to existing traffic problems nor does it provide any additional facilities putting further strain on what little existing facilities we have.

Great Bowden Neighbourhood Plan therefore needs to find sites to allow for the building of a target of a minimum of 0 (Zero) new homes over the period to 2031.

This level of provision will allow Great Bowden to deliver sufficient new homes to be compatible with its status as a Select Rural Village. The remaining Rural Centres and Selected Rural Villages within the district appear capable of meeting the remaining housing requirement.

The Community of Great Bowden supports this scale of development, as it will not further dominate the existing community and can avoid placing undue pressure on local services and facilities, although there will be a need for some improvements and additions to these.

A housing provision of a target of a minimum of 0 dwellings is not disproportionate to the size of Great Bowden given the number of recent planning approvals within the last 5 years and is compatible with the Community Vision for Great Bowden in 2031.

It is sufficient to deliver enough affordable homes to meet local needs.

Where development would exceed 0 dwellings, consideration will be given to:

the degree by which the requirement is exceeded;

the likelihood of delivery of the outstanding permissions;

evidence of community support;

the benefits arising from the development;

the impact on the landscape setting of the Village;

the appropriateness of the scale of the development in relation to the size and character of the Village; and

the level of local service provision.

The Plan identifies sufficient developable sites to meet this housing provision. The Plan also allows for infill (windfall) development within the main built-up part of the Village, as defined by the Limits to Development.

Great Bowden Housing Commitments:

Planning application	Address	No. units
15/01425/OUT	Land off Berry Close	70
15/01801/OUT	Land off Welham Lane	50
13/00350/FUL	Works, Nether Green	5
15/00029/FUL	25 Welham Lane	1
10/01408/FUL	5 Sutton Road	3
14/01410/FUL	Land at Welham Lane	1
12/01081/FUL	Land opposite Fernie Hunt Stables	1
15/01534/FUL	Land at Sutton Road	1
14/01341/REM	The Barn, Sutton Road	1

Completions:

Planning application	Address	No. units
13/00771/FUL	1 Upper Green Place	0
12/00110/REM	49 Main St	1
13/00295/FUL	50 Station Road	1
12/00318/FUL	Fernie Cottages	1
12/01162/FUL	Geneviene, The Green	1
11/01190/FUL & 12/01598/FUL	Fernie Hunt Stables	12

Total (Commitments and Completions) 149

Great Bowden Requirement 124 (79 + 45) (See Appendix A below)

Appendix A: Distribution on housing for the four selected options

The table lists the total completions and commitments for each settlement, followed by the capacity for housing identified within the SHLAA 2015.

An indicative housing target is provided for each settlement for all four options. In some instances (where rows have been highlighted red) the targets exceed identified capacity. This is due to the distribution being established using a standard formula. However, in practice it may be necessary to tweak targets for certain settlements to reflect such factors.

	Settlement	Completions & Commitments 1/04/2011 - 31/03/2016	SHLAA CAPACITY 2016	OPTION 2: CORE STRATEGY DISTRIBUTION (approx 70/30% urban/rural)	OPTION 4: SCRAPTOFT NORTH SDA	OPTION 5: KIBWORTH NORTH EAST SDA	OPTION 6: LUTTERWORTH EAST SDA
PUA	Scraptoft, Thurnby, Bushby	952	3930	319	1359	80	69
SRC	Market Harborough	3023	2428	1262	775	816	775
KC	Lutterworth	443	3000	485	351	361	1641
KC	Broughton Astley	607	1901	0	0	0	0
RC	Billesdon	77	394	39	24	25	24
RC	Fleckney	35	956	494	416	423	416
RC	Great Glen	368	1739	57	5	8	5
RC	Houghton on the Hill	92	388	80	57	59	57
RC	Husbands Bosworth	88	66	41	24	25	24
RC	Kibworths	566	4633	71	0	1200	0
RC	Ullesthorpe	77	186	33	19	20	19
SRV	Bitteswell	8	143	45	37	38	37
SRV	Church Langton	5	14	21	17	18	17
SRV	Claybrooke Magna	3	122	57	48	49	48
SRV	Dunton Bassett	6	47	81	68	69	68
SRV	Foxton	9	51	43	36	36	36
SRV	Gilmorton	35	138	70	56	57	56
SRV	Great Bowden	79	568	45	29	30	29
SRV	Great Easton	30	287	45	35	36	35
SRV	Hallaton	13	104	53	43	44	43
SRV	Lubenham	41	123	53	40	41	40
SRV	Medbourne	18	149	37	29	30	29
SRV	North Kilworth	42	272	26	17	18	17
SRV	South Kilworth	1	0	51	43	44	43
SRV	Swinford	5	99	57	48	48	48
SRV	Tilton	27	32	14	8	9	8
SRV	Tugby	13	10	24	19	20	19
	Sub-SRV settlements	137					
	Countryside	47		0	0	0	0
	PLUS COMMITMENTS AND COMPLETIONS			6847	6847	6847	6847
	Plus windfall allowance 50dpa@ 11 years = 550			550	550	550	550
	TOTAL	6847		11000	11000	11000	11000

