



# **Broughton Neighbourhood Plan**

shaping our future together  
2016 through to 2031

**Adopted October 2018**



In Broughton, we are very fortunate that we can still recognise what we had however, we need to make sure that we make the very best of each and every opportunity for future generations to be able to continue to enjoy this rich heritage and quality of life.



# FOREWORD

A Neighbourhood Plan when completed (this is formally known as “made”) is a statutory planning document. To start the process, Broughton Parish Council submitted an application to designate the neighbourhood plan area issuing the following statement:

*“Broughton Parish Council has applied to designate the full extent of the administrative parish of Broughton as the neighbourhood area for the purposes of the proposed Broughton Neighbourhood Plan. Where Broughton village has strong historical and continuing connections with the established rural identity and agricultural heritage of the wider parish area, the designation applied for will enable the Neighbourhood Plan to incorporate cohesive policies underpinning that identity and heritage, whilst facilitating appropriate and sensitive development that only strengthens the role of the village as the focus of a vibrant but essentially rural community.”*

Broughton is an active and democratically engaged community and already has a Parish Plan which was completed in 2009. Residents participated in pulling the Parish Plan together by way of public meetings, consultations and questionnaires and the document has proven to be a valuable reference point in making valued and credible statements about the desires and requirements of the village when shaping responses to public consultations and engagement with various bodies. However this document does not carry legal weight and can only be taken in reference.

At the time, this was as much as it was possible to do, however the Government introduced Neighbourhood Planning as part of their reform of the Planning System with the new National Planning Policy Framework and the Localism Act.

A Neighbourhood Plan whilst written in conjunction with the framework of local and national statutory planning policies, is a locally driven and defined document which is constructed through public consultation empowering a local community to have specific influence on matters that are important to them and which finally, needs to receive community approval by way of a public referendum. At this point, the Plan becomes a statutory and binding document that sits alongside Kettering Borough Council statutory planning documents and working within the framework of the Joint Core Strategy and the National Planning Policy.

Broughton has been debated at Westminster by our constituency MP, Philip Hollobone and Nick Boles, the then Parliamentary Under-Secretary of State for Communities and Local Government. One reference from the wider debate on Neighbourhood Planning and Development in Broughton is significant and reads :

# FOREWORD

*“At the heart of the Localism Act and the NPPF that it introduced, is our wish to devolve to local communities, responsibility for making provision for future development as well as the power to plan how those development needs should be met. It is important to understand the combination of the power and the responsibility. I hope that the community of Broughton will see that they have the possibility, through plan making, of controlling developments for the next 15 years. That applies not only to housing developments, but to the development of community facilities, green spaces and design codes, and to lots of other issues that are vital to people growing up and living in a community.”*  
(Hansard 21.05.2013 Column 76WH)

The Broughton Neighbourhood Plan Steering Group is led by Broughton Parish Councillors Baxter, Bull, Rust (ret.), Scouse and Shrive. All documentation, events and administration of the project have been produced and managed by the Steering Group on a voluntary basis. A grant provided by Locality was secured which aided us in providing a parish-wide traffic survey, enabling us for the very first time to have a complete benchmark for all of our traffic movements across our parish. There has been nil cost to the community of Broughton in the production of this Neighbourhood Plan.

The Steering Group is grateful to Broughton Parish Council in having the vision of this project for the wellbeing of our community and for the support that has been provided – at the outset from our MP, Philip Hollobone and his colleague, fellow MP, Nick Boles and throughout from our Borough Councillor, James Hakewill and officers at Kettering Borough Council.

## Abbreviations used in this document

KBC : Kettering Borough Council

JCS : Joint Core Strategy

NPPF: National Planning Policy Framework

SSPLDD : Site Specific Proposals Local Development Document

NDO : Neighbourhood Development Order

# CONTENTS

		Page
	Foreword	3
	<b>Broughton Vision Statement</b>	6
	Procedure & Policy	6
	Consultation	9
	Broughton Neighbourhood Plan Area Designation Area	11
<b>Chapter 1</b>	Village Boundary	12
	Village Boundary Policy 1	15
<b>Chapter 2</b>	A strategy for Broughton Parish	16
	<b>Broughton Strategy Statement</b>	16
<b>Chapter 3</b>	Sustainability Solution for Broughton	17
	<b>Broughton Sustainable Solution Statement</b>	22
	Sustainability Policy 2	22
<b>Chapter 4</b>	Historical Development of Broughton Village	23
<b>Chapter 5</b>	Development in Broughton	29
	Development Design Policy 3	31
<b>Chapter 6</b>	BT Exchange, Church Street	41
	BT Exchange, Church Street Policy 4	43
<b>Chapter 7</b>	Traffic, Transport & Highways	47
<b>Chapter 8</b>	High Street, Broughton	62
	High Street Policy 5	69
<b>Chapter 9</b>	Green Areas and Important Open Spaces	70
	Local Green Spaces Policy 6	86
	Open Spaces Policy 7	87
	Monitoring and Summary	88
<b>Appendix 1</b>	Development in Broughton	91
<b>Appendix 2</b>	Background Supporting Documentation	99

# Why should we do a Neighbourhood Plan in Broughton?

In recent times Broughton has been active in the democratic processes of community engagement by completing a Parish Plan and by participating in various consultations, exhibitions and community meetings that have taken place with regard to many matters that affect where we live and our daily lives.

During these previous processes, Broughton residents have made it very clear that they value the qualities and benefits that being a village provides, that Broughton Heritage and Village Identity are important and that they have a clear connection with their surrounding rural environment.

## Broughton Vision Statement

*The vision of the Broughton Neighbourhood Plan is to deliver future change in a managed way that is best suited to the village and the wider Parish in which it sits, delivering for the first time ever, a bespoke response to specific local needs and a strategic solution as to how this will be accomplished.*

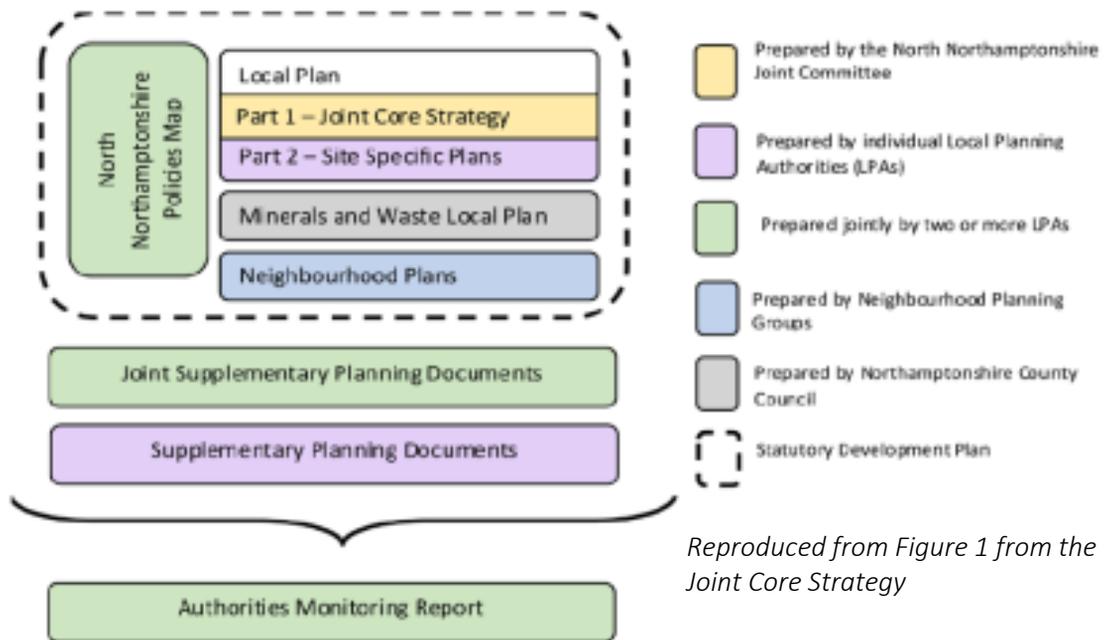
## Procedure and Policy

The Plan is built with community engagement and with the support of our Local Planning Authority, Kettering Borough Council. Once the draft is complete, this document is submitted to Kettering Borough Council for review and to establish conformity with prevailing planning policy. It is then put forward for a public pre-submission consultation. Thereafter, it is resubmitted for public consultation by Kettering Borough Council before examination by an Independent Examiner and, if approved, a Referendum will take place. When it passes through the Referendum, the Plan will become a statutory planning document, part of the Development Plan for Kettering Borough.

The Neighbourhood Plan complies with European legislation, National Policy and conforms with existing strategic regional planning policies. Locally, the Broughton Neighbourhood Plan sets out planning policy specific to our designated area and forms part of the Development Plan for Kettering Borough alongside the North Northamptonshire Joint Core Strategy Development Plan prepared by the North Northants Joint Planning Unit.

# Procedure and Policy

Our own Neighbourhood Plan works within the context of the National Planning Policy Framework and the specific framework of the North Northants Joint Core Strategy Development Plan and in particular paragraphs 3.6 and 3.11 and Policy 8 which set out the identified framework for place shaping, focusing on the issues that matter to local communities and providing a context within which community led planning initiatives can flourish and prosper. The diagram below illustrates how all of the planning documents will work together for the period 2011-2031 (nb: the Joint Core Strategy has established the overarching regional housing need for the period 2011 to 2031 and Kettering Borough Council have established the housing need for Broughton within this total regional housing requirement for this period. The Broughton Neighbourhood Plan will deliver this established need with preferred sites from within the village boundary shaped by our core strategic objectives set out in this Plan).



*Reproduced from Figure 1 from the Joint Core Strategy*

The Broughton Neighbourhood Plan does not attempt to designate any sites as protected open spaces in order to try and prevent development going ahead, but does seek to maintain existing important green or open spaces that contribute to the environment, biodiversity or character for the benefit of the community. It identifies the specific sites for delivering identified housing need and establishes general planning policies for the development and use of land eg through setting out local design principles and guidance providing the vision and form for our future.

Additionally, with a Neighbourhood Development Order (NDO), the community can grant planning permission for certain types of development they desire. An NDO will allow the principle for development to be approved without Developers starting from scratch in applying for planning permission from the local planning authority. An NDO will accompany this Plan for the existing BT Exchange in Church Street which is considered as a specific strategic site for development – please see chapter 6 (page 41).

# Procedure and Policy

The Neighbourhood Plan is shaped with community involvement and, at its final stage is referred back to the Broughton Community by Referendum for adoption, the only strategic planning policy document to follow this process.

---

Reference is made to :

- Broughton Neighbourhood Plan Area Designation ([Broughton Neighbourhood Plan Area - Neighbourhood Planning - Kettering Borough Council](#))
  - Kettering Local Plan : ([Kettering Local Plan](#)), saved policies
  - Kettering Site Specific Part 2 Local Plan ([Kettering Site Specific Part 2 Local Plan](#)) when adopted
  - North Northants Joint Core Strategy Development Plan ([North Northamptonshire Joint Core Strategy to 2031](#))
  - National Planning Policy Framework
  - Neighbourhood Planning Independent Examiner Role ([Neighbourhood planning Examiner's role](#))
- 

## Consultation

### Introduction

A separate and formal Consultation Statement with full details attaches to this Neighbourhood Plan to conform with the legal obligations of the Neighbourhood Planning Regulations 2012, however this Chapter provides the outline of the process that has been followed in putting this Plan together.

Each Chapter within this Plan document relates to the principle areas of concern from residents that have emerged during the consultation process. The format for these chapters is :

- The key issues are established
- Context is provided
- Objectives are listed
- Policies are set out to provide a constructive solution

### Consultation on the Neighbourhood Plan

#### **The beginning**

Broughton Neighbourhood Plan Group applied to Kettering Borough Council (KBC) in late 2013 for a Neighbourhood Plan Area Designation. This application was available via KBC planning web pages and approved by the KBC Executive Committee on 15<sup>th</sup> January 2014.

# Consultation

## The strategy

The consistent approach to the consultation process has been :

- to ensure the process is led by the views of local people
- to ensure that consultation events and drop-in sessions throughout the process have enabled people to 'have their say' and provide feedback on the emerging plan;
- to engage with as many people as possible, using a variety of events and communication techniques.



*Consultation events were publicised using social media, in the village in the Broughton News magazine, on posters and in the local press.*



## The process

An initial event was held in Broughton Village Hall in February 2014 to launch the Neighbourhood Plan process, consider issues and challenges and to raise awareness of the project.

Once key issues had been determined, subsequent consultation events took place to address each of the topics :

- Broughton Village Hall on Village identity & heritage
- Red Lion Public House on Green Spaces & Rural Identity
- Broughton Village Hall on Traffic and Highways
- Broughton Primary School on Development
- Display of emerging Plan at Broughton Village Show
- Drop-in Open Day – Broughton Village Hall - preview of emerging Draft Plan

The Broughton Parish Plan was adopted in 2009 and many of the issues and concerns expressed in that document were found to be still relevant among village residents during the Neighbourhood Plan consultation process.

Many of these same concerns were also borne out in the Rural Master Planning process carried out on behalf of Kettering Borough Council.

# Consultation



Although not as a direct result of this Neighbourhood Plan process but as a consequence of our Parish Plan:

- a Housing Needs Survey was carried out (by KBC) in Sept 2013 to determine the level of housing need in the village; and
- a Conservation Area Appraisal was adopted in May 2014 providing the outline and basis of our historic village setting and heritage.

These documents have been used to inform the Neighbourhood Plan.

A Strategic Environmental Assessment Screening Opinion was carried out on behalf of Broughton Neighbourhood Plan Group by Kettering Borough Council in March 2016 with a full SEA being completed in December 2016 by the Neighbourhood Plan Steering Group. KBC have completed an HRA Screening and have confirmed that the plan is compliant with European legislation.

At regular intervals throughout the process the Broughton Neighbourhood Plan Group has met with Kettering Borough Council officers for advice and guidance to ensure that the emerging plan met with the statutory requirements.

The pre-Submission Consultation period was extended from the statutory 6 weeks to 7 weeks (to account for the Christmas holiday period). The Neighbourhood Plan was submitted by Kettering Borough Council for a pre-submission health-check. Thereafter, Kettering Borough Council conducted its own statutory consultation period of 6 weeks, before the Plan was inspected by an examiner. The Plan subsequently progressed to referendum with modifications, where 95% voted 'Yes' to using the neighbourhood plan to help decide planning applications in the neighbourhood area. The Plan subsequently "Made" at Kettering Borough Council's Executive Committee on 17<sup>th</sup> October 2018.



**Broughton Neighbourhood Plan**  
**28<sup>th</sup> April 2014**  
 drop in anytime between  
 6.30pm-7.30pm  
 Red Lion, Broughton

## Our Environment?

Our results so far are demonstrating that we place significant value on the environment in which we live and that which surrounds us. With the Neighbourhood Plan, we have the opportunity to shape how we can look to maintain/improve what we have.

Please come and share your thoughts with us

This meeting is organised by the Broughton Neighbourhood Plan Steering Group



**Broughton Neighbourhood Plan**  
**3<sup>rd</sup> MARCH 2014**  
 6.30pm-7.30pm  
 Broughton Village Hall

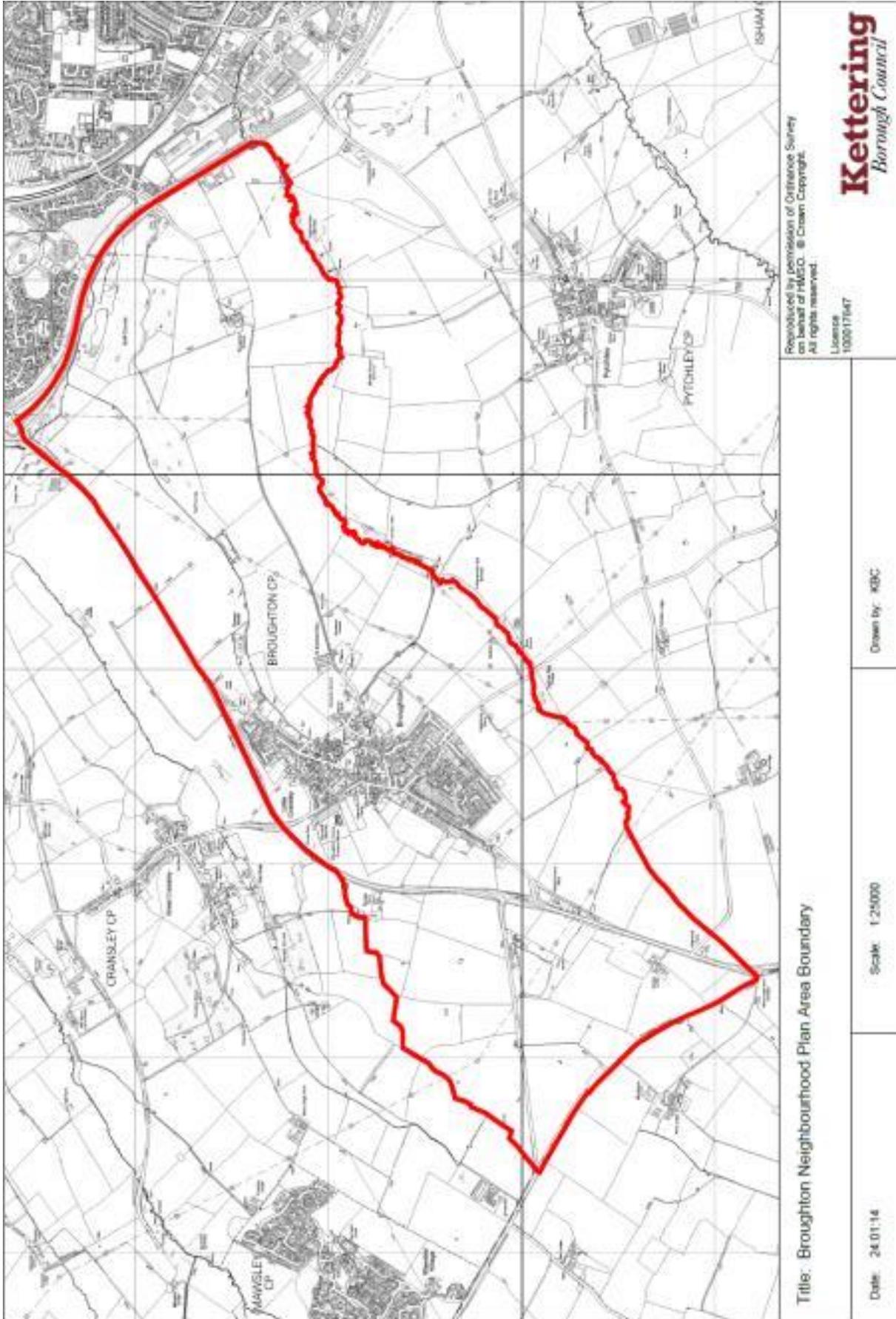
## **TRAFFIC AND TRANSPORTATION**

Access, Vehicles, Parking, Public Transport, Green Transport  
 where and what are the issues and what could be done to help?  
 How can we manage these questions and challenges for the future?

Please drop in and tell us what you are thinking  
 Your thoughts will shape Broughton's Neighbourhood Plan

Plan steering is supported by the Broughton Neighbourhood Plan Steering Group

# Broughton Neighbourhood Plan Area Designation Map



# Broughton Village Boundary Designation



Title: Broughton Neighbourhood Plan - Proposed Settlement Boundary

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright. All rights reserved.

License 100017647

# **Broughton Village Boundary** **Designation**

- i. The adopted Broughton village boundary has not been revised since the 1995 Kettering Local Plan. The Neighbourhood Plan process allows the community to determine the boundary of their village. This allows planning policy to provide a clear position on where development is acceptable and where it is not thereby giving certainty for landowners, developers and the community and ensuring that the countryside is protected from unnecessary encroachment.
- ii. The alternative to settlement boundaries would be a criteria-based approach which would not give the same certainty or clarity.
- iii. Settlement boundaries should be logical and easily identifiable, normally following property boundaries or a feature which is likely to be permanent for at least the duration of the plan period.

## **Principle 1:**

The boundary will be defined tightly around the built up framework and where possible will follow defined features such as walls, hedgerows and roads.

## **Principle 2:**

Boundaries will include:

- a) Existing commitments for built development i.e. unimplemented planning permissions
- b) Buildings on the edge of settlements which relate closely to the economic or social function of the settlement e.g. churches, community halls
- c) Curtilages which are contained and visually separated from the open countryside
- d) New allocations

# Broughton Village Boundary

## Designation

### Principle 3:

Boundaries will exclude:

- a) Playing fields or open space at the edge of settlements (existing or proposed)
- b) New allocations for affordable housing
- c) Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement)
- d) Large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement Large gardens or other area whose inclusion or possible development would harm the structure, form and character of the settlement

- iv. The Broughton Village settlement boundary is determined using these principles.
- v. The Neighbourhood Plan promotes new allocations within this boundary which, together with development which has already taken place since 2011, will satisfy the assessed need for the plan period.
- vi. Should there be an assessed need for additional affordable housing within the plan period, a suitable site beyond the boundary could be considered (Policy 13 of the Joint Core Strategy).

### The Broughton Village Boundary Line

The line of the boundary follows to the South West the rear of the gardens in Northampton Road form the boundary (Principle 1). The agricultural buildings beyond the gardens are excluded (Principle 3c).

The boundary line extends to the rear of Bentham Close, Ashbrook Close and Darlow Close. (Principle 1).

It proceeds along the rear gardens of Cransley Hill but excludes the farm buildings of Rathmine Farm. (Principle 3c).

The boundary includes Broughton Primary School (Principle 2b) but excludes the playing field. (Principle 3a).

# Broughton Village Boundary Map

It follows the build line of a housing development off Cox's Lane completed in 2017 which does not yet appear on Ordinance Survey maps. The land around this development is open space and is excluded (Principle 3a).

It continues around the rear of properties in Crane Close, The Banks, Meadow Close, Grange Road and Kettering Road towards Gate Lane. (Principle 1)

It follows Gate Lane, includes the paddock at Rectory Farm (Principle 2c) and extends to the rear gardens of Manor Farm Close (Principle 1), includes Broughton Village Hall (Principle 2d) but excludes Broughton Village Hall Playing Fields (Principle 3a).

The boundary continues along the line of the gardens of the properties in Gate Lane, Rectory Gardens and Church St (Principle 1) but excludes the paddock to the rear of the property known as The Gables in Church St (Principle 3d).

The boundary then runs behind the rear gardens of properties in Gables Lane, Glebe Avenue, Carter Avenue and Donaldson Avenue (Principle 1).

## Objective

- To define the Broughton Village boundary enabling the identification of and a distinct separation between the built village area and the rural countryside. The Joint Core Strategy is promoting the safeguarding of the character of rural villages as a valuable asset for Northamptonshire and specifically identifies that Neighbourhood Planning may define village boundaries or more detailed village boundary criteria taking account of the character of the village and can be used as a tool to plan positively for growth and to prevent ad-hoc encroachment into open countryside, particularly when villages are located close to larger settlements where coalescence is a concern (JCS, Section B, p 5.18).

## Village Boundary Policy 1

The village boundary for Broughton is defined as set out in this Neighbourhood Plan for the period to 2031 and will enable permitted infill development responding to Broughton identified need only.

## Conformity

JCS Policy 11

Local Plan saved policies RA/3 and RA/5

- SEA Objective 5 (Biodiversity).

# A Strategy for Broughton Parish

- i. The Broughton Neighbourhood Plan provides the local details for our own village and wider parish. Once ratified by public vote, this will be the defined local planning tool for our area going forward and will sit alongside the wider strategic documents for Kettering Borough and North Northamptonshire.
- ii. The principle themes from all of our consultation exercises have been distilled in the Chapters that follow in the Plan. The strategic Core Objectives of this Plan that are shown below are defined to drive a satisfactory sustainable solution for our parish for each of these themes during the Plan period.
- iii. These Core Objectives are without prioritisation and are :



- iv. The principal themes in the Chapters that follow, Core Objectives and Vision of the Neighbourhood Plan will work collectively to deliver the future evolution of Broughton Parish as a cohesive, sustainable and thriving community living in a location that is rich in its heritage and character.

## Broughton Strategy Statement

Planning Policy for Broughton during the Plan period will apply these 7 principal Core Objectives defining the specific strategic and sustainable direction for the Parish.

# Sustainability Solution for Broughton

Everything has to be sustainable



We need the right type of housing to develop our sustainability (established gap in housing stock)

What is sustainable? The three criteria are :  
• Social, economic and environmental wellbeing

# Sustainability Solution for Broughton

- i. Sustainability is one of the Broughton Neighbourhood Plan's Core Objectives as it is felt to be crucial to establish what "sustainable" means for Broughton Parish specifically.
- ii. Sustainability is one of the defining features of the NPPF which promotes that all development should respond with three core criteria which are: social, economic and environmental wellbeing. Any development itself should respond to the highest possible ecological and efficient design and, in being built, should promote the core criteria.
- iii. Reflecting this focus on sustainability, the North Northants Joint Core Strategy has defined a sequential sustainable approach through various levels to the location of new housing development with priority being given at the highest level to the urban core, then to town extensions, then larger villages and at the lowest level, rural villages. The Joint Core Strategy has a particular focus on the rural area as a considerable asset that should be maintained and carefully managed.

## Broughton Planning Hierarchy Status

- iv. Broughton is designated at the rural village level and is intended to have the status of providing development to meet local needs and aspirations which cannot be met more sustainably at a nearby larger settlement. Broughton is situated less than 2km from Kettering.

## Broughton Currently

- v. Broughton does have limited and small scale facilities orientated towards top up and convenience needs with regular retail, medical, dental and optician facilities available in Mawsley and Kettering. Broughton has a primary school and place of worship fulfilling local requirements – these facilities are available similarly in nearby surrounding villages (Mawsley, Walgrave, Little Harrowden, Loddington and Pytchley) and in Kettering.
- vi. Movement into and around Broughton is constrained. Reducing traffic and transport movements are significant contributing elements in achieving a more sustainable environment and are inherent consequences of development. Broughton is connected with the A43 by two junctions however, both of these are formally acknowledged by our Highways Authority as requiring improvements (one junction has no right turn to Kettering) with these only becoming available possibly when the A43 is dualled (no plans identified and timescale not fixed).
- vii. Our remaining road network connecting the village within the parish and then through to surrounding villages, is unclassified rural and without lighting, footpaths or cycle routes.

# Sustainability Solution for Broughton

- viii. Broughton (along with many rural areas) is in changing cultural times seeing a reduction in rural bus routes connecting the villages, latterly with the route to Mawsley becoming defunct and the direct connection with the Medical services there being lost. Reliance on the car is essential for our primary connectivity for work, secondary and further education, leisure and the outlook is becoming increasingly so (discussion from the Northamptonshire Parking Standards Policy and CPRE Northamptonshire Countryside Design Guide).
- ix. As explored in the recent Parish Plan and the Rural Masterplanning Report, Broughton is a commuter village with employment hubs in the wider surrounding area (Kettering, Corby, Northampton, Market Harborough, Leicester, Birmingham, Milton Keynes).

## Evolving Broughton

- x. The current status of Broughton as defined in the Kettering Borough Council Local Plan 1995 (LDP) document is a Restricted Infill Village (saved policy RA3). The reason for this status is that Broughton has for a long period of time fulfilled the role within the Borough's rural area as one of the main locations for rural residential development and that the consequent long term concern is that its character has been harmfully affected as a result. This finding was also reflected in the Rural Masterplanning Report (a strategic report commissioned by Kettering Borough Council to study the effect and role of future planning policy across the Kettering Rural Area), subsequently in the Broughton Conservation Area Appraisal and is in balance with the Joint Core Strategy in its wider vision of maintaining the wellbeing of rural villages with growth being focused on urban, town and larger village areas.



*“development is detracting from the qualities that make villages in the Kettering Borough special and that the character may be eroded with unsympathetic development which is meeting quantitative housing targets but failing to deliver quality developments responsive to local need and identity” and “new development in villages has often failed to take account of the context in which it is being built”.* Rural

**Masterplanning Report**

# Sustainability Solution for Broughton

- xi. Kettering's Local Plan states that the environment of the Borough's villages and hamlets is of a high quality which has not yet been significantly affected by new development. The Plan notes however that there is some indication of this development at Broughton as a significant example. The likely impact of additional housing on the character of existing villages was considered particularly harmful.
- xii. The Local Plan further comments that some villages such as Broughton and Geddington have already absorbed a considerable amount of development. Overall, it was considered that the environmental capacity of the villages had been reached and that a new village was the only viable means of accommodating the scale of necessary development in the area. We are reminded that the Local Plan dates back to 1995 and the "new" village is now Mawsley. In spite of these clearly voiced concerns, Broughton has continued to fulfil a development role for the Borough and has had to take further considerable increases in dwellings since 1995.
- xiii. The Local Plan proposed that no alteration to the boundary would be considered for Broughton and that no further developments should be made. In particular that there would be no intention to permit extensive development between the village and the bypass and that the land would continue to be regarded as open countryside. However, this was not upheld and Cransley Green (Redrow) was accepted for development in 2013 due to a shortfall in housing land supply by Kettering Borough Council.

*"Standardised designs and building materials alongside urban style road layouts have led to the introduction of urban style developments in the rural area. These developments detract from the qualities that make villages in the Borough special. Recent rural development particularly affordable housing development has often not adequately reflected local character, materials and identity."*

*"Broughton is an attractive place to live and developers realise this. Unfortunately this has led to the development of certain infill sites which detract from the historical form of Broughton and that some, although not all, modern infill development has been built using poor quality materials which do not respect the surrounding character".*

**Rural Masterplan Report**

Reference is made to :

- Kettering Local Plan 1995 : ([Kettering Local Plan](#)). Not all policies from this plan are retained however Policy RA3 (Housing in Restricted Infill Villages) and policy RA5 (Housing in the Open Countryside) are saved policies
- Rural Masterplanning Report ([Rural Master Planning](#))
- Broughton Conservation Area Appraisal ([Broughton Conservation Area Appraisal](#))

# Sustainability Solution for Broughton

## Emerging Broughton

- xiv. With this background, the critical guiding principle of the Broughton Neighbourhood Plan is to provide the sustainable framework for the village of Broughton and the Parish to evolve in a manner that will not jeopardise its historic, natural characteristics and scale as a rural village any further and will ensure that the development that does come through, is strategically planned, is in direct response to the needs of the village and parish and, will serve to enhance its social, economic and environmental wellbeing for future generations.
- xv. In Broughton village, our recent and first ever Housing Needs Survey established that there is a substantial surplus of larger houses – well above the Kettering Borough average - whilst there is a significant shortfall of small style housing of one and two bedroom dwellings targeting young people, single occupancy and older residents looking to downsize. This is applicable for both private purchase and social housing sectors. The existing balance of housing stock is therefore failing to provide a full range and young or single residents are needing to move out and older residents might be either moving away from the village or staying in properties that may no longer be suitable. This gap in our housing stock has never been previously explored and is a fundamental missing factor in the sustainability of Broughton Village.
- xvi. Broughton has experienced considerable, mostly speculative developer led infill development in its recent history and, to a large degree has paid the price as explored here and elsewhere within this document. Broughton is the illustration that to continually build in a non strategic way is jeopardising its very future. This Neighbourhood Plan will allow the local need to readdress the balance so that we achieve a full spectrum of type of dwellings enabling a harmonised, strategic and sustainable evolution so that current residents will be able to continue to live in and enjoy the village for its rural status, qualities, heritage and characteristics and crucially, without compromising future generations from enjoying the same features and quality of life.
- xvii. Beyond the village boundary, the surrounding wider Broughton Parish is entirely rural and is in open countryside. The principle of sustainable development and focused sustainable solution is extended to the full Broughton Parish within open countryside status with the Joint Core Strategy defining the possibility for permitted development where it touches the village boundaries only where it involves the re-use of buildings or, in exceptional circumstances, to meet specific local needs in line with Policy 13 of the JCS.

# Sustainability Solution for Broughton

## Broughton Sustainable Solution Statement

1. To move forward from speculative development with a clear vision from the community for the location and type of housing required within the Neighbourhood Plan area.
2. To focus on building the type of housing based on established Broughton Parish need to maximise the full potential of the village sites for the future.
3. To minimise traffic levels at every opportunity.
4. To deliver an increased supply of housing required to enable the opportunity for the young, single and senior members of our community to remain in Broughton.
5. To respond to the 7 Core Objectives fostering a realistic and secure vision of the sustainable future of Broughton.

## Sustainability Policy 2

To drive an identified specific and needs based sustainable development solution for Broughton Parish, development will be on sites within the Neighbourhood Plan defined village boundary only and will :

Permit the building of the type and level of housing based on Broughton Parish locally assessed need enabling a Broughton specific response to the established gap in our housing stock.

## Conformity

- Kettering Borough Council Local Plan paragraphs 15.9, 15.20, 15.24, 15.43, 15.56, 15.57 and saved Policy RA3 and RA5
- Joint Core Strategy, 5.37, Policy 11, 13, 28, 30 and Part II,
- Broughton Housing Needs Survey
- Rural Masterplanning Report
- National Planning Policy Framework, Chapters 7, 8
- SEA Objective 1 (Population & Housing).

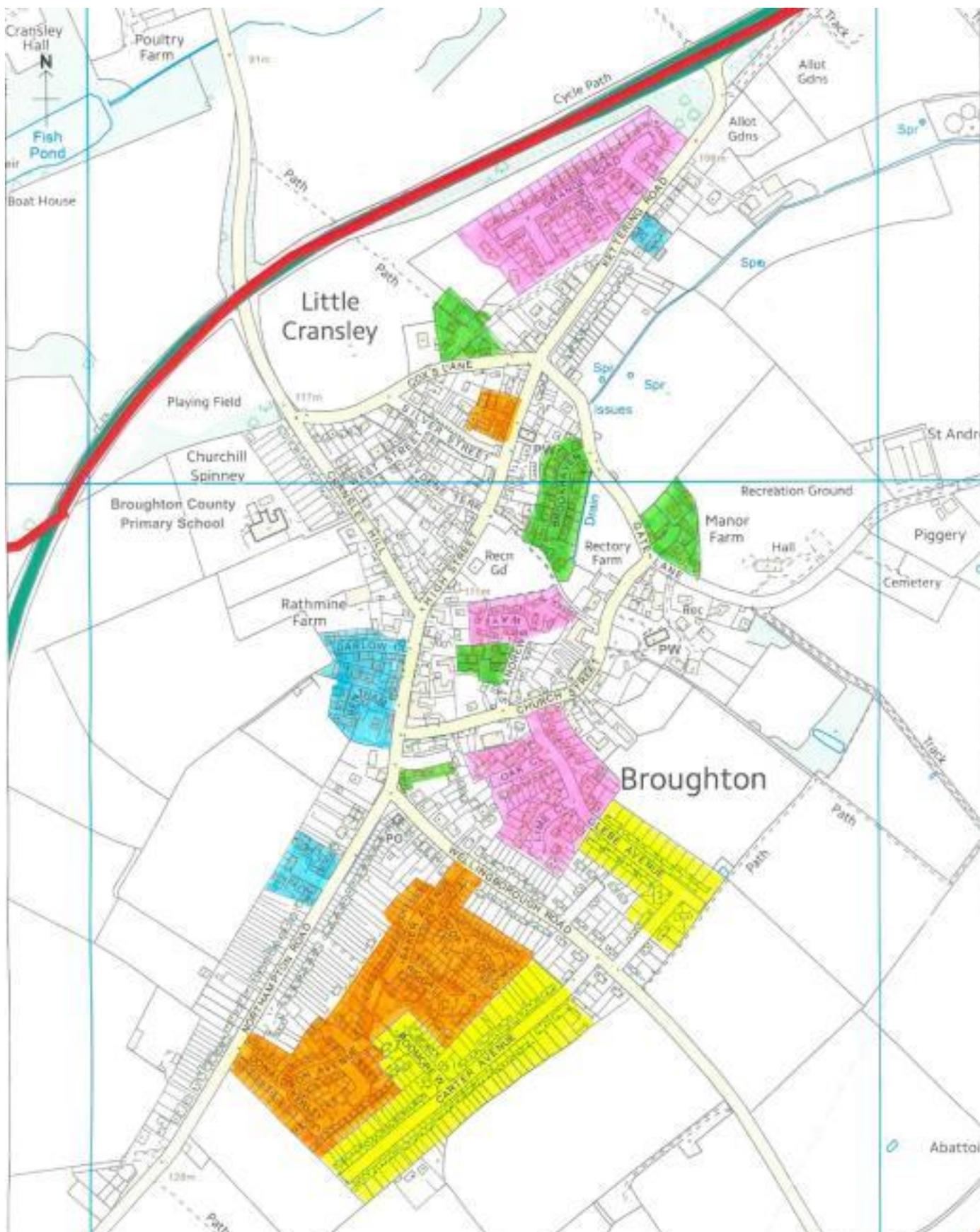
# Historical Development of Broughton Village



# Historical Development of Broughton Village

- i. Broughton village has grown through the years and has been substantially developed in the last 100 years – Wellingborough Road and Northampton Road were significant scale builds pre 1940 and further residential development from 1950 onwards is as shown on the following map. Little Cransley, once a separate village has been absorbed into Broughton as this growth has established.
- ii. The Rural Masterplanning Report, Local Development Plan and the Broughton Conservation Area Plan however have each iterated that Broughton’s historic characteristics are being eroded and it is vitally important therefore to protect these remaining characteristics going forward. Broughton residents in the recent Broughton Parish Plan declared overwhelmingly that they value the village status and are concerned at the high level and density of development that has been seen in these recent times.
- iii. The NPPF requires development to be sustainable using three core criteria as described in our previous Sustainability Chapter and the North Northants Joint Core Strategy reinforces this principle. It is however, fully conceivable to acknowledge at the start of this Plan that to simply continue to grow at this previous rate of development will mean that Broughton will become substantially larger and will ultimately evolve to no longer being a village. We are therefore requiring the Neighbourhood Plan to proactively secure the balance of established need and evolutionary growth by implementing a strategic and realistic sustainable solution for the future wellbeing of our community.
- iv. After having had substantial and continued growth, we are currently at a time where it is critically important to enable future generations to be able to continue to enjoy what we have today. We have to advocate and encourage and also make provision for the correct level of growth for the future sustainable wellbeing of the village without compromising the qualities and attributes that we currently have and value.
- v. The following simple map demonstrates how Broughton has evolved from the 1950’s through to the present day using the legend below. Development is highlighted where 5 or more new houses have been developed (redevelopment of previous housing is not indicated eg: Kettering Road). The subsequent maps demonstrate how the village has grown historically.

	Development 1950		Development 1990
	Development 1960		Development 2000
	Development 1980		



# Present Day

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright. All rights reserved.

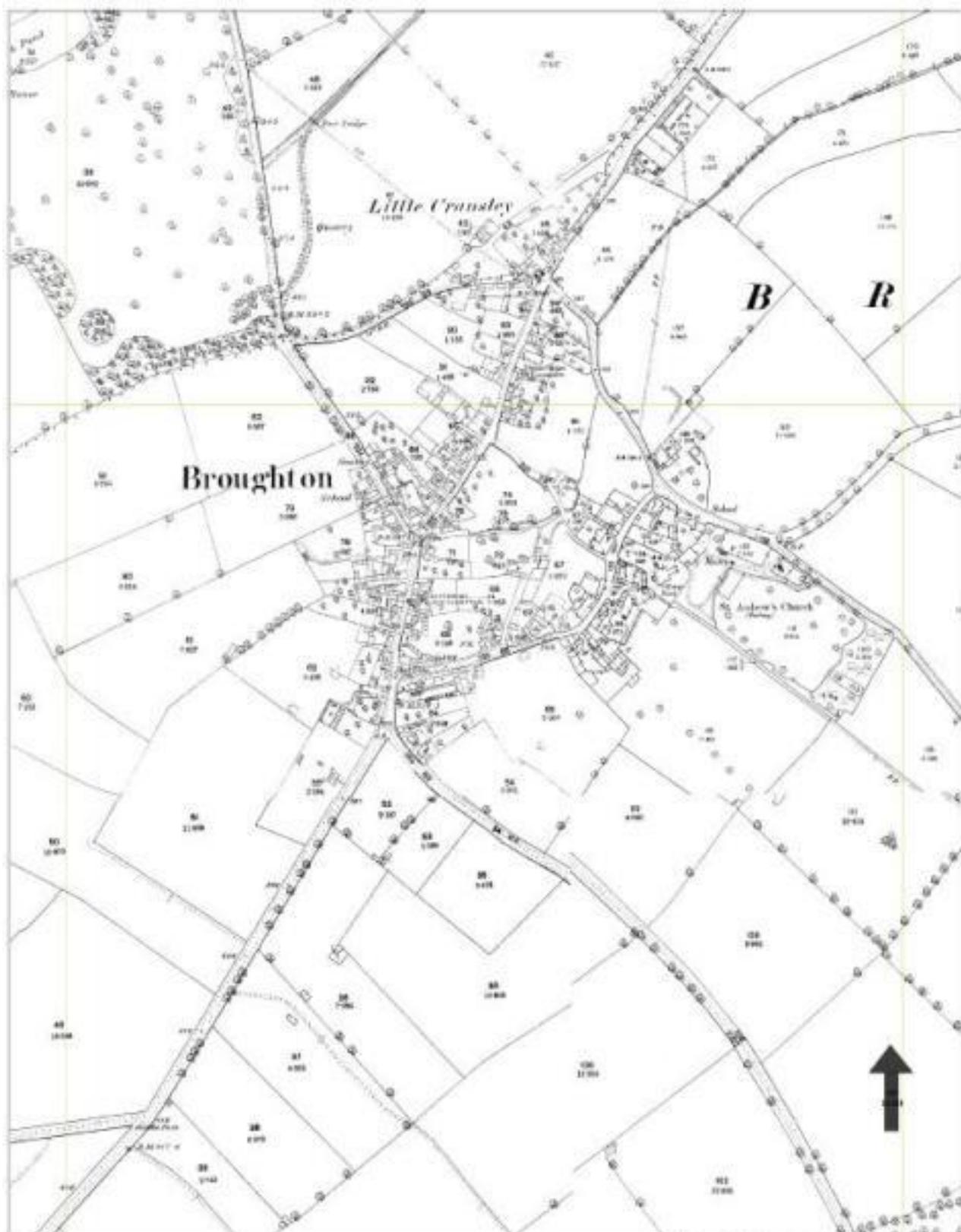
Licence 100017647

**Kettering**  
Borough Council

Date: 26/07/14

Scale: 1:6000

Drawn by



**Epoch 1 Date Range 1843 - 1893**

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright. All rights reserved.

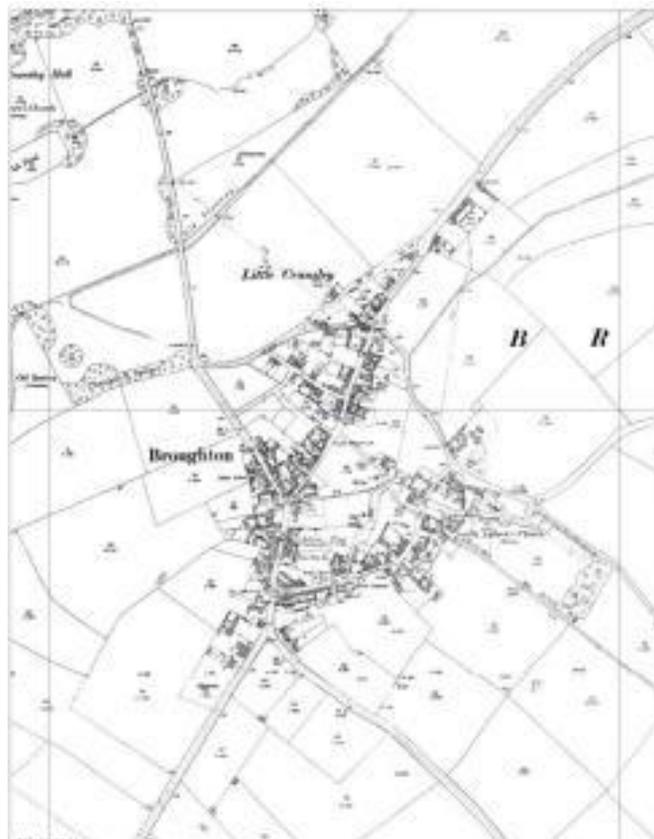
Licence  
100017647

**Kettering**  
Borough Council

Date: 26/07/10

Scale: 1:6000

Drawn by:



Epoch 2 Date Range 1891-1912

Reproduction of historical Ordnance Survey map of Broughton, Little Cransley, and surrounding area.

Scale: 1:50,000  
 Date: 2017/18  
 Sheet: 100000

**Kettering**  
 Borough Council



Epoch 4 Date Range 1919-1943

Reproduction of historical Ordnance Survey map of Broughton, Little Cransley, and surrounding area.