POLICY H1

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals, the Great Bowden Neighbourhood Plan will take a positive approach that reflects the presumption in favour of sustainable development contained in national, regional and District-wide plans and policies.

POLICY H2

GENERAL POLICY PRINCIPLE

Where there are no policies in the Great Bowden Neighbourhood Plan relevant to a planning application or development proposal, the provisions of relevant national regional and District-wide plans and policies apply.

POLICY H3

LIMITS TO DEVELOPMENT

Development proposals within the Great Bowden Neighbourhood Plan area on sites within the Limits to Development, will be supported where it complies with the policies of this Neighbourhood Plan, subject to design and amenity considerations.

POLICY H4

HOUSING PROVISION

Having regard to the high number of dwellings already constructed and existing sites with planning permission between 2011 and 2016, Great Bowden 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 5.

Great Bowden Housing Commitments:

Planning application	Address	No. units
15/01425/OUT	Land off Berry Close	70
15/01801/OUT	Land off Welham Lane	50
13/00350/FUL	Works, Nether Green	5
15/00029/FUL	25 Welham Lane	1
10/01408/FUL	5 Sutton Road	3
14/01410/FUL	Land at Welham Lane	1
12/01081/FUL	Land opposite Fernie Hunt Stables	1
15/01534/FUL	Land at Sutton Road	1
14/01341/REM	The Barn, Sutton Road	1

Completions:

Planning application	Address	No. units
13/00771/FUL	1 Upper Green Place	0
12/00110/REM	49 Main St	1
13/00295/FUL	50 Station Road	1
12/00318/FUL	Fernie Cottages	1
12/01162/FUL	Geneviene, The Green	1
11/01190/FUL & 12/01598/FUL	Fernie Hunt Stables	12

Total (Commitments and Completions) 149

Great Bowden Requirement 124 (79 + 45) (See Appendix A below)

POLICY H5

WINDFALL SITES

Development proposals for small infill and redevelopment sites for new housing within the defined Limits to Development will be sympathetically considered where they are in accordance with relevant policies in Great Bowden Neighbourhood Plan, especially Policy 4 and relevant national regional and District wide policies.

Small scale development proposals for infill and redevelopment sites will be supported where:

- a. It is within the Limits to Development;
- b. It helps to meet the identified housing requirement for the Plan area in terms of housing mix;
- c. It respects the shape and form of the Plan area in order to maintain its distinctive character and enhance it where possible;
- d. It is up to 3 residential units which reflects the size, character and level of service provision within the Plan area;
- e. It retains existing important natural boundaries such as trees, hedges and streams;
- f. 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;
- g. 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
- h. 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.

POLICY H6

AFFORDABLE HOUSING

Development proposals for new housing where there is a net gain of ten or more 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 Great Bowden.