Scale: 1:50,000  
 Date: 2017/18  
 Sheet: 100000

**Kettering**  
 Borough Council



Epoch 5 Date Range 1945-1970

Reproduction of historical Ordnance Survey map of Broughton, Little Cransley, and surrounding area.

Scale: 1:50,000  
 Date: 2017/18  
 Sheet: 100000

**Kettering**  
 Borough Council

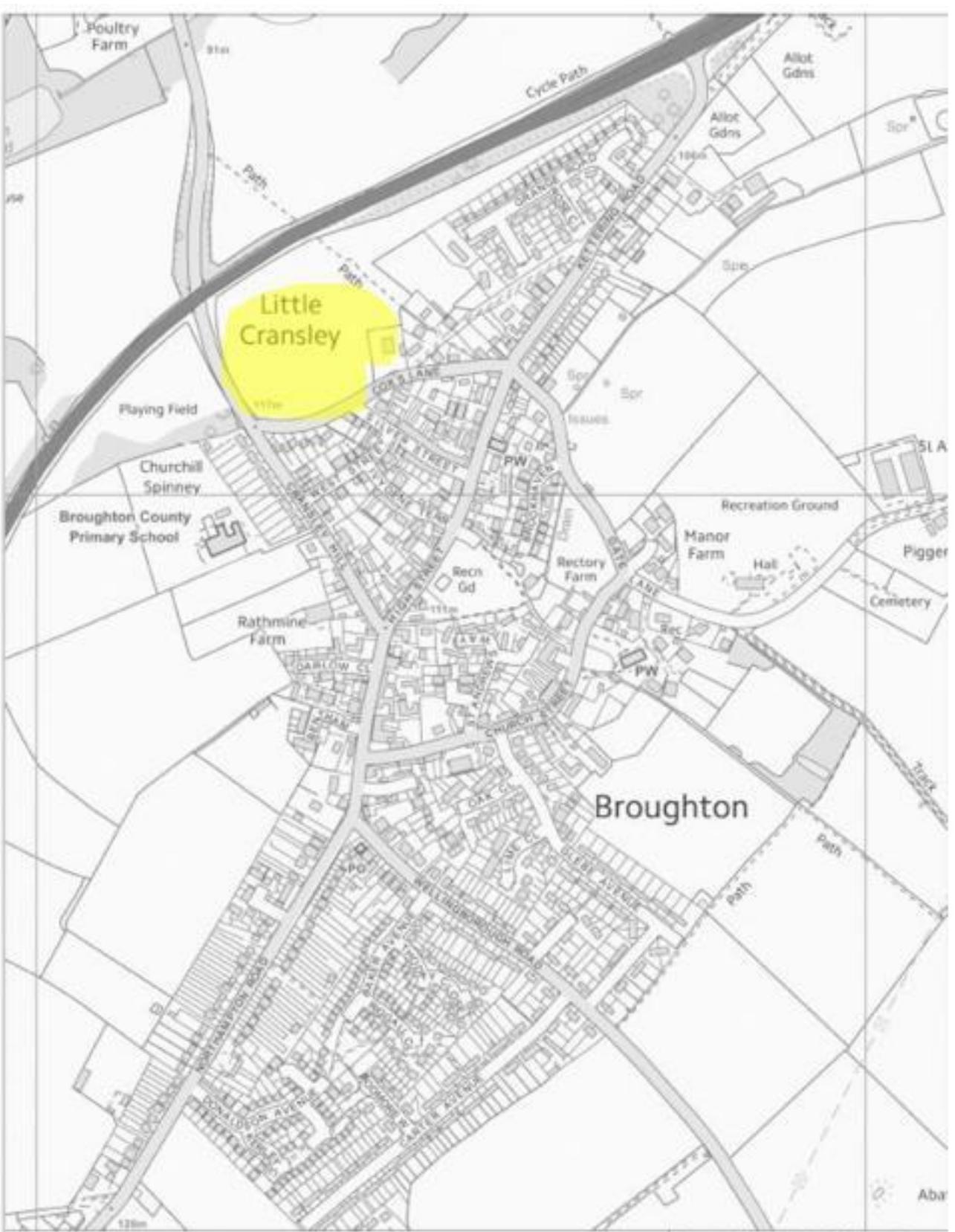


Epoch 6 Date Range 1970-1996

Reproduction of historical Ordnance Survey map of Broughton, Little Cransley, and surrounding area.

Scale: 1:50,000  
 Date: 2017/18  
 Sheet: 100000

**Kettering**  
 Borough Council



## Present Day

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright. All rights reserved.

Licence  
100017647

Date: 26.07.16

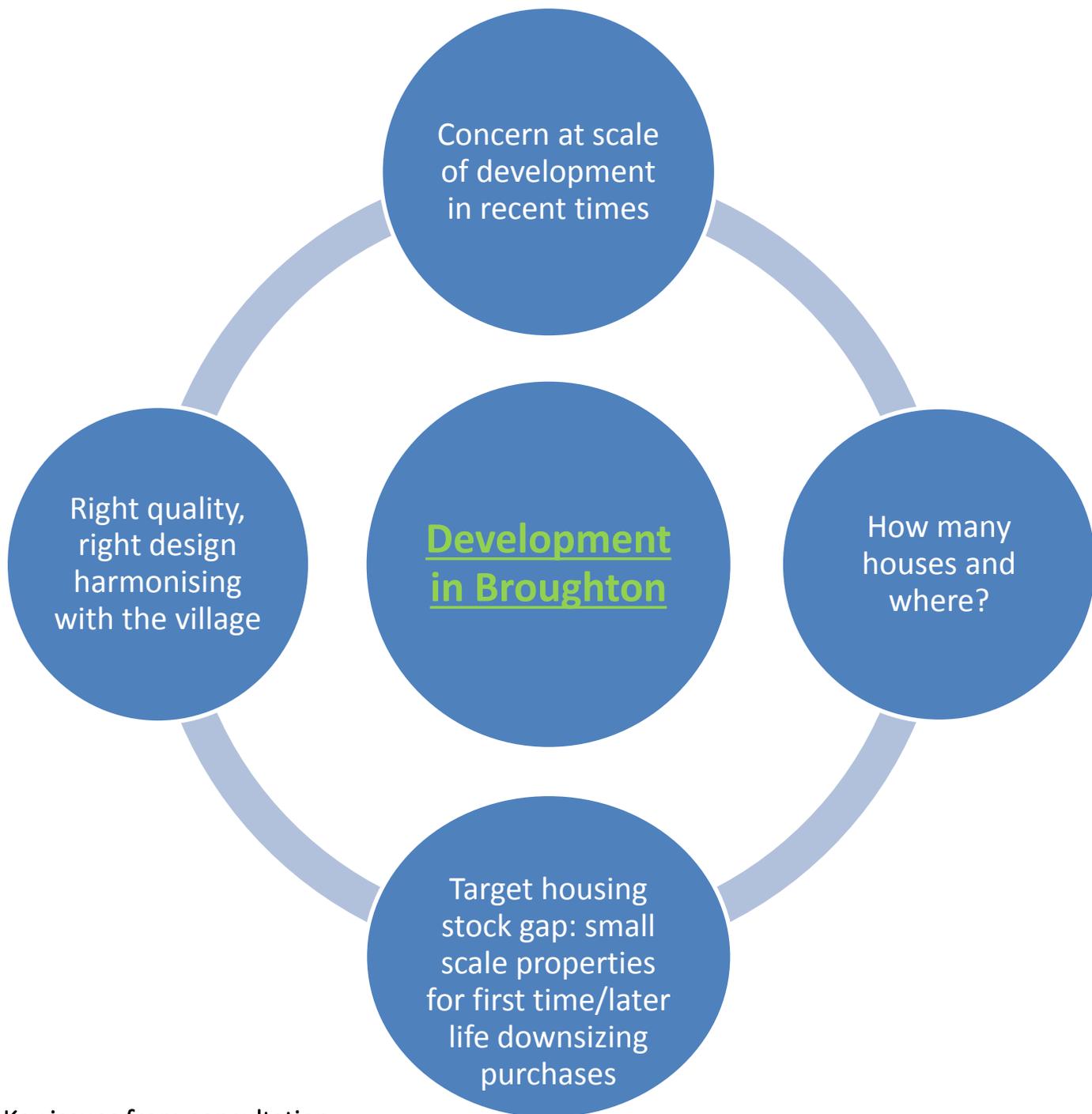
Scale: 1:6000

Drawn by:

**Kettering**  
Borough Council

NB: Ordnance Survey have an error in their mapping in that Churchill Spinney and the Playing Field are reversed. In addition this map is not updated with the recent Redrow development of 60 dwellings as highlighted.

# Development in Broughton



## Key issues from consultation

- Redevelopment of BT site welcome
- Concern over loss of character of the village
- Strategic direction preferred to “random” development
- Small homes needed for downsizing and starter homes
- Concern over large developments

# Development in Broughton

- i. The experience of Broughton village in having grown in an unstructured way without the strategic direction or governance of local need has not seen the village grow in a sustainable way. This has led to an acknowledged infringement of the fundamental character and attributes of the historic village along with the more modern and inevitable stresses and strains this puts on our inherent historic infrastructure that was built in a completely different time and for a completely different scale of use.
- ii. The Housing Needs Survey for Broughton has identified that Broughton has a surplus of 3/4/5 bedroom houses in relation to the Borough. The survey has established a lack of and need for smaller properties of 1 and 2 bedrooms for young people, single occupancy and later life occupancy. This need is required for both affordable and open market properties. The Broughton Neighbourhood Plan therefore identifies that the type of new build development that will be strategically targeted will provide for the development of starter homes and small properties (1 and 2 bed).
- iii. Balancing the housing stock to provide for a full lifetime circle within the village significantly contributes to the future sustainability of the village. This will enable young, single and old to move, both within the village and to the village, rather than breaking the cycle of property movements by residents needing to move out of the village to secure a property.
 

*Sympathetic, small scale style of properties of excellent design as a focused housing solution*
- iv. Focusing on housing need is a specific, strategic and sustainable direction for future satisfactory deliverability of housing in the village and is a distinct move away from the mostly random and ad hoc Developer led growth that has occurred in the village to-date. Ultimately, the village is now seeing and living with the multiple difficult consequences of this non strategic development compounding the inevitable inherited shortcomings of an historic village structure setting - without ever having achieved the satisfactory delivery of a full spectrum of required housing.

## Build Design and Quality

- v. Broughton has seen a substantial amount of unstructured development over the years however the Neighbourhood Plan is the first ever opportunity to build on the provisions enabled within the NPPF, the Joint Core Strategy and Rural

# Development in Broughton

Masterplanning Report to resist the negative aspect of unstructured speculative development and to provide for a positive and successful, fully encompassing strategy. Enhancing future provision of housing whilst safeguarding the heritage of design and form of the village for its current and future wellbeing and sustainability is of immense importance at this critical time in the evolution of Broughton.

- vi. It is therefore important that the absolute focus of all development should be to respond positively and proactively to the Broughton Parish specific locally identified need as afforded by the Joint Core Strategy and to deliver the best for Broughton to strengthen and enhance the integrity of the village characteristics and its history thereby creating a greater sense of place and community for residents and future generations.
- vii. All development in the Parish must make a positive and welcomed contribution and therefore be considered as an attribute or “asset” and should be built to the best possible design and standard through choice of material, standard of build and efficiency of materials whilst respecting and reflecting the historical core for Broughton village and wider conservation area wherever possible, to reinforce its historic form with specific reference to the CPRE Northamptonshire Countryside Design Guide and Building for Life 12 – 2016.
- viii. When considering design form and with a view to promoting a reasoned rather than random village layout, it is the desire of the Neighbourhood Plan to advocate a build to be respectful of core village characteristics where possible and to be in harmony with the immediate surrounding vernacular rather than seeking to abstract a singular design aspect taken from any part of the wider village. The example of this at the start of the Plan is being experienced by the introduction of 3 storey properties with larger and more imposing scale of roof from citing singular examples that are in the village but without linkage to the immediately adjacent neighbouring properties.

## Development Design Policy 3

- a. The overall approach to built form, street layout and landscape and dwelling density will be required to ensure that the visual impact of the development is acceptable and will relate sensitively and with respect and consideration to the immediate surrounding area and will reflect the historic characteristics of the village.
- b. All new development is encouraged to utilise sources of renewable energy and energy efficient solutions, wherever possible and appropriate to do so, to offset additional carbon usage
- c. The effect of any new dwelling on the living conditions of any nearby or affected occupiers must be acceptable and particular regard should be given to the privacy of existing residents.

# Development in Broughton

## Development Design Policy 3 (cont.)

- d. In consideration of the critical village wide parking issue, all development will deliver:
  - i. off street parking solutions
  - ii. Street design providing satisfactory visitor and delivery on street parking solutions which will not impact adversely on existing neighbouring and resident amenity.
- e. Development of gardens or larger plots of existing properties, will only be supported where they respect the amenity of neighbouring properties in terms of privacy, daylight, visual intrusion, provision of appropriate levels of parking, retention of mature vegetation and/or landscape screening.

## Conformity

SEA Objective 2 (Cultural Heritage), Objective 3 (Traffic), Objective 4 (Design Standards)

- ix. In its history Broughton has had employment in its farming, nearby former Cransley Furnaces and the Northamptonshire-wide former historic village cottage shoe industry and had a variety of stores as did, in principle, many other villages which were self contained when there was none or very little means of public or private transport available. The advent of the car and modern times has changed this completely and forever.
- x. Most of the commercial opportunities that existed before are now either long gone or have become residential premises (eg in former public houses The Buccleugh, The Three Tuns, The Sun). Broughton does not have any industry of scale and as a rural village, it is not reasonable to presume that it should supply employment opportunities other than at a low level responding to its own local need (eg. school, shops). However, agile working is a developing modern trend and all future builds should look to facilitate this with best practice digital and technical pre-installation wherever possible and with what may be available at the time of construction.

## Coalescence with Kettering

- xi. Distinctively, Broughton village status and identity and the question of coalescence with Kettering has featured strongly in the consultations for this Neighbourhood Plan and in the previous Parish Plan. Broughton Village identity is very strong and it is therefore of concern that with the development of Kettering West and the

# Development in Broughton

commercial redevelopment of the brownfield site at Cransley Park, Kettering is encroaching into the countryside directly towards Broughton and with other development directed towards our immediate neighbouring parishes, Great Cransley to the West and Pytchley to the East.

- xii. The northern sector of Broughton Parish between Kettering and Broughton is open field, good quality arable agricultural land, including Kettering Golf Course sitting in Open Countryside. This area of countryside which is on rising ground, if developed, would visibly significantly reduce the separation of the village from the town.



From Kettering looking across Broughton Parish towards St Andrew's Church, Broughton on the skyline

- xiii. Broughton has significant views of this open area from its height in Mile End Lane, it characterises typically the historic agricultural and rural nature of Broughton Parish and represents important visual and leisure amenity for resident families, walkers and horse riders. Equally for others travelling through Broughton Parish

# Development in Broughton

it is also a significant visual feature for traffic exiting Kettering to the A14 and A43 and is the only remaining gateway to Kettering which retains this rural characteristic with a full panorama.

- xiv. This northern sector of Broughton Parish sits at the eastern side of the Slade Valley corridor and this area is a characterful landscape and backdrop to Kettering with Broughton and other villages visible on the headland, reinforcing the rural nature of Northamptonshire generally and specifically the rural corridor through to Northampton.

From the A43 looking east across Broughton Parish



From Northampton Road, looking south across Broughton Parish



# Development in Broughton

- xv. The historic characteristic of the village was an agricultural community with open space and low density of scale (see Rural Masterplanning Report and Broughton Conservation Area Appraisal Document). With the increasing number and high density of developments to-date in the village, this important characteristic has almost been lost. It is therefore imperative that each housing development within the period of this plan serves to reduce the intensification of perception of density and preserves this historic characteristic.



*“Changing Times” Baker Avenue Estate pre and post development*



# Development in Broughton



*“Changing Times” view from Cox’s Lane pre and post Cransley Green*



*“Changing Times”  
challenging design in a sensitive  
location*



# Development in Broughton



*The Carter Avenue garage site could be identified as a site with potential for smaller properties (site owned by Kettering Borough Council)*

- xvi. In the wider parish, it is conceivable that there may also be agricultural premises that might become available for extended agricultural related development as businesses diversify.



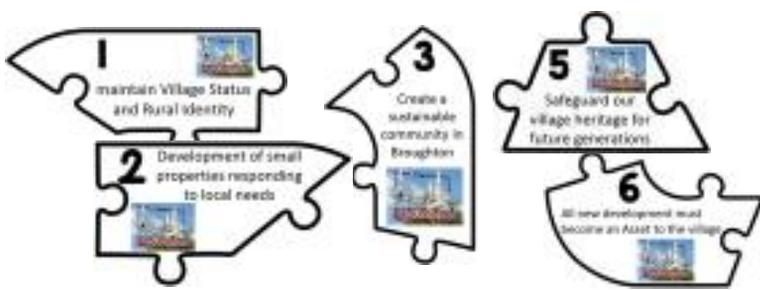
*Bypass Farm, Broughton (farm buildings) operates a reclamation business*



*Broughton Grange, Broughton (building) is operated as office premises*

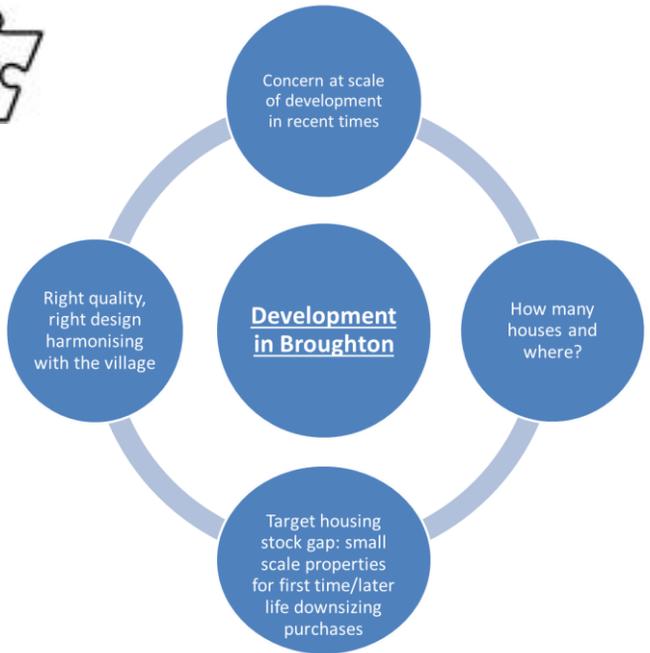
# Development in Broughton

- xvii. It is most important for this Neighbourhood Plan to manage the specific situation of "front loading" of delivery of housing in Broughton most carefully. Therefore, when considering applications for housing, particular focus will be given :
- a) to deliver the strategic direction of this Neighbourhood Plan to achieve a sustainable solution, vision and strategy for Broughton Parish
  - b) to respect the Joint Core Strategy vision for sustainable rural development and enhancement of rural villages by responding to the Broughton established need only with other growth being directed to higher order settlements.
  - c) To phase delivery of the remaining identified development through the medium and long term of this plan.
- xviii. A Gypsy and Traveller Site exists in the Parish. The size of the site has increased over recent years to 21 pitches in total. Policy 31 of the JCS sets out the criteria to be applied for applications for planning permission for gypsy and traveller accommodation. KBC has confirmed it is their intention to produce a Gypsy and Traveller Site Allocations Policy Development Plan Document and a draft consultation is scheduled for late 2018.



**Summary**

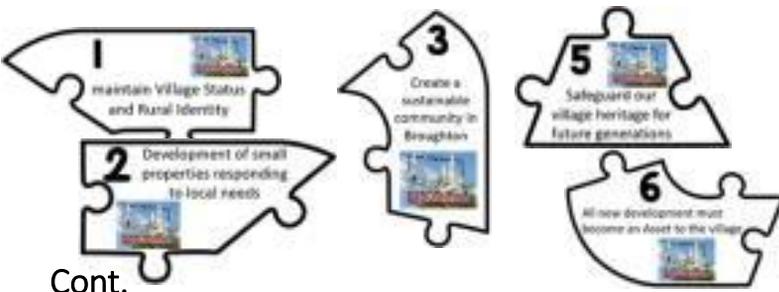
i. After having had decades of continued substantial growth, Broughton is at a critical stage of needing to be able to provide and manage the strategic level and type of properties that will enable future generations to continue to live with and enjoy all of the characteristics and attributes that the village currently provides. All developments going forward will be expected to contribute positively to the identified need of housing requirement in Broughton Parish and respond to the vision, core Objectives and focused sustainable solution of this Plan.



ii. The Neighbourhood Plan Consultations, Parish Plan, Local Plan, Broughton Conservation Area Plan and the Rural Masterplanning Report have all expressed considerable concern at the previous level and type of development in Broughton. Going forward with this Neighbourhood Plan, Housing Survey and the guiding principles of the Joint Core Strategy and the NPPF, a strategic direction of supply of dwellings which will fulfil the established gap of starter homes and later life downsizing opportunities for open market and affordable housing stock will be secured.

iii. This will ensure a positive Broughton specific sustainable solution for the suitable and correct supply of full lifetime housing in Broughton for the future. Broughton Parish Council will support proposals that positively contribute to this sustainable solution for Broughton.

iii. Proposals should respond to the highest existing best practice quality, build and efficiency guidelines and should secure the best possible economic, social and environmental sustainable solution for the parish in the whole spirit of localism of the National Planning Policy Framework, local area plans and this Neighbourhood Plan.



Cont.

- iv. Broughton Village Identity and coalescence with Kettering featured strongly in the consultations for this Neighbourhood Plan and in the previous Parish Plan. It is therefore of concern that the northern sector of Broughton Parish between Kettering and Broughton remains as agricultural land of open fields (including Kettering Golf Course sitting in Open Countryside). The open character of this area of countryside must be retained and the separation of the village from the town maintained.
- v. Broughton has significant views of this area from its height in Mile End Lane, it characterises typically the rural nature and heritage of Broughton Parish with typical Northamptonshire rural landscape and represents important visual and leisure amenity for resident families and children, walkers and horse riders.

Objectives

- ✓ To ensure that Broughton village and Parish retains its identity and character
- ✓ To proactively and positively manage the level of growth
- ✓ To provide the right type of opportunity responding to parish needs
- ✓ To secure a real asset for the future integrity of the village form in each and every development opportunity
- ✓ To retain village distinctiveness and retain an area of separation between Kettering and Broughton
- ✓ To respect existing residents and inherent constraints of built form and highways
- ✓ To deliver a satisfactory parking solution for each development and where possible, to improve existing parking opportunities to provide an enhanced village wide parking provision.
- ✓ To reduce the perception of over intensification of development as a concern raised by residents in consultation

# BT Exchange, Church Street



# BT Exchange, Church Street

- i. The current BT Exchange in Church Street is considered to be a valuable strategic site for the village which would provide an excellent opportunity for a strategic development of smaller sized properties of 1 or 2 bedrooms for young people, single occupancy or later life downsizing close to the village centre (a rare remaining opportunity).
- ii. This Neighbourhood Plan has designated this site to be held by way of a Development Order for minimum 5 up to 7 small “mews”, flats, terraced style dwellings (or combination thereof) maximum two stories with roofline no higher than immediately adjacent properties. This particular site is of significant community value to the village in delivering a bespoke response to our identified need.
- iii. In addition to being of strategic value , this site in appearance is currently starkly out of keeping with its surroundings in Church Street and is excluded in an isolated pocket from our Conservation Area for this reason. It is one of our key central locations and a sympathetic redevelopment in keeping with the heritage street scene in Church Street will be a major improvement. The site is in use as a village telephone exchange at the start of the Plan period with the landowners being aware of and supportive of the planning facilitation a NDO will provide. The expectation for landowners and the neighbourhood plan is that this site will be a medium to long term delivery in line with BT/Ofcom Strategy for national digital switchover and corresponding to the desired long term phasing of the delivery of the remaining housing requirement for this Neighbourhood Plan. An annual review of the Neighbourhood Development Order will be conducted, alongside the Neighbourhood Plan Monitoring.



*The existing BT Exchange  
in Church Street*

# BT Exchange, Church Street

- iv. At the start of this plan, it is not possible to legally designate that these properties remain open market properties in perpetuity as a Broughton community solution to prevent them falling to housing association or buy to let ownership but, this aspect will be kept in review as part of the monitoring exercise.
- v. Should legislation change, and it is still possible to do so, this status will be enabled in order to maintain these properties as the open market asset to the village that they are intended to be.
- vi. The Neighbourhood Development Order will be an outline proposal and follows a statutory process similar to the Neighbourhood Plan itself. Legislation requires that it is consulted upon, reviewed by an Examiner and will be passed by Public Referendum.
- vii. In order to ensure that the Neighbourhood Plan and the NDO complement each other, a policy has been developed that sets out the community's expectations for this site. Whilst NDOs are usually subject to time limits, this policy will endure for the lifetime of the Neighbourhood Plan period.

## BT Exchange, Church Street Policy 4

A site at the BT Exchange, Church Street shown on page 45 is identified for locally identified open market housing needs for between five and seven dwellings consisting of small "mews" flats and/or terraced houses of 1 or 2 bedrooms.

Any development on the site will be expected to take account of the following Design Principles to ensure a build of the highest quality and suitability whilst providing for the satisfactory delivery of a scheme that enhances the site given its proximity to the Broughton Conservation Area:

- a) the dominant heritage external materials are ironstone and welsh state in Broughton. The Church Street frontage will be built with ironstone or be predominantly ironstone featured with heritage style red brick providing the opportunity to enhance and align with the core heritage of the immediately adjacent conservation area of Church Street and core heritage of the village reinforcing local identity and sense of place
- b) The development of this site must observe the principle for development of 1 or 2 bedroom properties
- c) This new development will provide dwellings which abut to the pavement or retain small front gardens respecting the historic character of Broughton

# BT Exchange, Church Street

## BT Exchange, Church Street Policy 4

### Cont.

- d) The development will preserve or enhance characteristic views within, from and into the Conservation Area
- e) White UPVC windows and doors will not be considered appropriate
- f) Parking and services (waste bins) will be located as unobtrusively as possible and will not be a dominant feature of the development to mitigate any adverse visual impact on the street scene
- g) If the development requires an area of paving or surfacing within the site, simple, attractive, durable and sustainable materials will be required to provide a subordinate foreground which relates well to the surrounding buildings
- h) Building height will reflect the building heights of immediately adjacent properties in Church Street
- i) Roof form will be complementary to adjacent properties in Church Street
- j) The principle elevations will front Church Street
- k) The development will not serve to have an overbearing impact on Church Street and must align and blend with sympathetic design and form of the heritage street layout
- l) Internal floor areas will meet the national space standards
- m) An adaptable housing layout design will be encouraged to provide for flexible internal layout and enabling cost effective alterations
- n) The development will incorporate suitable design attributes appropriate for later life downsizing opportunities.

# BT Exchange, Church Street

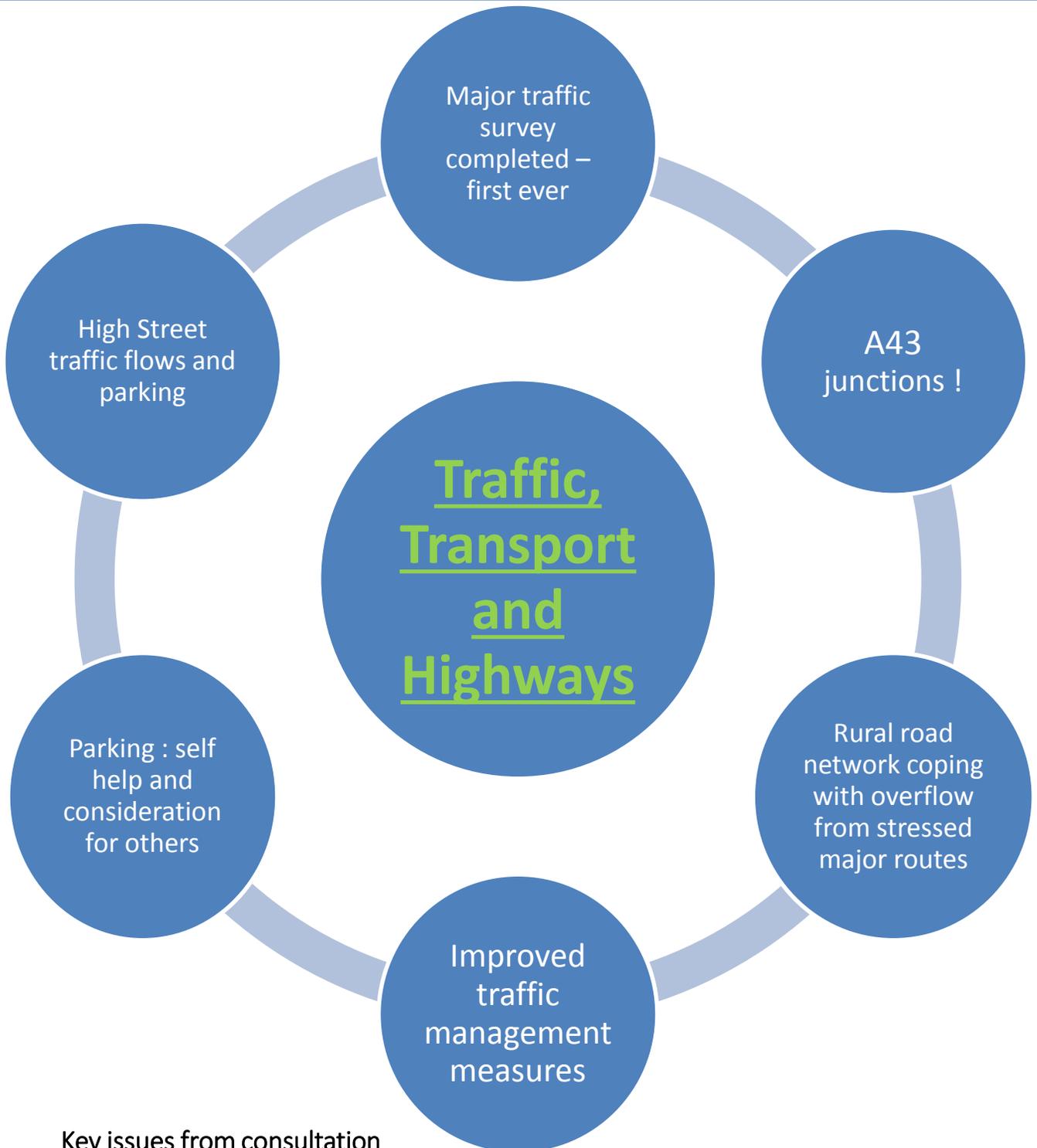


# BT Exchange, Church Street



*An example of the potential as a strategic site*

# Traffic, Transport and Highways



## Key issues from consultation

All consultation responses received relate to safety, speed, volume of traffic and parking issues :

- A43 access at each end of the village is not effective or safe
- Kettering Road/ Northampton Road/High Street/Wellingborough Road experience speeding issues and require traffic calming

# Traffic, Transport and Highways

- i. The Neighbourhood Plan can only include policies that relate to the development and use of land. Wider community aspirations can be included in the Neighbourhood Plan, but must be clearly identifiable. All the contents of this Chapter relate to community aspirations that have evolved from the Parish Plan and through consultation of the Neighbourhood Plan as well as a Parish wide Traffic Survey. They therefore are community aspirations rather than planning policies .
- ii. Traffic, Transport and Highways are a fundamental and inseparable part of development. In Broughton, we have huge constraints as a result of our original village layout and the substantial growth we have seen, resulting in what are now daily frustrations and difficulties for residents. These issues have formed a massive response in our consultation process. This Neighbourhood Plan will deliver a strategic approach to development and alongside housing development, it is providing the opportunity to secure focused and valuable future place shaping planning for our roads and traffic movements which in turn will deliver considerable improvements to our environment.
- iii. Our infrastructure heritage is that our network of roads in the Parish are rural and unclassified with the exception of the A43. In the village of Broughton, some roads are at times barely wider than the width of a single vehicle. In today's world of multiple cars per household, this is proving to be a serious challenge.
- iv. Pytchley Crossroads is a long standing accident hotspot with many damage only accidents in addition to recorded serious injury accidents requiring emergency service response, including Air Ambulance. The crossroads sit at the border of our parish on one of our most heavily used roads in our network affecting everyone in Broughton Parish.
- v. Broughton Parish Council works in alignment with neighbouring Pytchley Parish Council and our Borough and County Councillors to always raise awareness and improve safety at this junction. Our Highways Authority have implemented a variety



# Traffic, Transport and Highways

of safety features over the years but accidents continue. Work will be ongoing with Highways to secure the definitive and safest solution for this long standing issue.

- vi. Following the extensive concern highlighted in our recent Parish Plan, a complete Parish traffic survey has been conducted for this Neighbourhood Plan by our local Highways Authority. This exercise has not been done before on a simultaneous parish wide basis. The highlights from this data demonstrate that there are substantially more traffic movements in Broughton Parish than are generated by residents.



- vii. Our location means that we are a convenient East/West/East and North/South/North cut through and we do become very vulnerable to issues on the major surrounding routes, the A14, the A43, the A509 and the A45.
- viii. This survey data also provides evidence that we have an intensification of flow through the High Street in Broughton because of the left turn only to the A43 at the Northampton Road junction. This Neighbourhood Plan requires that wherever/whenever it is possible to do so, recommendations for this Northampton Road A43 exit to be connected to the existing roundabout should be advocated to enable traffic to travel to Kettering from this junction.



- ix. Safety is naturally registering very highly in all consultations and the survey has provided evidence that we have substantial speeding hotspots on our roads and in the village of Broughton. Our Highways Authority is aware of these issues and they have provided suggestions of ways in which traffic flow may be managed and speeds lowered. These suggestions are illustrated later in this section.

# Traffic, Transport and Highways



- x. All options should be considered to enable safe exit from and entry to Broughton and although a roundabout has been suggested at Kettering Road exit, with the near continuous and fast flow of A43 traffic at peak times, this might not be the most effective solution. The A43 is scheduled to become dualled in stages with parts from Northampton to Sywell being planned. There is no time frame nor plans available at the start of this Plan for the Broughton section. Although further down the line in the planning process, our two junctions will be consistently raised as issues to be resolved when these major roadworks happen. The Pytchley Road exit on to the A43 at the boundary of our Parish is an equally hazardous junction to negotiate for an emerging right turn or entry from Northampton direction without a central holding area.
- xi. In Broughton village, parking is a premium commodity and it is evident from previous developments that future development inevitably impacts on an already extremely challenging situation throughout the village as a direct consequence. All planning applications that are considered therefore need to respond to this situation and must provide sufficient off street self parking solutions and include smart on street parking opportunities to maximise each development with prevailing absolute best practice guidelines to minimise the overall existing difficult situation.
- xii. Equally at the Kettering Road/A43 junction, safety is a major concern for emerging traffic having to cross both carriageways of an extremely busy and at capacity red route. There are frequent accidents and with the traffic levels set to increase yet further with the developments coming online at Westhill, Northampton Road, Kettering and at Cransley Park (Cransley Furnaces), a full review will need to be conducted to evaluate these safety issues for this junction.

# Traffic, Transport and Highways

- xii. Broughton Parish Council has launched the Broughton Considerate Parking Initiative encouraging responsible parking behaviours whilst acknowledging that existing physical constraints will always be an inhibiting factor.
- xiii. Buses are very important to us and are considered to provide a sustainable solution in reducing our carbon footprint against the use of the car. However, modern constraints in cost cutting and viability are serious commercial mitigating factors and it is very regrettable that we are experiencing reducing services as rural routes will never generate the high volume passenger numbers. As time goes on, we are becoming less well connected to wider services in local hubs of Kettering, Corby, Northampton, Market Harborough. Most recently our local service centre in Mawsley has become disconnected from Broughton, making journeys to the local medical centre for the Optician, Dentist and Doctor's surgeries now only accessible by car.
- xiv. Improving on existing School Bus routes is equally important in developing sustainability and maintaining connections for local secondary schools by reducing individual traffic movements at peak hours in our Parish. The additional benefit of providing continuity and a satisfactory sustainable solution through to secondary education for our local primary school children and their parents arranging transport is also significantly enhanced.
- xv. Broughton Parish has an extensive network of rural footpaths which are very much enjoyed by all residents and visitors to the area. The Parish Council will always seek to uphold, enhance and promote this network as a considerable asset of the area. We currently do not have a direct footpath to Kettering but we do have a very well established route that is a footpath in everything but official designation.



Woman airlifted to hospital after Broughton crash

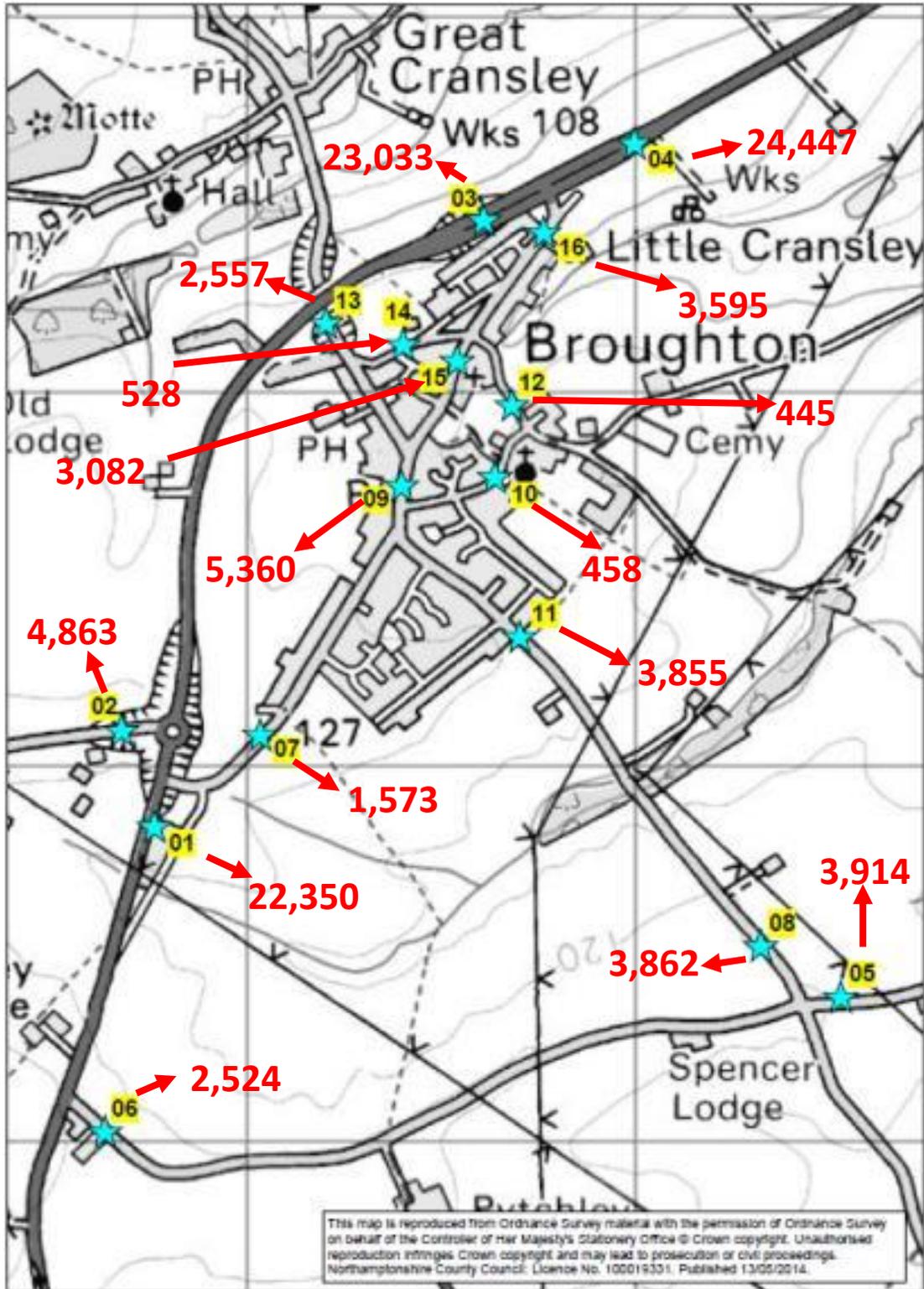


# Traffic, Transport and Highways

- xvii. Broughton Parish does not have any pavements alongside its rural road network because of their inherent rural nature with field hedges and ditches, making these routes virtually prohibitive for pedestrians.
- xviii. There is a cycle route to Kettering sitting in our neighbouring parish of Great Cransley along the A43 but this ends at the A43-A14 junction 8 roundabout which is a very busy and difficult junction to negotiate on foot or bicycle. Equally, with our rural road network, pedestrians, horse-riders and cyclists find themselves on narrow roads with fast traffic resulting in very dangerous conditions.



# Traffic, Transport and Highways



NB : Traffic flows are shown for a two-way 5 day average Monday-Friday to facilitate comparison with traffic flow tables for other locations. The Summary of data for this parish-wide traffic survey are shown on the following 2 pages. The complete traffic data file is included in the background documents.

Summary table from total traffic survey of vehicle movements at each traffic point are shown below for volume and speed

4497 /  
Broughton



No.	Details of location of counter and co-ordinates	Direction	Speed Limit - PSL (mph)	Total Vehicles	5 Day Ave.	7 Day Ave.	No. > Speed Limit	% > Speed Limit	No. > ACPO Limit	% > ACPO Limit	No. > DfT Limit	% > DfT Limit	Mean Speed	85%ile Speed
SITE REFERENCE NUMBER	DIRECTION OF TRAVEL & COMBINED TOTAL			TOTAL NUMBER OF VEHICLES IN 7 DAY PERIOD	AVERAGE NUMBER OF VEHICLES RECORDED A DAY MON - FRI	AVERAGE NUMBER OF VEHICLES RECORDED A DAY MON - SUN	NUMBER OF VEHICLES EXCEEDING THE SPEED LIMIT	PERCENTAGE OF VEHICLES EXCEEDING THE SPEED LIMIT	NUMBER OF VEHICLES EXCEEDING POLICE THRESHOLD FOR ENFORCEMENT	PERCENTAGE OF VEHICLES EXCEEDING POLICE THRESHOLD FOR ENFORCEMENT	NUMBER OF VEHICLES EXCEEDING DEPARTMENT FOR TRANSPORT (DfT) STANDARD	PERCENTAGE OF VEHICLES EXCEEDING DEPARTMENT FOR TRANSPORT (DfT) STANDARD	AVERAGE SPEED OF ALL VEHICLES	THE SPEED AT OR BELOW WHICH 85% OF ALL TRAFFIC IS TRAVELLING
A	A43, Att - No U Turn Sign, OSGR: SP 82757 74837	North	60	70088	11202	10013	1202	1.7	225	0.3	66	0.1	42.8	50.1
		South	60	69547	11148	9935	613	0.9	120	0.2	34	0.0	43.2	49.2
		Two way	60	139635	22350	19948	1815	1.3	345	0.2	100	0.1	43.0	49.7
B	Old Road, Att - Direction sign, OSGR: SP 82681 75090	East	60	15863	2429	2266	44	0.3	1	0.0	0	0.0	41.9	47.6
		West	60	15865	2434	2266	56	0.4	2	0.0	0	0.0	39.3	44.5
		Two way	60	31728	4863	4533	100	0.3	3	0.0	0	0.0	40.6	46.5
C	A43, Att - LC, OSGR: SP 83614 76455	North	50	71423	11371	10203	18776	26.3	4177	5.8	916	1.3	45.7	52.8
		South	50	74102	11661	10586	40618	54.8	10540	14.2	1931	2.6	50.9	56.6
		Two way	50	145525	23033	20789	59394	40.8	14717	10.1	2847	2.0	48.3	55.0
D	A43, Att - LC, OSGR: SP 84006 76652	North	50	80346	12689	11478	13599	16.9	3045	3.8	635	0.8	42.3	50.6
		South	50	74578	11758	10654	17503	23.5	3957	5.3	852	1.1	46.1	52.1
		Two way	50	154924	24447	22132	31102	20.1	7002	4.5	1487	1.0	44.1	51.2
E	Broughton Road, Att - Give way sign, OSGR: SP 84533 74380	East	60	13828	2140	1975	5	0.0	0	0.0	0	0.0	34.0	40.3
		West	60	10813	1774	1545	5	0.0	0	0.0	0	0.0	35.1	39.1
		Two way	60	24641	3914	3520	10	0.0	0	0.0	0	0.0	34.5	39.8
F	Broughton Road, Att - Give way sign, OSGR: SP 82633 74013	North	60	8527	1368	1218	8	0.1	0	0.0	0	0.0	38.1	43.4
		South	60	6893	1156	985	10	0.1	1	0.0	0	0.0	38.0	42.9
		Two way	60	15420	2524	2203	18	0.1	1	0.0	0	0.0	38.1	43.2
G	Northampton Road, Att - Broughton Sign, OSGR: SP 83039 75081	North	30	5908	932	844	5204	88.1	3745	63.4	607	10.3	37.2	43.4
		South	30	4135	641	591	3941	95.3	3382	81.8	1065	25.8	40.9	47.6
		Two way	30	10043	1573	1435	9145	91.1	7127	71.0	1672	16.6	38.7	45.4
H	Wellingborough Road, Att - Crossroads sign, OSGR: SP 84332 74523	North	60	13116	2103	1874	328	2.5	57	0.4	14	0.1	45.4	51.7
		South	60	10608	1760	1515	147	1.4	17	0.2	1	0.0	44.4	50.8
		Two way	60	23724	3862	3389	475	2.0	74	0.3	15	0.1	45.0	51.2