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

Priority will be given to local people who:

- a. Presently reside in the Plan Area
- b. Had to move away because of the lack of affordable housing
- c. Have a need to move to the Plan Area to provide or receive significant amounts of care and support, or
- d. Have a close family member who is lawfully or ordinarily resident within the Plan Area

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

POLICY H7

HOUSING MIX

In order to meet the future needs of the residents of the Plan area, new housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Great Bowden.

Support will only be given to dwellings of 3 bedrooms or fewer and to homes for older people which will enable them to remain in the local community and release under-occupied larger properties onto the market for growing families.

The emphasis therefore is that having exceeded our housing requirement any further development should be restricted to windfall or brownfield sites only

POLICY H8

HOUSING DESIGN PRINCIPLES

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.

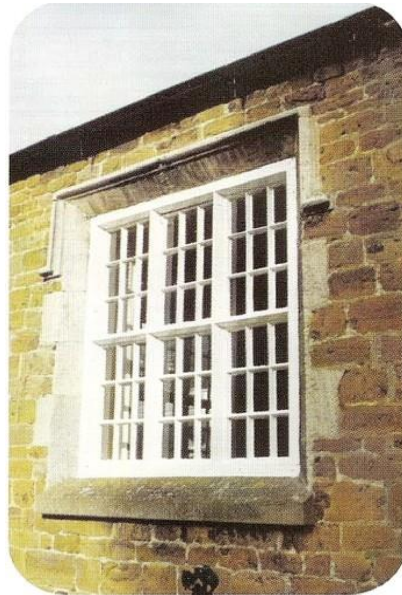
Modern developments, including bungalows in Gunnsbrook Close, a group of Harborough District Council homes for the elderly, have pitched and gabled roofs, although there are a few buildings with large plan areas that have hipped roofs to keep down the mass of the building.

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

TRAFFIC

All the main roads converge at the Green, leading at times to a very high level of through-traffic, much of it making use of the village as an easier route onto the A6 bypass and Corby. It is noticeable that the recent expansion of Market Harborough, with large new housing estates off Rockingham and Burnmill Roads, is adding significantly to the village traffic flow using the village as a rat run to Market Harborough and the Railway Station.

A further traffic imposition emanates from Harborough District Council's refuse, recycling and greenwaste facility which is situated on Welham Lane Great Bowden.

In addition, in the vicinity of the shops, Post Office and old garage (now closed), there are frequently a large number of parked cars and commercial vehicles, compounding the traffic problem in this already congested area.

Car parking on the streets or around the Greens is inevitable where the older houses have no garages. Along Leicester Lane a 'green' concrete block paving area has provided a solution to the regular destruction of the grass verge during the winter.

The 1997 Village Appraisal question on traffic calming was answered with mixed feelings, presenting no clear view of an acceptable solution. On-street parking along Station Road (opposite Horseshoe Lane), Main Street, Langton Road and Dingley Road does provide a degree of speed control.

So all in all Great Bowden's traffic problems are exacerbated by being a village in close proximity to a busy and expanding town. Highway safety, traffic calming and parking are frequent topics of local conversation aimed at identifying solutions to this mounting tide of vehicles.

In terms of public transport provision, buses connect the village with Market Harborough, Corby, Fleckney, Kibworth and other villages.

In terms of rail travel, the southern part of the village is located one kilometre from Market Harborough Railway Station on the London to Sheffield main line

POLICY H9

HOUSING DENSITY REQUIREMENTS

The maximum number of dwellings inclusive of open spaces will be less than 30 dwellings per hectare

POLICY H10

DESIGNATION OF IMPORTANT LOCAL BUILDINGS (LIST)

List of Reference Material

Great Bowden Neighbourhood Plan – Visioning exercise. February 2016

Great Bowden Questionnaire and Questionnaire Feedback

HAPPI3 Report 2016 – All Party Parliamentary Group Report on Housing and Care for Older People

Great Bowden Land Registry Data 1995-2015

Census 2011 Great Bowden Profile

Harborough District Council Strategic Housing Land Availability Assessment 2015

Great Bowden Village Design Statement

Great Bowden Housing Needs Survey

Sustainability – Housing Land Site Assessment Framework