# Summary table from total traffic survey of vehicle movements at each traffic point are shown below for volume and speed



Site No.	Location.	Direction.	Speed Limit - PSL (mph)	Total Vehicles.	5 Day Ave.	7 Day Ave.	No. > Speed Limit.	% > Speed Limit.	No. > ACPO Limit.	% > ACPO Limit.	No. > Dft Limit.	% > Dft Limit.	Mean Speed	85%ile Speed
				TOTAL NUMBER OF VEHICLES IN 7 DAY PERIOD	AVERAGE NUMBER OF VEHICLES RECORDED A DAY MON - FRI	AVERAGE NUMBER OF VEHICLES RECORDED A DAY MON - SUN	NUMBER OF VEHICLES EXCEEDING THE SPEED LIMIT	PERCENTAGE OF VEHICLES EXCEEDING THE SPEED LIMIT	NUMBER OF VEHICLES EXCEEDING POLICE THRESHOLD FOR ENFORCEMENT	PERCENTAGE OF VEHICLES EXCEEDING POLICE THRESHOLD FOR ENFORCEMENT	NUMBER OF VEHICLES EXCEEDING DEPARTMENT FOR TRANSPORT (Dft) STANDARD	PERCENTAGE OF VEHICLES EXCEEDING DEPARTMENT FOR TRANSPORT (Dft) STANDARD	AVERAGE SPEED OF ALL VEHICLES	THE SPEED AT OR BELOW WHICH 85% OF ALL TRAFFIC IS TRAVELLING
	DETAILS OF LOCATION OF COUNTER AND CO-ORDINATES	DIRECTION OF TRAVEL & COMBINED TOTAL						0						
	SITE REFERENCE NUMBER													
I	High Street, Att - Signpost, OSGR: SP 83412 75748	North	30	18922	2989	2703	509	2.7	70	0.4	1	0.0	21.4	25.5
		South	30	14787	2371	2112	1101	7.4	179	1.2	5	0.0	23.2	27.7
		Two way	30	33709	5360	4816	1610	4.8	249	0.7	6	0.0	22.2	26.6
J	Church Street, Att - Telepole, OSGR: SP 83648 75770	North	30	1686	246	241	1	0.1	0	0.0	0	0.0	16.9	20.8
		South	30	1453	213	208	4	0.3	1	0.1	0	0.0	17.7	21.5
		Two way	30	3139	458	448	5	0.2	1	0.0	0	0.0	17.3	21.3
K	Wellingborough Road, Att - Road sign, OSGR: SP 83710 75343	North	30	13214	2118	1888	4975	37.6	1766	13.4	90	0.7	28.2	34.4
		South	30	10481	1737	1497	6763	64.5	3028	28.9	192	1.8	31.9	37.6
		Two way	30	23695	3855	3385	11738	49.5	4794	20.2	282	1.2	29.8	36.2
L	Gate Lane, Att - LC, OSGR: SP 83690 75967	North	30	1642	239	235	0	0.0	0	0.0	0	0.0	24.0	27.7
		South	30	1434	206	205	0	0.0	0	0.0	0	0.0	25.9	30.6
		Two way	30	3076	445	439	0	0.0	0	0.0	0	0.0	24.9	29.1
M	Broughton Hill, Att - Tree, OSGR: SP 83205 76184	North	60	9064	1464	1295	23	0.3	0	0.0	0	0.0	40.1	45.4
		South	60	6789	1093	970	15	0.2	0	0.0	0	0.0	38.5	44.1
		Two way	60	15853	2557	2265	38	0.2	0	0.0	0	0.0	39.4	45.0
N	Cox's Lane, Att - Fence, OSGR: SP 83406 76122	East	30	1866	291	267	260	13.9	36	1.9	1	0.1	24.8	29.5
		West	30	1531	237	219	264	17.2	32	2.1	1	0.1	25.4	30.2
		Two way	30	3397	528	485	524	15.4	68	2.0	2	0.1	25.1	30.0
O	High Street, Att - LC13, OSGR: SP 83555 76082	North	30	10748	1644	1535	4262	39.7	1141	10.6	54	0.5	29.1	33.8
		South	30	9120	1439	1303	3157	34.6	672	7.4	22	0.2	28.5	32.7
		Two way	30	19868	3082	2838	7419	37.3	1813	9.1	76	0.4	28.8	33.3
P	Kettering Road, Att - LC31, OSGR: SP 83776 76422	North	30	12756	1935	1822	7605	59.6	2265	17.8	53	0.4	31.2	35.3
		South	30	10738	1659	1534	4482	41.7	679	6.3	7	0.1	29.3	32.9
		Two way	30	23494	3595	3356	12087	51.4	2944	12.5	60	0.3	30.3	34.4

# Traffic, Transport and Highways

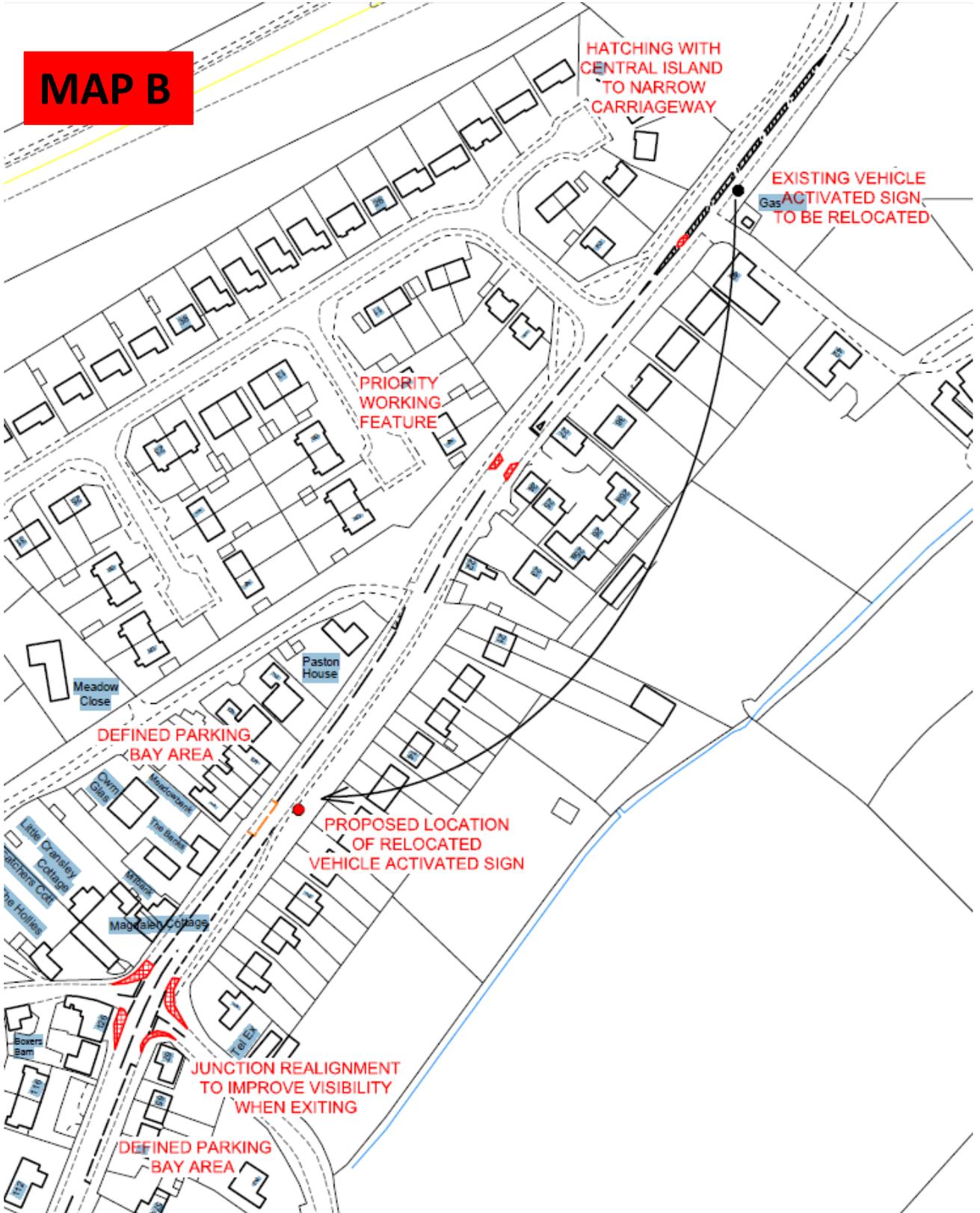
- xix. The High Street area, examined as a separate issue in this document, is in critical condition for the viable sustainability of business existing in harmony with High Street residents whilst also functioning for the well being of the village as a whole. The traffic flow and management for this area is fundamental to the issues that exist. It is essential that the Neighbourhood Plan assists with this very difficult situation.
- xx. With the trend for the reliance on cars established and increasing, every element available to us will need to play its part to maintain reasonable traffic flows and sustainability.
- xxi. Whilst we have explored the current difficulties and issues, there are potential opportunities that have been evaluated with our local Highways Authority that will assist in alleviating these issues and will go a long way to improve the safety of our highways in the Parish. Amongst others, these are: change of priority Northampton Road/Wellingborough Road/High Street, traffic calming measures Northampton Road, Kettering Road and in the High Street, safety at Pytchley Crossroads, Village Centre concept, focused parking in the High Street and village centre and the Safe Entry and Exit of the village to/from the A43, traffic management features: dragon teeth road markings, tree plantings, feature signage and street furniture.
- xxii. Work will continue with the Highways Authority to explore all methods that could be incorporated to improve our network of roads, parking, safety and traffic flows for the difficulties experienced within Broughton Village and for the Parish in general. The following pages show the multiple suggestions that have been put forward as options to consider when finance and opportunity occur.
- xxiii. The following map extracts show possible traffic management features that could be incorporated in Broughton leading from Kettering Road through to Northampton Road.

## MAP A



# Traffic, Transport and Highways

**MAP B**

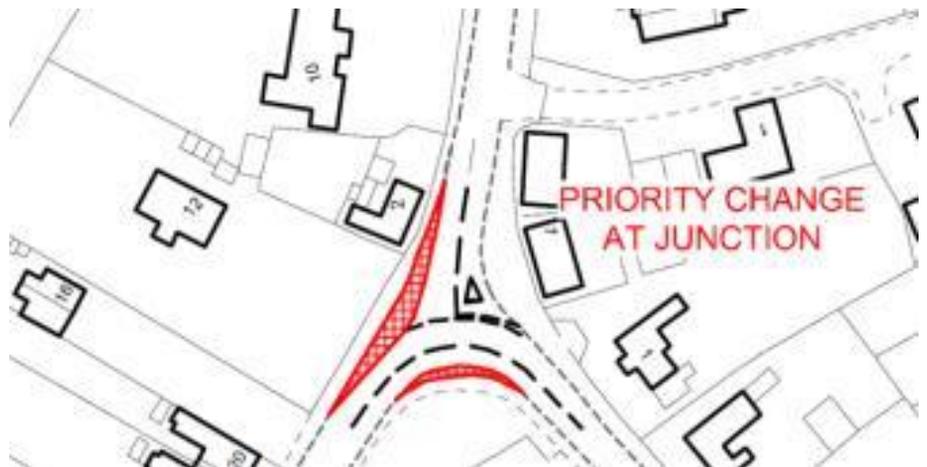


# Traffic, Transport and Highways

## Map B

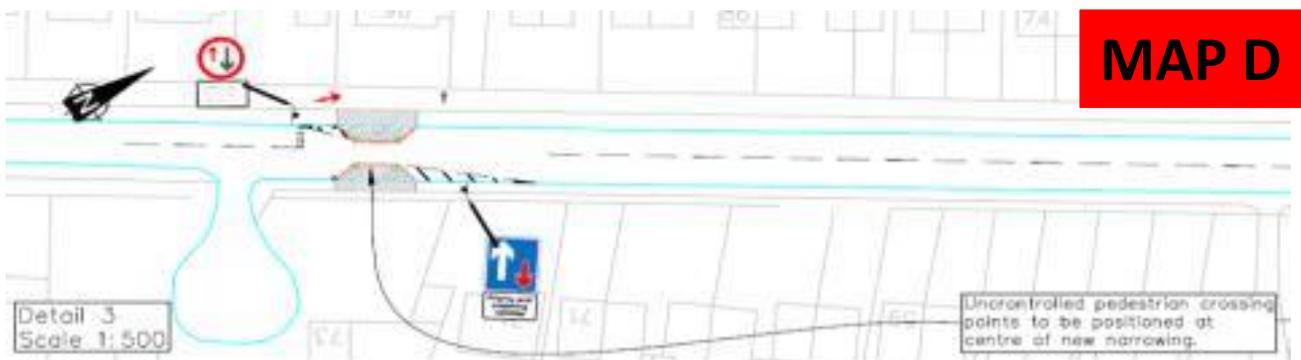
- ✓ From the A43 junction an area of central hatching, incorporating a central island in order to narrow the carriageway.
- ✓ A priority working feature, with inbound traffic giving way to traffic exiting the village. This feature could also incorporate dropped kerbs to form a crossing point for pedestrians.
- ✓ Parking bays delineated by road markings leading up to the Cox's Lane junction on the west side of the road. Existing centre lines to be removed to introduce an element of uncertainty for a driver which can be reflected in lower speeds.
- ✓ Relocation of the existing vehicle activated sign from its current location by the allotments to opposite the bus stop area.
- ✓ Junction realignment at the Cox's Lane / Gate Lane junction to improve visibility for exiting drivers, to narrow down junction and slow traffic turning left into Gate Lane.

## MAP C



## Map C

- ✓ Priority change at Northampton Road/Wellingborough Road /High Street junction.

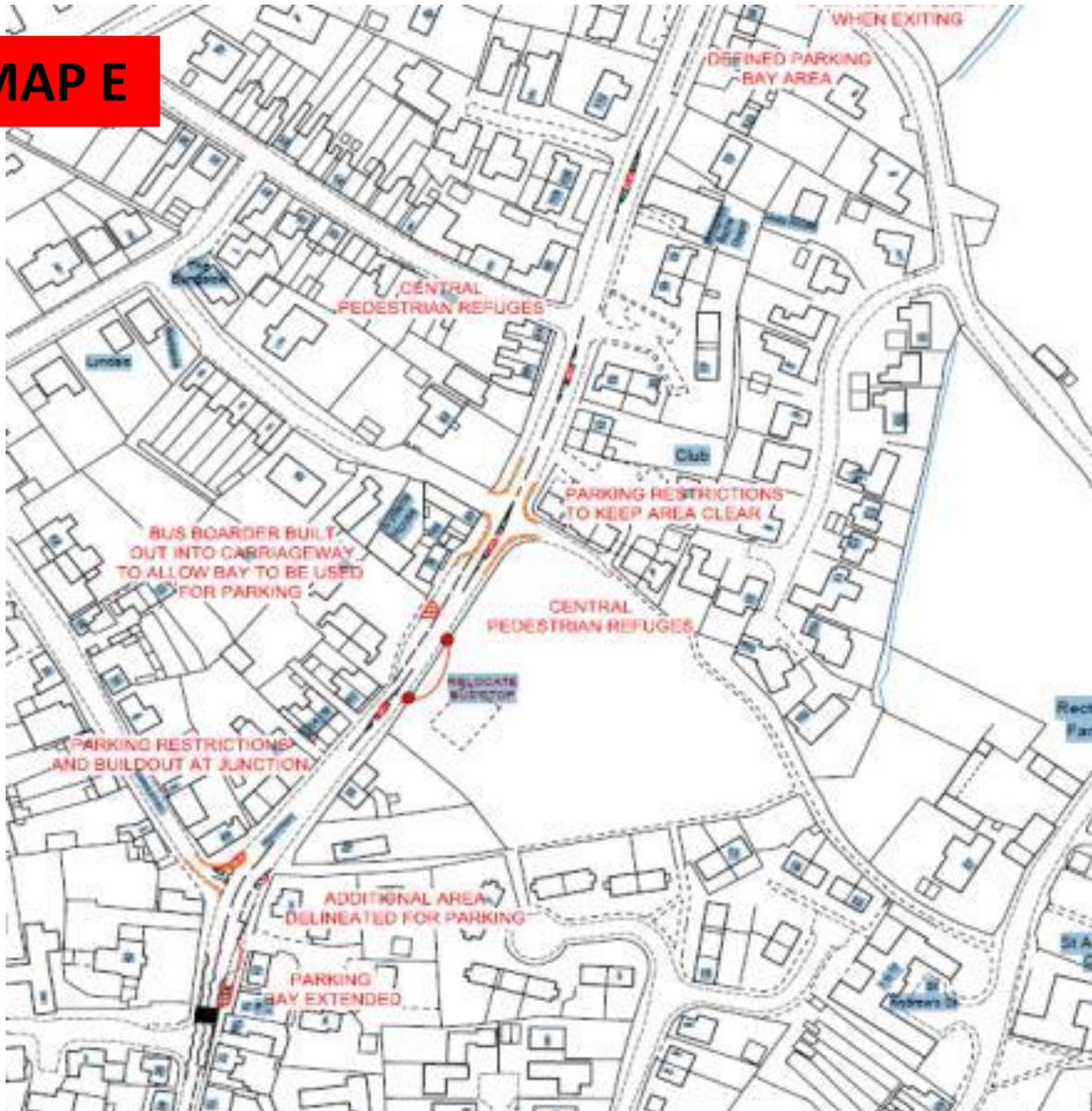


## Map D

- ✓ Proposal for speed management "throttle" in Northampton Road

# Traffic, Transport and Highways

## MAP E



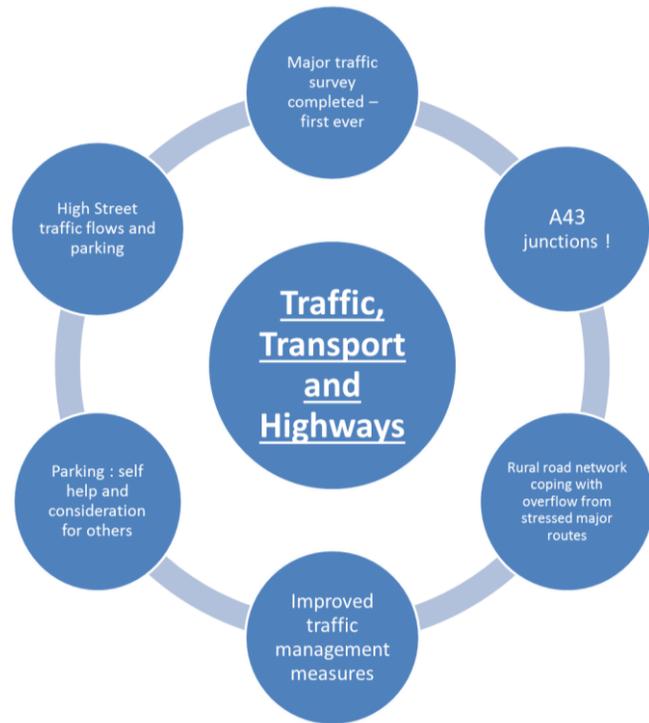
Map E

- ✓ Section of delineated parking by properties on eastern side of road.
- ✓ Further pedestrian refuges to narrow carriageway and provide crossing points for pedestrians.
- ✓ Ivydene Terrace / High Street junction, parking restrictions to keep immediate area clear of parked vehicles. Pedestrian refuge outside shops
- ✓ Buildout in lay-by for bus border to allow bus to stop on carriageway which will allow existing bay to be used for parking.
- ✓ Relocation of bus stop alongside park to allow introduction of new refuge island.
- ✓ Buildout at Cransley Hill junction and extension of parking area by CoOp as previously agreed with possible parking area for two cars marked out opposite junction.



**Traffic, Transport & Highways**

- i. There was extensive concern regarding Highways Issues which were highlighted in our recent Parish Plan. These issues remain and to substantiate our evidence base for this Neighbourhood Plan, a complete parish wide traffic survey has been conducted for the first time by our local Highways Authority.
- ii. This survey has served to highlight the volume and flow of movements throughout the Parish and bears evidence that there are substantially more traffic movements in Broughton Parish than are generated by our residents.
- ii. Our location means that we become very vulnerable to issues on the surrounding major routes, the A14, the A43, the A509/A45 and we are an East/West/East and North/South/North shortcut through from the A14 to the A509/A45/A43.
- iii. However, our network of surrounding local roads are unclassified and inherently rural. Our heritage in the village of Broughton itself, is for roads that are at times barely wider than the width of a single vehicle. In today's world of mass vehicle availability, this is proving to be a serious challenge on all fronts for traffic volumes, flows, speed and parking.
- iv. The quantity of vehicle movements alone demonstrates that the Parish is dealing with a much wider issue of convenience and cut through from outside which impacts dramatically on this network of rural roads. Additionally from this data, we can establish that we have an intensification of flow through the High Street in Broughton – forced through as a result of the left turn only onto the A43 towards Kettering at the Northampton Road junction.
- v. The A43 is scheduled in stages to be upgraded to dual-carriageway. As these plans are developed it is critical that the Broughton A43 exits are designed to have efficient and safe Northbound and Southbound access. It is also necessary for the footpath/cycle-path which is currently on the Northbound side to be either re-aligned to the Southbound side or for a footbridge to be provided on the grounds of safety.





## Objectives

# Objectives & Community Policies

Working with our Highways Authority, public transport providers where applicable, our village school and relevant local authorities to develop a long term sustainable strategy for focused highway design and network, improvement of traffic management and parking provision to reduce the impact of development on the community by :

- ✓ Improving access with A43 to/from Broughton and to/from Pytchley Road (3 junctions)
- ✓ Reducing traffic speed through the village
- ✓ Improvement in the management of traffic flow through the village
- ✓ Maximise safety and preserve efficient traffic flows, ensure that all new development includes adequate off-road parking through effective design.
- ✓ Deliver safety at Pytchley Crossroads

These Traffic/Transport/Highways Principle Aspirations will work in conjunction with the Neighbourhood Plan to promote the delivery of the Vision, Objectives and Sustainable Solution for Broughton :

- a) Broughton Parish Council will engage with Highways Authorities :
  - i. To deliver safe and effective access to the A43 during dual-carriageway upgrade planning process.
  - ii. To introduce traffic management measures including : \*
    - ✓ Change of priority at Northampton Rd / Wellingborough Rd / High St junction
    - ✓ Priority working in Northampton Rd
    - ✓ Priority working in Kettering Rd
  - iii. To use signage to alert HGVs to existing weight restrictions on exit routes (Cransley Hill and Wellingborough Road)
  - iv. To provide improved pedestrian safety features in the village
- b) The Broughton Considerate Parking Scheme will be upheld to encourage good practice and assist with the reduction of parking issues.
- c) Broughton Parish Council will engage with relevant authorities to implement a sustainable solution for school children moving from Broughton Primary School to access Secondary Schools in the Borough with an improved school bus route service for Broughton.

\*subject to funding being available

## Conformity

- Kettering Borough Council Local Plan saved Policy RA15
- Joint Core Strategy Policy 8, 10, 15
- SEA Objective 3 (Traffic)

# High Street, Broughton



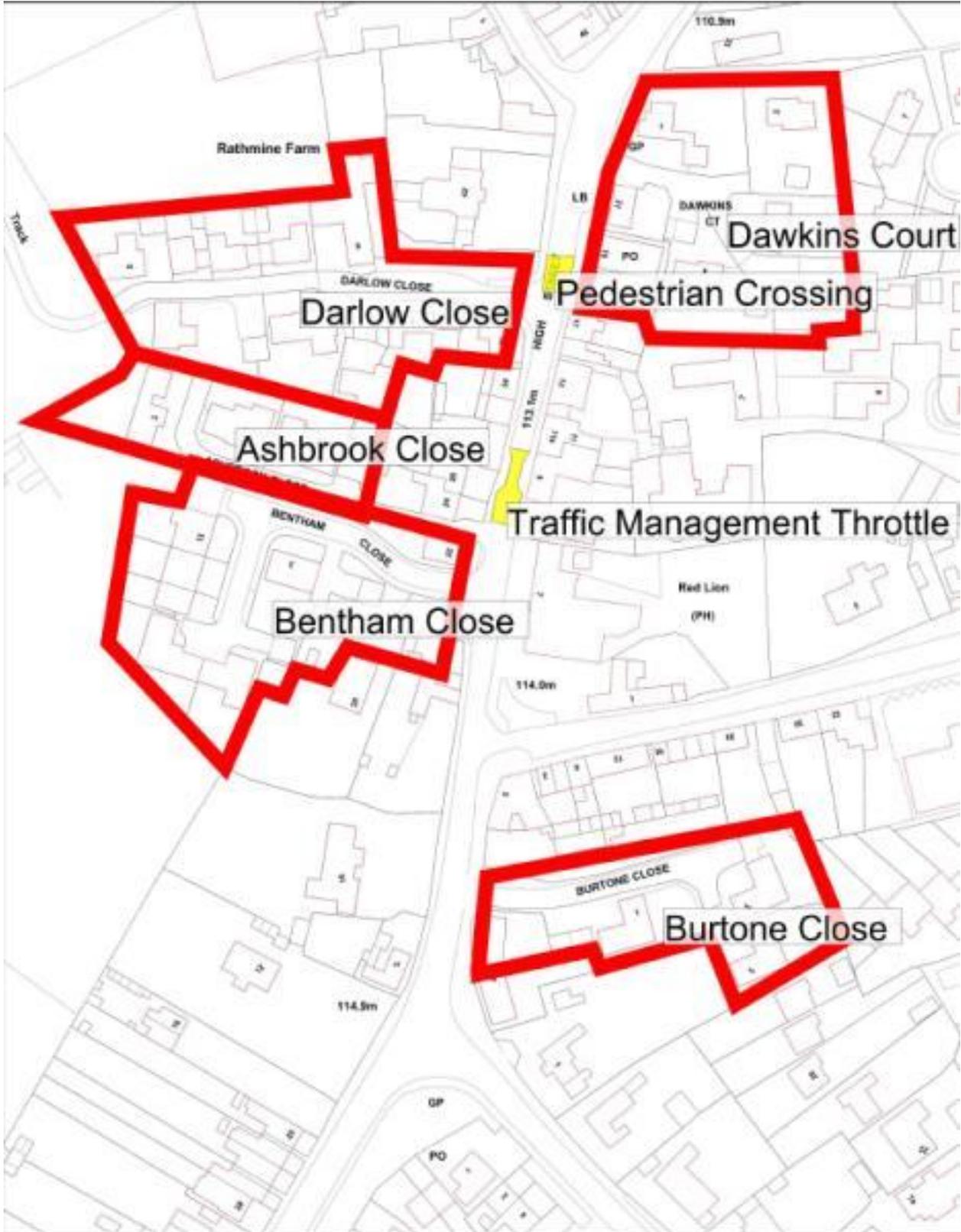
## Key Issues from consultation

- Concerns on parking,
- Speeding traffic possible 20 mph zone
- Coloured Tarmac, bollards to prevent pavement parking, extending existing bay at Co-op.
- High Street parking is a constant problem
- Very much like the extra parking near the Co-op
- The crossing for pedestrians should be away from the Co-op.

# High Street, Broughton

- i. Broughton High Street is problematic for various reasons and the Broughton Neighbourhood Plan will seek to address these issues by reinforcing the concept of the “Village Centre”, raising awareness for considerate driving and parking behaviours and will highlight the wellbeing of our residents and High Street businesses through fully cohesive and strategic development.
- ii. Due to the inherent layout of the High Street from Cransley Hill to Wellingborough Road with a narrowed section lined with terraced properties leading directly on to narrow pavements, parking in the High Street is severely restricted which is difficult for residents of High Street for access to their vehicles and difficult for businesses looking to trade with customers and in taking deliveries.
- iii. The high level of intensification of residential development of this area in recent times has seen Ashbrook, Bentham, Darlow, Burtone Close and Dawkins Court all emerging with their independent and new accesses within a space of 150m. This 150m also includes terraced dwellings, a zebra crossing and a separate traffic management single vehicle priority throttle with the Red Lion public house, a newsagent, the Coop and the Fish & Chip shop as commercial businesses vying for trade.
- iv. In addition to this, our Traffic Survey has confirmed that we have a virtual one way flow of whole village traffic generating an exaggerated number of vehicle movements being channelled through our High Street due to the no right turn at the Northampton Road A43 access.
- v. With this background of intense traffic congestion and density of development, Broughton High Street is highly problematic and the Broughton Neighbourhood Plan will address in part some of these issues by :
  - a) promoting and reinforcing the concept of the “Village Centre” (High Street Park to Wellingborough Road),
  - b) raising awareness for considerate driving and parking behaviours, and
  - c) highlighting the importance of the wellbeing of our High Street businesses.

# High Street, Broughton



Title: Residential Development on High Street, Broughton

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright. All rights reserved.

Licence 100017647

# High Street, Broughton

## Commercial Properties – risks and opportunities

- vi. It is a fact that most of the commercial properties in the central High Street area that have existed in the past are lost and are now residential. This is a reflection of modern shopping behaviours being focused on large retail outlets and online rather than individual small scale commercial premises with simple convenience as primary focus. Broughton is no different to anywhere else in this regard.
- vii. It is extremely important however for the entire village that those businesses that are in place in our High Street are allowed to continue to trade and that they remain viable to retain a vibrant heart to the village and the immediate surrounding area. However, there is considerable risk and pressure from the increasing development of the village as a whole with consequential vehicle movements which is compromising this particularly sensitive area sitting at the heart of the original village where our streets were laid out hundreds of years ago.



# High Street, Broughton

## Traffic and Parking

- viii. The volume of traffic generates difficulties on every front and makes for a very difficult area for road users and residents. This is a long standing issue highlighted in the Broughton Parish Plan which is gradually being exacerbated as each new residential development is added in the village generally but particularly in the High Street vicinity itself.
- ix. In order to alleviate the general issue, it is proposed that the centre of the High Street becomes a focus for specific traffic measurements to notify all users that they should drive with awareness and with caution. Signage will be displayed from the High Street Park through to the Wellingborough Road junction designating the area as the Village Centre. To reinforce this, when the roads are resurfaced at some point in the future, the Parish Council will seek for stretches of a coloured tarmac and formatting to be used in this area as a visual reinforcement of the sense of village centre with a potential Speed Restriction of 20mph.
- x. It is also proposed that there is a change of priority at the Wellingborough Road, High Street, Northampton Road junction which will effectively change the current straight Northampton Road/High Street through route and this, working in conjunction with the proposed throttle in Northampton Road, will serve to moderate traffic speeds at this critical point.



Broughton High Street  
when few vehicles were  
motorised

Broughton High Street  
1960's



# High Street, Broughton

- xi. There are very few opportunities to provide additional parking spaces to alleviate the parking issue in the High Street but it has been proposed that the layby in front of the Co-Operative Store is extended to provide 1 additional space. This has been evaluated and costed by our Highways Authority and subject to funding, will be implemented. The painted parking bay will also be extended to provide additional parking availability. A further parking opportunity in Bentham and Darlow Close will be evaluated for consideration.
- xii. Parking is a village wide issue as the traditional village layout around the central area was put in place at a time without consideration for vehicles on today's scale (and ever greater looking to the future). In the more modern areas eg the Grange Road or Baker Avenue/Donaldson Avenue developments, poor street design is the inhibiting factor for satisfactory and efficient street parking rather than the narrowness of roads as seen in the centre of the village.
- xiii. In 2015, Broughton Parish Council launched its own Considerate Parking Campaign appealing to all residents and visitors to park responsibly and with consideration for others. This campaign will continue to be upheld and reinforced as a self help scheme helping to moderate, where possible, with the general parking issues.

## Considerate Parking is being launched in Broughton !

Parking in Broughton is frequently highlighted as an issue which causes considerable frustration and irritation for many.

Residents and visitors are being encouraged to take a moment to think when parking and to check whether they *could* park more considerately.

Frequently, vehicles parked too close to the edge of driveways or too near to road junctions and over too much of the pavement are causing problems.

Everyone is being asked to simply check whether they could park without causing an issue.

Thank you for your help ☺  
Broughton Parish Council

# BE CONSIDERATE

As a courtesy to drivers  
and residents, please  
park with consideration  
for others.



## Summary & Issues

### High Street

- i. There is an exaggerated volume of traffic through the High Street that is being generated by the absence of a right turn at the Northampton Road A43 junction. In effect, there is a virtual one way system of northbound traffic for the whole village travelling through the High Street looking to exit the village at the Kettering Road A43 junction. This volume of traffic is overwhelming this central High Street area and is subsequently exacerbating parking and safety issues which are already difficult in this particularly traffic congested, densely developed and historically constrained area.
- ii. This is a long standing and worsening issue, highlighted already in the Broughton Parish Plan, which is gradually being compounded as each new residential development is added in this area itself and in the village as a whole.
- iii. These traffic issues are equally problematic in differing ways to residents and businesses in this area. Residents in this area are looking for safe places to park in a tightly constrained area and businesses are looking for adequate ad hoc parking for their customer base in order to trade viably. It is extremely important for the village and parish as a whole that the businesses that are in place are sufficiently enabled to continue to trade and remain viable in order to retain a vibrant heart to the village for the benefit of all villagers and the immediate surrounding area. There is considerable risk that the increasing development of the village will compromise the particularly sensitive balance in this area and the High Street as a trading and viable area will become lost.
- iv. Broughton High Street is constrained by its historic layout and inherent village character and is problematic for the reasons explained. The Broughton Neighbourhood Plan will seek to address the issues that are affecting it by reinforcing the concept of the “Village Centre”. This will raise awareness and will acknowledge the layout for what it is, will serve to encourage considerate driving and parking behaviours wherever possible and will highlight and provide for the wellbeing and viability of our High Street businesses with Planning and Highways Authorities.





# Objectives & Policies

## Objectives

- ✓ To protect the viability of the High Street
- ✓ To reinforce the concept of a village centre in order to maintain the village identity
- ✓ Establish Village Centre Zone by way of road markings, change of road surface treatment for clear indication of this specific area to generate road safety, pedestrian safety, residential amenity and a managed traffic flow improvement.
- ✓ To manage vehicle and pedestrian safety within the High Street area with implementation of a 20mph speed limit and distinctive style street furniture,.
- ✓ To mitigate when and wherever possible the difficulties experienced as primary residents in the High Street vicinity versus the requirements made of the High Street village wide with the practicalities of commercial premises operating within the High Street.
- ✓ Broughton Parish Council will engage with our Highways Authority to generate additional parking solutions as follows :
  - will extend the existing parking bay in the High Street outside the Co-op
  - will extend the secondary painted parking area in the High Street
  - will reconfigure the existing bus stop bay to parking and build out a bus boarder pavement to the carriageway.

## High Street Policy 5

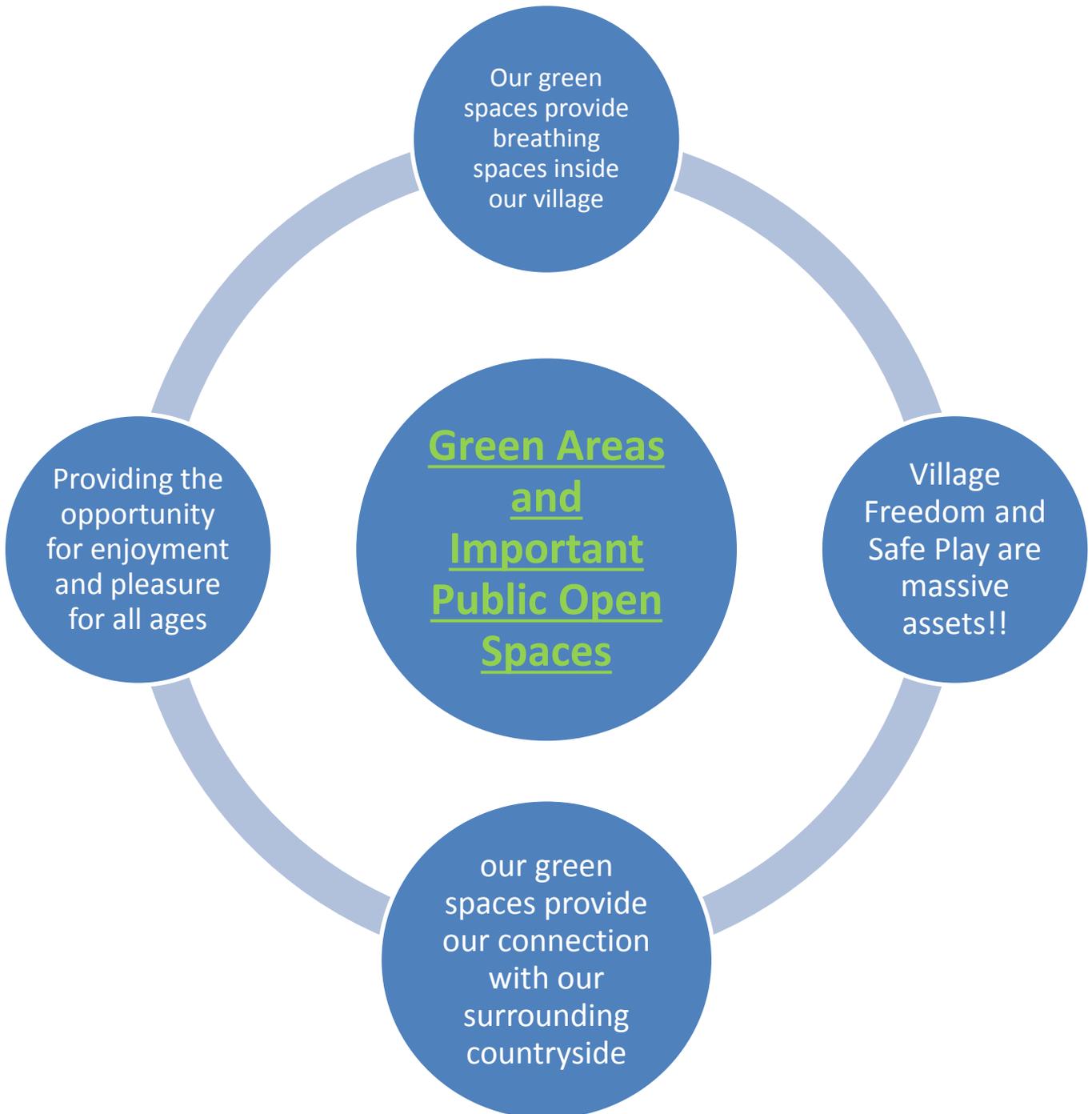
The High Street provides the principal route through the village with a high volume of traffic flow exaggerated by the virtual one-way traffic system (no right turn at the South A43 exit). Due to heritage constraints, there is insufficient parking amenity for residents combined with insufficient parking facility for the commercial premises for their customers and deliveries.

1. Provision for additional parking solutions in the High Street vicinity will be supported; including but not limited to land at the junction of Darlow Close and High Street.
2. Back land or tandem development of more than 3 dwellings in the High Street will not be permitted access through existing driveways or road access unless it is satisfactorily demonstrated that there would be acceptable impact on transport and traffic through the High Street
3. The creation of additional road or driveway access will not be permitted in the High Street unless it is satisfactorily demonstrated that there would be acceptable impact on transport and traffic through the High Street

## Conformity

- Joint Core Strategy Policy 7c i,ii,iii and 11b, paragraph 3.78
- National Planning Policy Framework paragraph 70, 157
- Rural Masterplanning Report paragraph 8 (opportunities/issues Broughton)
- SEA Objective 3 (Traffic)

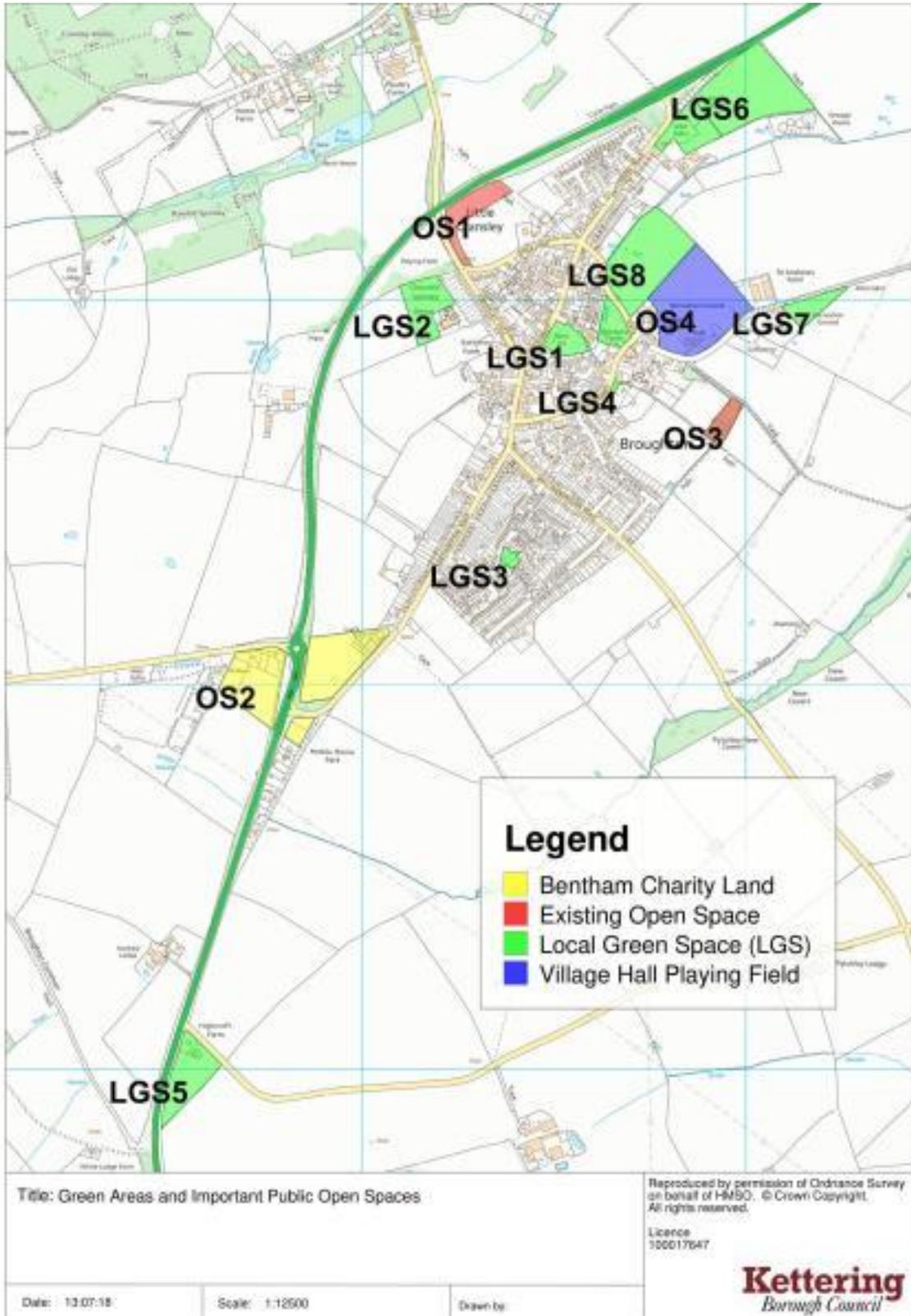
# Green Areas and Important Public Open Spaces aka *Broughton's Living Landscape*



## Key issues from consultations

- Protect parks and open spaces
- Protect and enhance Pocket Park
- Improve access to public rights of way by adequate maintenance and better signage
- Protect and expand availability of allotments & smallholdings

# Green Areas and Important Public Open Spaces aka *Broughton's Living Landscape*



# Green Areas and Important Public Open Spaces aka *Broughton's Living Landscape*

*"The natural world is the cornerstone to the health of our nation and its health should be at the very top of every agenda." Simon King OBE, President of The Wildlife Trusts*

- i. Broughton sits within a rural landscape of largely managed agricultural fields, meadows, mature hedgerows and pockets of woodland. Within the village boundary there are a number of open public areas providing children's play equipment and offering space for sport and recreation.
- ii. Open space and a connection to the countryside is at the heart of village life and the desire to maintain a rural identity has been a key thread throughout public consultations.
- iii. Access to green spaces gives the opportunity to lead a healthy rural lifestyle and encourages outdoor activity which fosters a sense of integration and promotes a strong sense of community. The network of public footpaths links Broughton with other local villages and creates a sense of connection to the wider area and reinforces the rural identity.
- iv. The Plan will play a critical role in delivering the continuity of this character for future generations by seeking to protect this rural identity, encouraging the use of recreational opportunities and enhancing the natural environment wherever possible.

## Local Green Space Designation (NPPF, paragraph 77)

This Neighbourhood Plan will designate the following sites as Local Green Spaces in accordance with the provision afforded by the NPPF so that these important areas are able to continue to fulfil their vital role for the wellbeing of residents and remain in place for the future.

### **1. High Street Park (LGS1)**

Situated in the heart of the village, the park is owned and maintained by Kettering Borough Council. The field has over the years been used for various sporting activities and village events (including a community celebration of the Queen's Diamond Jubilee in 2012).

A small selection of children's play equipment is located at one side including a piece of equipment donated by Wicksteed Park for young teenage children, and goal posts for the use of all ages. The field is edged by chestnut trees giving an abundance of conkers in the autumn.

# Green Areas and Important Public Open Spaces aka *Broughton's Living Landscape*

This area is an important green space and forms part of Broughton's heritage having been an open public space for centuries. As such the Plan will seek to ensure that it remains available as a recreation area for the village by designating it as a **Local Green Space**



## 2. Broughton Primary School Playing Fields (LGS2)

Broughton Primary School is fortunate to still have a playing field attached to the school while many other schools have seen their open space under pressure or already lost to development. Having sufficient open space to be active is recognised as being instrumental in the physical health and well being of children with effects that can last into adulthood. This is entirely in keeping with the heritage and ethos of the origin of Broughton Primary School as it is one of the original Open Air Design schools that were purpose built in the 1930s by the Government to promote health and wellbeing in children. Many generations of village families have enjoyed the school generating a wonderful sense of place and belonging. It is deemed vital that this open space is preserved for future generations of children so the plan will seek to designate this area as **Local Green Space**.



## 3. Podmore Way (LGS3)

An amenity green space with open grassed areas landscaped with planting and feature bollards along the pathways. A small selection of children's play equipment is provided and maintained by Kettering Borough Council within a picket fence area. This space is not suitable for ball games but is well used by local children living in the area and is therefore a valuable asset which the plan seeks to protect. This area is situated within relatively high density housing and provides the only pocket of open space. As such it plays an important role in the life of the

# Green Areas and Important Public Open Spaces aka *Broughton's Living Landscape*

community and the plan will seek to ensure its future by designating it as a **Local Green Space**.



Podmore Way



#### 4. Common Land in front of the Church (LGS4)

Half of this land has been used for a community wildflower patch scheme promoted in the Borough by former Kettering Borough Council Mayor, James Hakewill to encourage bees and butterflies. The other half previously had a large sycamore tree (shown in this photo) in the middle which unfortunately was struck by lightning in 2015 and had to be removed. The area is an excellent opportunity to showcase biodiversity projects as they come along as it is of open aspect, fully visible from the pavement and with a footpath leading through to the church yard and to the Pocket Park and the open countryside beyond. This space is Common Land and is part of Broughton's heritage, as such it is felt that it should remain as an open space and the plan will seek to designate it as **Local Green Space**.



# Green Areas and Important Public Open Spaces aka *Broughton's Living Landscape*

## 5. Highcroft Farm (LGS5)

Highcroft Farm is an area of meadow in Broughton Parish and is owned by Northamptonshire County Council. It is shown as a distinct area of land forming part of Broughton Common on maps that we can trace dating back to 1728. It has never been cultivated.

*Icterica westermanni* – (Drill Fly) Nationally scarce B and very rarely recorded - Family Tephritidae



Map dated 1728

The remainder of Broughton Common has since been absorbed into agricultural land and has been lost as semi-natural grassland along with 97% of all such habitats in England, only Highcroft Farm remains. When The Wildlife Trust surveyed the site recently - a number of rare species of invertebrates and nationally scarce plants were found. The site was designated a Local Wildlife Site in light of being an ancient lowland meadow supporting a breeding population of 196 species of endangered and vulnerable invertebrates with 14 of those being of National NB status - nationally scarce category B (recorded, or expected to occur in 31-100 10k squares in Britain).

# Green Areas and Important Public Open Spaces aka *Broughton's Living Landscape*

The NPPF is positively promoting communities leading in an environmental role and where possible, is seeking to improve biodiversity in line with the Government's commitment to halt the decline nationally in biodiversity. (Chapter 11, para 109, 114 and Policy 4).

Broughton Parish is fortunate to have in Highcroft Farm our own example of a high quality, small meadow of national grassland importance having escaped farming and cultivation through the centuries and which is now hosting nationally scarce invertebrates and flora.

In addition to our heritage of farming and smallholding, Highcroft Farm is of further significant local historical interest – the former name of Highcroft Farm was Gibbwood Bungalow. Research has revealed that there was a gibbet by the roadside which was removed c.80 years ago. It is asserted that Captain William Thompson was killed on the Old Drove Road (the A43) between the Walgrave Turn and the Pytchley turn. His body was displayed on this Gibbet by the roadside. (He served in Cromwell's New Model Army, had led the revolt of Banbury and produced a Manifesto called England's Standard Advanced -May 1649).

This last small corner of what was Broughton Common is of historic and environmental importance to the community and is designated as **Local Green Space**.

There are two areas of allotments in Broughton :

## 6. Kettering Road Allotments (LGS6)

The first area off Kettering Road is owned by Buccleuch Estates and has been the main allotment site for the village for several hundred years. The significance of generations of the same families using these allotments is great, providing a continued sense of community whilst enabling primary local sustainable and healthy lifestyle options for many residents and is designated as **Local Green Space**.

## 7. Mile End Lane Allotments (LGS7)

The second area of allotments on Mile End Lane is owned by Home Farm Partnership of Pytchley and is also providing an environmentally friendly use of the land enabling healthy and sustainable lifestyle options for residents. The plan will seek to retain these areas and encourage further availability of allotments to promote a healthy lifestyle, primary local sustainability and environmentally friendly use of the land and is designated as **Local Green Space**.

# Green Areas and Important Public Open Spaces aka *Broughton's Living Landscape*



The very popular Kettering Road Allotments above, and then in the next photo as they were previously - shown aligned next to the very long gardens on Kettering Road – both images demonstrating the clear views across the open headland and evidence of the continuing strong connection with the Broughton heritage of agricultural smallholding.



# Green Areas and Important Public Open Spaces aka *Broughton's Living Landscape*

## Land off Gate Lane (LGS8)

This land is split into two areas either side of Gate Lane, the larger being to the East of Gate Lane, the smaller to the West.

An assessment of this site was made by RNRP and MADE Environment which demonstrate the importance of the site in both historic and visual terms.

This site has been an open space within the village since the earliest available maps and plays a fundamental role in establishing and perpetuating the genuine sense of a village set in a rural context. Development on even a small part of this site would cause disproportionate harm to the appearance of the village. The site has been included as part of the Conservation Area through the Conservation Area appraisal as it makes a positive contribution to the character and appearance of Broughton Conservation Area.



The view from Gate Lane to the East towards Kettering Road Allotments.

The view from Gate Lane towards Church Street and the Conservation Area



# Green Areas and Important Public Open Spaces aka *Broughton's Living Landscape*

## Local Green Space Schedule (NPPF, paragraph 77)

Criteria	Close Proximity	Demonstrably Special	Significance*	Local in character	Not an extensive tract of land
LGS1 :High Street Playing Field	✓	✓	✓	✓	0.7 Ha
LGS2: Broughton School Playing Field	✓	✓	✓	✓	1.6 Ha
LGS3: Podmore Way	✓	✓	✓	✓	0.2 Ha
LGS4: Common Land (Church)	✓	✓	✓	✓	0.05 Ha
LGS5: Highcroft Farm (formerly part of Broughton Common)	✓	✓	✓	✓	1.4 Ha
LGS6: Kettering Road Allotments	✓	✓	✓	✓	5.4 Ha
LGS7: Mile End Lane Allotments	✓	✓	✓	✓	0.5 Ha
LGS8: Land off Gate Lane	✓	✓	✓	✓	4.5Ha

\*Significance (beauty/historic/recreational/tranquillity/richness of wildlife)

### Open Spaces Designation (NPPF, paragraph 74)

vi. This Neighbourhood Plan will designate the following sites as Open Spaces in accordance with the provision afforded by the NPPF so that these important areas are able to continue to fulfil their vital role for the wellbeing of residents and remain in place for the future.

#### 1. Cransley Green (OS1)

To the South and West of this new estate (which is still under construction at the start of this plan) lies an area of public open space which includes several mature trees and will feature a large wetland area available for management of the surface water drainage scheme. There is a landscape plan proposed for this area although this has seen several amends during the planning stages. The Neighbourhood Plan will seek to ensure that this area ultimately provides an attractive and wildlife friendly green space for residents to enjoy.

# Green Areas and Important Public Open Spaces aka *Broughton's Living Landscape*

It is felt that if this area is planted appropriately, it will make a valuable contribution to Kettering Borough Council's emerging Local Pollinators Strategy as it would incorporate a mix of mature trees and hedgerows with a water and species rich meadow.

Adjacent to this area is a stretch of private land which once was part of the larger field on which the new housing estate was built. The plan seeks to ensure that access to this land is retained and encourages proactive and positive management to prevent it falling into a state of neglect.

## Bentham Charity Land (OS2)

On Northampton Road there is also an area of land owned by the historic Bentham Charity which is available for rent and is currently being used to keep livestock. The Charity has provided income for centuries for distribution to Broughton residents who have found themselves to be in need.

## Pocket Park (OS3)

The Pocket Park, locally known as Parson's Spinney, was formerly part of the of the old Rectory grounds. The spinney which includes a large pond is maintained as a semi-wild area with mature trees and woodland planting to encourage wildlife whilst offering a quiet environment for residents to enjoy. The Parish Council has a custodial role to maintain and improve the area for the benefit of the community. The Pocket Park is criss-crossed with pathways leading from the centre of the village through to the countryside and wider public footpath network. Currently, the Pocket Park is operated under a trust agreement with Kettering Borough Council.



# Green Areas and Important Public Open Spaces aka *Broughton's Living Landscape*

## Village Hall Playing field (OS4)

It has provision for 3 football pitches for both adult and youth teams, an outside play area for young children as well as a basketball area and a skate board park for the teenagers. The site is also used for various social and fundraising events during the year and hosts the annual village show and fun day. The site is jointly managed by the Broughton Playing Fields & Village Hall Association and Kettering Borough Council.

The Management Committee are currently pursuing plans to develop a Multi Use Games Area (MUGA) on the site to offer all weather sports facilities for all genders and to provide appropriate female changing facilities within the village hall. Funds permitting, the skateboard area is also to have a makeover.

In 2012, the playing field was designated a Queen Elizabeth II Jubilee Playing Field and is now a protected green space under the umbrella of Fields in Trust. This will ensure that the site is there for future generations as a village amenity, sports and play area. In the unlikely future event that Kettering Borough Council wish to make an alternative use of the site, the trust agreement which is now in place commits the Council to provide the same or better facilities in a similar location for the benefit of village residents.



Broughton Village Hall Playing Field provides multiple sport and recreation opportunities along with rich panoramic views across the Slade Valley

# Green Areas and Important Public Open Spaces aka *Broughton's Living Landscape*

## Footpaths

Broughton benefits from a number of public footpaths connecting the village to other villages in the local area. These are used and enjoyed by walking groups, Broughton residents and other local people for exercise and recreation. The Plan seeks to encourage and promote the use of these paths by ensuring they are maintained and well sign-posted.

## Wildlife Trust response to NPPF Paul Wilkinson, head of Living Landscape for The Wildlife Trusts

*"From our initial reading of the NPPF we are pleased to see the Government has recognised the importance of planning positively for the natural environment and of including Local Wildlife Sites and Nature Improvement Areas. We also welcome the ambition to achieve net gains for nature, specifically referencing the Natural Environment White Paper.*

*Local authorities now have the clear steer needed to help secure nature's recovery by embedding policies to create vital ecological networks and protect important wildlife sites and species in local and neighbourhood plans.*

*"The passion local people have for their local wildlife was the trigger for the formation of The Wildlife Trusts 100 years ago. It is that same passion we need now to ensure the planning system lives up to its potential to have a positive role in creating wildlife-rich places where people want to live"*

## Rights of Way

- ix. Rights of way can be found on the County Council's map page: <http://northamptonshire.gov.uk> – use the 'add feature/transport and streets/public rights of way' options to view.

The Parish of Broughton has fourteen rights of way (footpaths, bridleways and byways).

They are numbered from 2 to 15 and are all known by their number with the prefix "GD".\*

**GD1** – GD1 has disappeared from the mapping.

**GD2** – SW from the West side of the A43 South of the Northampton Road junction via Hockley Lodge until it reaches the junction with GD14 (see below).

**GD3** – SE from the Southern end of Northampton Road opposite the garage, to the boundary with Pytchley at Carr Brook and the start of path GW14 to Broughton Road.

# Green Areas and Important Public Open Spaces aka *Broughton's Living Landscape*

**GD4** – NE from Wellingborough Road at the SE edge of the village until it reaches Bridleway GD6 beside Parson's Spinney (AKA The Pocket Park).

**GD5** – SE from Church Street adjoining St Andrew's church to the bottom of the field beyond Parson's Spinney where it turns to the NE to meet bridleway GD6

**GD6** – A bridleway running SE from Gate Lane, opposite the Village Hall, to the boundary with Pytchley at Underwoods Hill Spinney and the start of bridleway GW16.

**GD7** – SE from Kettering Road between houses just to the West of the junction with Grange Road. Turning due South at the stile and then running parallel to Kettering Rd until a bridge over a stream then due South again across the field to Gate Lane just to the NW of Manor Farm Close.

**GD8** – Down the steps from the bridge over the A14 on the opposite side of Headlands from the Kettering golf course club house. Then South alongside the A14, turning SW and SE around the back of the service station/motel/restaurant then due South to the boundary with Pytchley at Coppicemoor spinney.

**GD9** – N from St. Andrew's Close to the junction with GD10 at the recreation ground.

**GD10** – E from High St. opposite the junction with Cransley Hill along the Southern edge of the recreation ground.

**GD11** – NW from West St. (GD12) opposite the junction with Ivydene Terr. (GD13) to Cox's Lane.

**GD12** (aka West St.) – NE from Cransley Hill to the junction with Silver St.

**GD13** (aka Ivydene Terr.) – SE from West St. opposite the junction with GD11 to High St. opposite the recreation ground.

**GD14** – NE from the A43 at the borders with Pytchley and Walgrave by the entrance to White Lodge to the Broughton/Mawsley road adjacent to the borders with Cransley and Walgrave.

**GD15** – NW from the Eastern end of Cox's Lane opposite the rear of what was once The Sun – a village pub now converted to houses – adjacent to the junction with High St/Kettering Rd. to the border with Cransley at the A43 and the continuation of the path on GG1.

NB. The paths in this parish are all bi-directional, the route descriptions above show just one direction but, for your walking convenience, walking can commence at either end of the path.

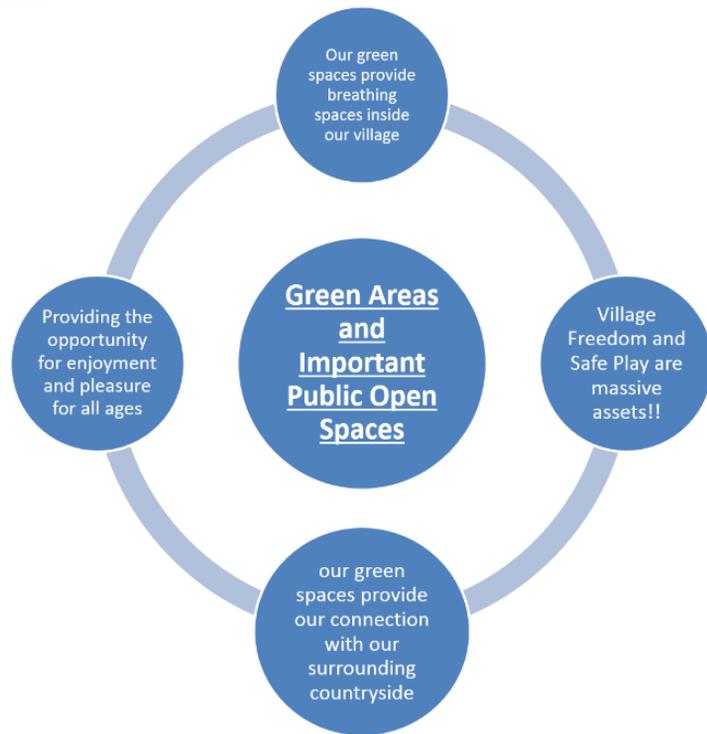
\*Rights of way in other Parishes are prefixed with their own two characters: e.g. GG – Great Cransley, GW – Pytchley, DT – Walgrave, etc



Footpaths : 



i. Broughton Parish sits within a rural landscape of largely managed agricultural fields, meadows, mature hedgerows and pockets of woodland. Within the boundary of Broughton village, there are a number of open areas providing valuable green spaces, some offering children’s play equipment and space for sport and recreation. These areas are especially important for our younger residents enabling the opportunity of an enviable freedom of movement and play within the framework of this rural environment.



ii. This lack of urbanisation with open space and the availability of a direct connection to the countryside is the essence of rural life. The desire to maintain a rural identity is very strong in Broughton and has been a key thread throughout public consultations. Access to these green and rural spaces provides the opportunity for all ages to lead a healthy lifestyle and encourages outdoor activity. As a consequence of this, a sense of integration and connection are fostered which in turn promotes a strong sense of community and sense of place.

iii. The network of public footpaths further links Broughton with surrounding villages creating a sense of connection and reinforces the wider rural identity. The Plan will play a critical role in delivering this identity for Broughton Parish for future generations by; seeking to protect these non urban and rural features and landscape and; encouraging the use of recreational opportunities and enhancing the natural environment wherever possible.



iv. In the wider Parish the area known as Highcroft Farm is an area of significant wildlife value being one of the few areas of uncultivated meadow left in the country and as such has been given Local Wildlife Area status by the Wildlife Trust. It is part of what was once a much larger area known as Broughton Common and is of historic significance to the Parish.



**Objectives**

- ✓ Protect, conserve and enhance areas of natural habitat or nature conservation value.
- ✓ Encourage use of public rights of way to preserve connectivity to countryside and reinforce rural identity.
- ✓ Existing public rights of way will be enhanced by working together with appropriate agencies and local interest groups to improve signage and ensure good maintenance. Any activity which interferes in any way with access to the existing Rights of Way will only be permitted if the community would gain equivalent benefit from provision of a replacement path of equal amenity value.
- ✓ Protect and enhance areas of open green space to encourage outdoor activity and community involvement.
- ✓ Maintain and improve the Pocket Park through co-operation with appropriate authorities, Parish Council and local interest groups to encourage wildlife, provide access to a woodland environment and provide a quiet, peaceful space which will contribute to the general well-being of the community.
- ✓ Protect and enhance all existing areas of allotments as viable sustainable amenity for the community of Broughton

**Local Green Spaces Policy 6**

The areas listed below and identified in this Plan on the Map on page 71 are designated as Local Green Spaces. They will be protected from development that is not consistent with their function as Local Green Spaces due to their particular local significance and community value unless very special circumstances can be demonstrated.

- LGS1: High Street Park
- LGS2: Playing field and recreation land surrounding Broughton Primary School
- LGS3: Podmore Way playground and recreation area
- LGS4: Church St Common Land
- LGS5: Highcroft Farm Meadow
- LGS6: Kettering Road Allotments
- LGS7: Mile End Lane Allotments
- LGS8: Land off Gate Lane



**Local Green Spaces Policy 6( cont.)**

**Conformity**

National Planning Policy Framework paragraphs 73, 74, 75, 77

Joint Core Strategy Policy 4, 7 (c,d), 11, paragraphs 3.34, 3.79, 3.83 and 3.88 Part II  
Local Plans

Site assessment completed for conformity with NPPF criteria

SEA Objective 2 (Cultural Heritage) and Objective 5 (Biodiversity)

**Open Spaces Policy 7**

The areas listed below and identified in this Plan on the Map on page 71 are designated as Open Spaces. They will be protected to preserve the rural identity of the village, promote social interaction, active play and community activity.

OS1: Public realm land between Cransley Hill and A43

OS2: Bentham Charity Land

OS3: Pocket Park (nb: covered by Trust Agreement)

OS4: The Village Hall Playing Field (nb: covered by the Queen Elizabeth II Jubilee Fields in Trust)

**Conformity:**

National Planning Policy Framework paragraph 77

North Northamptonshire Joint Core Strategy Objective 8 and Policy 13

Kettering Borough Council Historic and Visual Open Space assessment

SEA Objective 2 (Cultural Heritage) and Objective 5 (Biodiversity)

# Monitoring

The Broughton Neighbourhood Plan will be used as a basis for all planning decisions relating to the village as they arise. Broughton Parish Council will formally review the document to ensure currency, monitor progress and record outcomes at their Annual Meetings held in March each year.

Broughton Parish Council will maintain a Neighbourhood Plan Steering Committee who will prepare the annual monitoring assessment and who will liaise with Kettering Borough Council regarding regulatory and policy changes.

## Summary

The Neighbourhood Planning process for Broughton Parish has explored the issues and opportunities to hand locally and in doing so, has revealed a strategic and sustainable solution for future development, specific to this particular area and its own circumstances.

Context is supremely important for the situation that Broughton finds itself in whereby after having had decades of unplanned continuous growth, the future needs to be secured and managed in a new way with strategy and governance so that we can achieve the future wellbeing and sustainability of the village and parish.

This Plan looks to the future positively to bring about a bespoke and strategic sustainable framework responding specifically to local need, to manage further organic growth in a way that delivers a balanced housing stock of quality build and design, reflecting and enhancing our village culture, heritage and characteristics so that everything is always an asset and contributes positively to the strategy of overall wellbeing and community engagement this Plan will deliver.

The success and achievements of our Neighbourhood Plan have to be measured by future generations knowing, recognising and enjoying the village and parish that we have today.

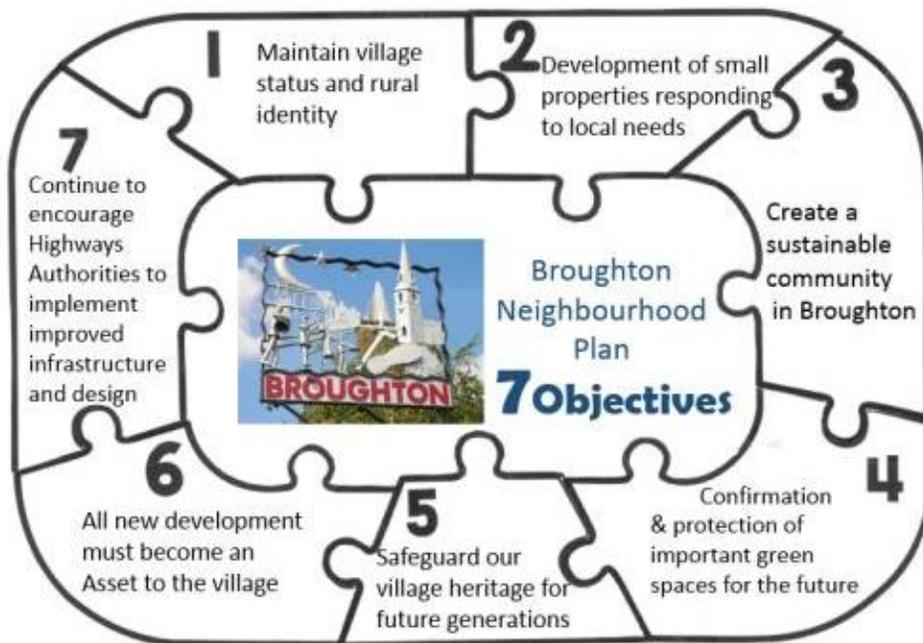
# Summary

## BROUGHTON VISION STATEMENT

*The vision of the Broughton Neighbourhood Plan is to deliver future change in a managed way that is best suited to the village and the wider Parish in which it sits, delivering for the first time ever, a bespoke response to specific local needs and a strategic solution as to how this will be accomplished.*

## BROUGHTON STRATEGY STATEMENT

*Planning Policy for Broughton during the Plan period will apply these 7 principal Core Objectives defining the specific strategic and sustainable direction for the Parish.*



## BROUGHTON SUSTAINABLE SOLUTION STATEMENT

- 1. To move forward from speculative development with a clear vision from the community for the location and type of housing required within the Neighbourhood Plan area.*
- 2. To focus on building the type of housing based on established Broughton Parish need to maximise the full potential of the village sites for the future.*
- 3. To minimise traffic levels at every opportunity.*
- 4. To deliver an increased supply of housing required to enable the opportunity for the young, single and senior members of our community to remain in Broughton.*
- 5. To respond to the 7 Core Objectives fostering a realistic and secure vision of the sustainable future of Broughton.*



In Broughton, we are very fortunate that we can still recognise what we had however, we need to make sure that we make the very best of each and every opportunity for future generations to be able to continue to enjoy this rich heritage and quality of life.





# Broughton Neighbourhood Plan

## Appendix 1

### Development in Broughton

# Appendix 1 - Development in Broughton

- i. The Joint Core Strategy for North Northamptonshire outlines the growth strategy for the region for the period 2011 to 2031 (JCS Housing Background Paper January 2015). The Kettering Local Development Plan 2 when adopted, will provide the detail of this growth strategy for the Kettering Borough.
- ii. As part of this overall process, growth in the Kettering Borough Rural Area is projected at 480 (growth figure established by the Joint Core Strategy 2011-2031). Kettering Borough Council provided an assessment for Broughton in the preparation of the Joint Core Strategy as shown below :

BROUGHTON NEED CALCULATION			
	Name		Household Numbers Jan 2013
District/Borough/sub area	Kettering		42,713
Settlement	Broughton		974
% amount of the authority within the named settlement			2.28 %
	Name		Natural change plus back log amount
District/Borough/sub area	Kettering		5,606
Use the % from above to apportion the amount within the settlement			<b>128</b>
AVAILABILITY, DELIVERABILITY AND POLICY DIRECTION			
SHLAA sites	Category 1	0	Total SHLAA capacity 734
	Category 2	734	
Commentary on SHLAA sites	A detailed assessment carried out for the Site Specific Proposals LDD identified a number of constraints on some of the category 2 SHLAA sites.		
Is the total enough to meet the apportioned amount?			Yes/No
LOCAL ISSUES - <i>including constraints, local knowledge, update on SHLAA sites, local needs surveys, past windfall rates, outstanding planning permissions etc</i>			Impact/reduction in amount and suggested revised figure
<ul style="list-style-type: none"> <li>Housing Needs Assessment identified a need for 13 affordable homes</li> </ul>			On the basis of 30% affordable homes this would require 43 homes to deliver the affordable units
<ul style="list-style-type: none"> <li>Local opposition to growth</li> </ul>			Consultation responses on the Site Specific Proposals LDD should be taken into consideration when considering the growth potential of the village
<ul style="list-style-type: none"> <li>School at capacity</li> </ul>			Figure should be reduced to prevent need for commuting from the village to other schools
<ul style="list-style-type: none"> <li>Reserved Matters application approved for 60 dwellings (KET/2013/0773)</li> </ul>			92

# Appendix 1 - Development in Broughton

LOCAL ISSUES - including constraints, local knowledge, update on SHLAA sites, local needs surveys, past windfall rates, outstanding planning permissions etc	Impact/reduction in amount and suggested revised figure
<ul style="list-style-type: none"> <li>12/13 – 1 outline p/p, 6 detailed p/p, 2 under construction, 3 complete</li> </ul>	
<ul style="list-style-type: none"> <li>Capacity on sites assessed as suitable for development through the Site Specific Proposals LDD = 87. This figure includes the Cransley Hill site which is subject of the planning permission outlined above.</li> </ul>	Figure should be reduced to that which could be accommodated on suitable sites to prevent unacceptable impact on the character of the settlement
LOCATIONAL ISSUES	
<i>Is the location of the village close to a nearby higher order (?) settlement that higher growth numbers should be directed to? - Add in the rationale and impact on the amount</i>	Yes
Yes – Broughton is less than 2 km from Kettering. Development could be more sustainable delivered in Kettering	
<b>SUMMARY COMMENTS</b>	
Although there are a significant number of SHLAA category 2 sites a more detailed assessment has identified that a significant number of these are not suitable for development. The school is at capacity and significant development would put pressure on this facility. It is therefore appropriate to reduce the figure to that which could be provided on suitable sites. Additional demand would be more appropriately developed at Kettering which is very close to Broughton.	
<b>Final locally evidenced household target</b>	87

- iii. The major development known as Cransley Green is included and accounts for 60 houses, including 18 affordable social housing dwellings. Therefore there is an expectation for a further 27 houses to be supplied until 2031.
- iv. We are reminded by the Broughton Parish Plan, the SSPLDD consultation and consultation exercises conducted in the production of the Broughton Neighbourhood Plan that residents are overwhelmingly concerned by the level of actual development in Broughton and the level of potential Developer interest.
- v. The desire of the consensus is to remain of village status, to retain our attributes and characteristics and not to become intensively developed.
- vi. Broughton is a rural village, there is no strategy to change this status, therefore planning applications that are determined during the lifetime of this Plan will respond specifically to the Broughton Neighbourhood Plan Core Objectives, Vision and Sustainable Solution for Broughton in consideration of this local concern and policies RA/3, RA/5, Local Plan and 8, 11 and 13, Joint Core Strategy.

# Appendix 1 - Development in Broughton

**Table A**

vii. In 2011, with a view to preparing an update to the existing Local Plan and working in conjunction with the total housing requirement established for North Northamptonshire in the Joint Core Strategy, Kettering Borough Council conducted a call forward consultation exercise to identify potential sites for future development across the Borough. In Broughton, the result of this exercise for sites initially presented for consideration in the Site Specific Proposals Local Development Document Housing Allocations Assessment of Additional Sites and Update (October 2013) is shown in Table A below. This list is indicative and does not provide the basis of presumption to build. KBC has refrained from specific allocations for development.

<b>Table A</b>				
<b>Site Name</b>	<b>Site Reference</b>	<b>Approximate Yield</b>	<b>Comments</b>	<b>Conclusion</b>
<b>Land south east of Northampton Road (frontage only)</b>	RA/094	12	No change	Identify as a potential housing allocation as part of RA/104a
<b>Land south east of Northampton Road</b>	RA/094b	15 (including RA/0094)	Small extension to proposed housing site RA/094	Identify as a potential housing allocation for additional consultation
<b>Land to east of Cransley Hill</b>	RA/098	65	Outline planning permission granted KET/2012/0709	Site has planning permission
<b>Land of Bentham Close</b>	RA/101a	12	Subject to the number of dwellings not exceeding 12 then the access and site is considered appropriate for development	Identify as a potential housing allocation
<b>The Paddock, Meadow Close</b>	RA/127	10 at 15 DPH	Subject to access being available through RA/098	Potential housing allocation subject to access being available through RA/098

# Appendix 1 - Development in Broughton

Table A

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
Gate Lane	RA/095	54 at 15 DPH (SHLAA 40)	No change	Discount as a housing option
Land at Northampton Road	RA/206	5		Discount as housing option
Broughton Allotments	RA/099	161 (SHLAA 70)	No change	Discount as a housing option
Land between A43 and High Street	RA/096	56	Potential access constraints	Discount as a potential housing allocation
Land to the south east of Church Street, access to be provided at Nos 16, 18, 20 Glebe Avenue	RA/207	67		Discount as housing option

- viii. The requirement for all development across the Kettering Borough from 2011 until 2031 is set out in the Joint Core Strategy, with the rural requirement as 480 dwellings. The locally evidenced housing figure for Broughton established by Kettering Borough Council for the Joint Core Strategy is 87 dwellings until 2031.

## **Table B**

- ix. The Broughton Neighbourhood Plan housing allocations in Table B will deliver the provision for the supply of Housing in Broughton Parish for the period until 2031 which is identified and is set at a minimum of 87 dwellings over the plan period (identified need). Additionally the Neighbourhood Plan will deliver a surplus number over and above the Identified Need for our own strategic delivery of specifically identified housing stock bringing the total to 92. This will be a significant total contribution of more than 20% to the overall rural housing requirement for the total Borough established by the Joint Core Strategy. This table is comprised of completed and committed sites (KBC identified) and Neighbourhood Plan strategic sites and windfall within the village boundary in conformity with the Joint Core Strategy focus on sustainable growth for rural villages and the defined hierarchy for sustainable growth.

# Appendix 1 - Development in Broughton

- x. At the start of this plan, KBC have not established their borough wide strategic dispersal policy for allocation of rural sites that were brought forward (Planning Policy Committee Meeting 23 November 2016).
- xi. Due to the large scale of RA/098 (Cransley Green) and windfall applications that have been approved since the rural housing number was identified, it is very regrettable that this Plan has swiftly become heavily frontloaded with the majority of the planned growth in the rural area occurring in Broughton at the beginning of this Plan period rather than being more favourably phased throughout the duration. (KBC Housing completions 2011/2017 for Broughton (77)/Geddington (7)/Mawsley (23), KBC Report April 2017). This is very unfortunate, however serves to demonstrate that a focused and strategic local direction for the future is most definitely required rather than stressing the village and infrastructure in this way.
- xii. The assessment of the sites in Table B is established in accordance with the Kettering Borough Council site evaluation criteria providing consistency for this Neighbourhood Plan document across the Local Development Plan and Joint Core Strategy (KBC Site assessments on approved applications and Broughton Site Assessment Schedule).

# Appendix 1 - Development in Broughton

Table B

<u>Location (+ reference)</u>	<u>Yield</u>	<u>Comments</u>	<u>Conclusion</u>
11 Brookhaven 2010/0305	1 x 4 bed	General housing stock	Completed
126 High Street 2010/0673	2 x 4 bed	General housing stock	Completed
62 Northampton Road 2011/0183	1 x 5 bed	General housing stock (demolition of bungalow and erection of 2 storey dwelling)	Completed
53 Wellingborough Road (land adj) 2011/0370	2 x 2 bed	Identified housing need	Completed
15 Cransley Hill 2011/0615	1 x 3 bed	General housing stock	Completed
11 Grange Road 2011/0699	1 x 3 bed	General housing stock	Completed
7 Silver Street 2012/0145	1 x 3 bed	General housing stock	Completed
58 High Street 2012/0361	1 x 3 bed	General housing stock	Completed
126 High Street 2012/0188	1 x 1 bed	Identified housing need	Completed
Cransley Hill (Redrow) 2012/0709/2013/0773	60	Mixed General housing stock and identified housing need (18)	Completed
56 Church Street 2013/0731	1 x 3 bed	General housing stock	Completed
Broughton Grange 2014/0106	1 x 2/1 x 4	1 x 2 bed identified housing need	Commitment
9 High Street (land adj) 2014/0690	1 x 4 bed	General housing stock	Completed

# Appendix 1 - Development in Broughton

Table B (Cont.)

<u>Location</u> (+ reference)	<u>Yield</u>	<u>Comments</u>	<u>Conclusion</u>
1 Cransley Hill 2015/0800	1 x 2 bed	Identified housing need	Completed
36 Wellingborough Road 2015/0013	1 x 3 bed	General housing stock	Commitment
13 High Street 2015/0937	1 x 3 bed	General housing stock	Commitment
Bentham Close/High Street 2016/0462	1 x 3 bed	General housing stock	Under construction
Silver Street 2017/0100	1 x 2 bed	1 x 2 bed identified housing need	Under construction
Sub-Total	<b>80</b>		
Church Street	7 x 2 bed	Strategic suitable option for 2 bed houses/flats starter home/later life downsizing	Neighbourhood Development Order
Sub-Total	<b>87</b>		
Windfall	5	5% windfall opportunities	
<b>BNP Housing Allocation Total</b>	<b><u>92</u></b>		

# Appendix 2 – Background Supporting Documentation

<b>Broughton Neighbourhood Plan</b>
1) Broughton Neighbourhood Plan
2) BNP Basic Conditions Statement
3) BNP Consultation Statement April 2017
4) BNP Pre-Consultation Survey Responses April 2017
5) SEA scoping Report for Broughton Neighbourhood Plan
6) BNP SEA
7) KBC SEA Screening Opinion Letter
8) KBC SEA Screening Report Broughton Neighbourhood Plan August 2017
<b>Broughton Neighbourhood Development Order</b>
1) BNP NDO August 2017
2) BNP NDO Basic Conditions Statement
3) BNP NDO Consultation Statement
4) KBC HRA Screening Report – Broughton Neighbourhood Development Order

# Appendix 2 – Background Supporting Documentation

a) Existing Policy	
b) Neighbourhood Plan Required Documentation	
c) KBC Supporting Documentation	
d) Neighbourhood Plan Consultation	
e) Neighbourhood Plan Supporting Documentation	
f) NDO	
	<b><u>a) Existing Policy</u></b>
1	National Planning Policy Framework
2	North Northants Joint Core Strategy 2011-2031
3	NNJPU – Gypsy & Traveller Site allocation Update Final Report 2012-2022 Oct 2011
4	Kettering Borough Council Local Plan 1995 – The Rural Area
	<b><u>b) Neighbourhood Plan Required Documentation</u></b>
1.	Broughton Neighbourhood Plan SEA Scoping Report
2.	Broughton Neighbourhood Plan SEA 15.09.16 Historic England
3.	Broughton Neighbourhood Plan SEA
4.	Broughton Neighbourhood Plan Basic Conditions Statement
5.	Broughton Neighbourhood Plan Consultation Statement
6.	Broughton Neighbourhood Plan pre-Consultation Survey Responses exc. Stat Cons
7.	Broughton Neighbourhood Plan pre-Consultation Survey Responses incl. Stat Cons
8.	Broughton Neighbourhood Plan Area Designation Committee Report 15.01.14
	<b><u>c) KBC Supporting Documentation</u></b>
1	Rural Master Planning Report
2	KBC Broughton Analysis of Housing Supply 11.2014

# Appendix 2 – Background Supporting Documentation

3	Broughton Housing Needs Survey Report 2013
4	Biodiversity Supplementary Planning document August 2015
5	Broughton Conservation Area Appraisal
6	Broughton Conservation Area Map
7	KBC Pollinator Strategy 2016
8	KBC Scheduled of Local Plan Saved Policies 2016
9	KBC All Saved Policies 2011
10	KBC Carter Ave site Exec Committee 09.09.15
	<b><u>d) Neighbourhood Plan Consultation</u></b>
	<b>Site Assessment Consultation Responses Church Street/Carter Avenue</b>
1	Development Site Assessment CCN201625863 Lincs-Northants Environ. Agency
2	Development Site Assessment Flood and Water Management Team
3	Highways England Site Assessment Church St/Carter Avenue
4	NCC Education Site Assessment Sheet – Broughton NP
5	NCC Highways Site Assessment Sheet – Broughton NP
6	Nene Valley NIA Site Assessment Sheet – Broughton NP
7	Wildlife Trust Site Assessment Sheet – Broughton NP Mid Oct 2016
	<b>Site Assessment Consultation Responses – other sites</b>
1	Anglian Water RAG sheet 20731 – Broughton NP
2	Anglian Water
3	Broughton NP Sites – Map
4	Environmental Health Site Assessment Sheet Broughton NP
5	NCC Archaeology Site Assessment Sheet Broughton NP
6	NCC Education Site Assessment Sheet Broughton NP

# Appendix 2 – Background Supporting Documentation

7	NCC Highways Site Assessment Sheet Broughton NP
8	Nene Valley NIA Site Assessment Sheet Broughton NP
9	Wildlife Trust Site Assessment Sheet Broughton NP Mid Oct 2016
	<b>General Consultation</b>
1	Broughton Neighbourhood Plan Area Designation – KBC PPC 15.01.14
2	Initial Consultation Event 03.09.13
3	Neighbourhood Plan Meeting Notes 03.09.13
4	Rural or Urban Meeting February 2014 comments
5	Traffic & Transportation Meeting March 2014 comments
6	Our Environment Meeting April 2014 comments
7	Development in Broughton December 2014 comments
8	Draft Plan – Have Your say Consultation comments
9	Nplan Survey Monkey pre-submission Consultation
10	BNP pre-Consultation Survey responses March 2017
11	Broughton News Spring 2014
12	Broughton News Summer 2014
13	Broughton News Autumn 2016
14	NCC Highways EM 821703 Broughton PC43
	Broughton Allotments LGS KR 24.09.17
	Broughton Allotments LGS MEL 24.09.17
	<b><u>e) Neighbourhood Plan Supporting Documentation</u></b>
	<b>Parish Plan Documentation</b>
1	Broughton Parish Plan

# Appendix 2 – Background Supporting Documentation

2	Broughton Parish Plan Questionnaire – Childrens
3	Broughton Parish Plan Final Survey Data Childrens
4	Broughton Parish Plan Questionnaire – Household
5	Broughton Parish Plan Final Survey Data Household
6	Broughton Parish Plan Questionnaire – Individual
7	Broughton Parish Plan Final Survey Data Individual
8	Broughton Parish Plan Questionnaire – Organisations
9	Broughton Parish Plan Final Survey Data Organisations
10	Data Tables
	<b>Broughton Parish Council Position re Neighbourhood Planning</b>
1	Westminster Hansard Broughton Planning 21.05.13 P Hollobone, MP
2	2011 Site Specific Engagement BPC Consultation Response & Docs 18.05.12
3	BPC JCS Emerging Plan Consultation Response 28.10.12
4	BPC Site Specific Consultation Response 09.12.12
5	BPC Neighbourhood Plan Request to KBC 19.03.13

# Appendix 2 – Background Supporting Documentation

	<b>Planning Policy and Decision/Information Documentation</b>
1	NCC Highways EM821703 Broughton PCA43
2	KBC Housing Finance Report 09.09.15 – Carter Avenue Garages
3	KBC Carter Avenue Site Analysis Overlay
4	ONS Dwelling Size Comparison
5	KBC PPC Mtg 23.11.16 – site specific part 2 local plan – village sites options
6	KBC PPC Mtg 23.11.16 – site specific part 2 local plan – villages
7	KBC PPC Mtg 23.11.16 – minutes
8	KBC PPC Mtg 19.04.17 – housing completions
9	KBC PPC Mtg 19.04.17 - minutes
10	KBC Planning refusal Northampton Road
11	Planning Inspectorate Decision 2168082 Kettering Road
12	KBC Response Appeal Gate Lane – appeal withdrawn by applicant prior to hearing
13	KBC Supplementary Response – Gate Lane Appeal
14	Broughton Parish Council Response 14.06.13 – Glanmoor Planning Application
15	Glanmoor Appeal Broughton Response 25.02.14
16	Planning Inspectorate Decision Glanmoor (Glebe Avenue)
17	Planning Inspectorate Decision Kettering Road June 2013
18	KBC Decision Notice Bentham Close Refusal April 2017
19	Enforcement Report 2011 Old Northampton Road
20	KBC Planning Policy Committee Meeting 11.07.12 G&T Site Suitability/Assessment
21	Planning Inspectorate Decision Greenfields – G&T Re overcrowding at Broughton
22	KBC Decision Note The Old Willows – G&T refusal KET/20160847

# Appendix 2 – Background Supporting Documentation

	<b>Site Assessment Documentation</b>
1	BNP Development Site Evaluation Report
	<b>Village Boundary</b>
1	Settlement Boundary Defining Principles
	<b>Local Green Space</b>
1	Local Green Space Background Paper
	<b>Broughton Parish Traffic Survey</b>
1	Location Schedule
2	Summary
3	Detailed schedule location 1
4	Detailed schedule location 2
5	Detailed schedule location 3
6	Detailed schedule location 4
7	Detailed schedule location 5
8	Detailed schedule location 6
9	Detailed schedule location 7
10	Detailed schedule location 8
11	Detailed schedule location 9
12	Detailed schedule location 10
13	Detailed schedule location 11
14	Detailed schedule location 12
15	Detailed schedule location 13
16	Detailed schedule location 14

# Appendix 2 – Background Supporting Documentation

17	Detailed schedule location 15
18	Detailed schedule location 16
	<b>Additional Documentation</b>
1	Northamptonshire Parking Standards Sept. 2016
2	BPC Considerate Parking Scheme July 2015
3	Design Building for Life 12 – 2016
4	CPRE Northamptonshire Countryside Design Guide 2016
	<b><u>NDO</u></b>
1	2016 BT Annual Report (strategic goal analogue to digital and streamlining property portfolio)
2	BT Q3 2015 result
3	BT Strategic Report 2017
4	Consultation BT-Telereal/Triillum