



Produced by the Roade Neighbourhood Plan Steering Group, on behalf of Roade Parish Council

ROADE

NEIGHBOURHOOD DEVELOPMENT PLAN

2018-2029

Regulation 16 Submission Draft

Appendix



Sue Hagon

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Roads Parish Today and Tomorrow

- A.1 The population of Roads was 2,312 at the 2011 Census, an increase of 3% since 2001, Table 1. Projections of future population are not available at parish level but with the level of new house building that will take place in Roads, more than 400 new homes in the next five or six years, the local population will grow significantly. Even at 2 persons per new household that will result in over 800 new residents. The make-up of the population will also change in ways that at the moment are difficult to quantify.

Table 1. Population Change 2001-2011

Population (2001 and 2011): Roads Parish and SNC				
	2001	2011	Change (2001 – 2011)	% Change (2001 – 2011)
Roads	2254	2312	+ 58	+ 3%
SNC	79,293	85,189	+ 5896	+ 7%

Source: Parish Data Roads, SNDC

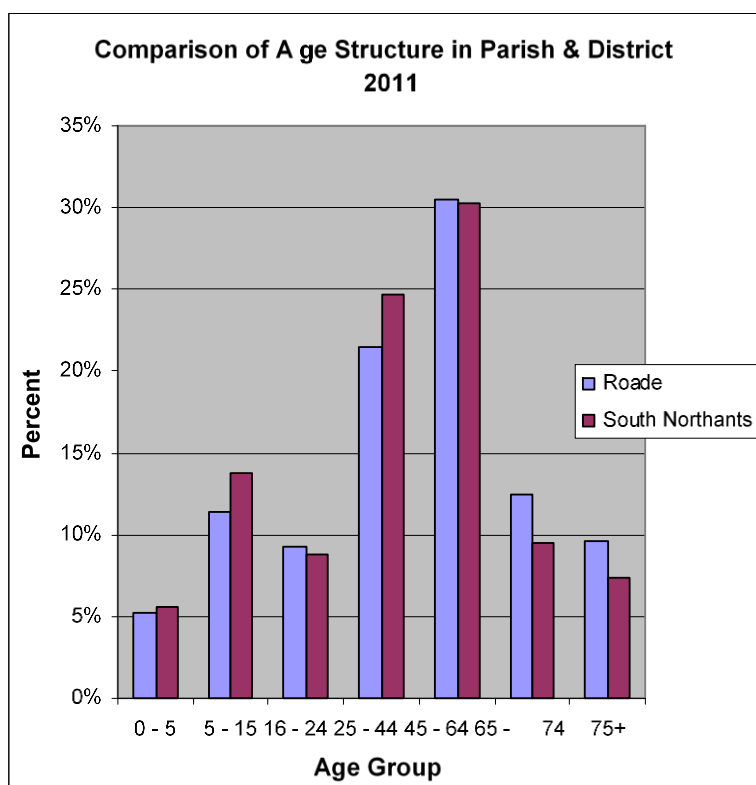
The Census Statistics for Roads indicate that the Parish has a slightly older population than for South Northamptonshire as can be seen in Table 2 and Figure 1:

Table 2. Population by Age 2001-2011

Population by age (2001 and 2011): Roads Parish and SNC								
	0-4	5-15	16-24	25-44	45-64	65-74	75+	Average Age
2001	87	323	163	576	681	222	202	42.73
<i>2001 %</i>	<i>3.9</i>	<i>14.3</i>	<i>7.2</i>	<i>25.6</i>	<i>30.2</i>	<i>9.8</i>	<i>9.0</i>	
2011	121	263	216	498	706	286	222	43.9
<i>2011 %</i>	<i>5.2</i>	<i>11.4</i>	<i>9.3</i>	<i>21.5</i>	<i>30.5</i>	<i>12.4</i>	<i>9.6</i>	
SNC	4771	11794	7481	21027	25717	8096	6063	41.1
<i>SNC %</i>	<i>5.6</i>	<i>13.8</i>	<i>8.8</i>	<i>24.7</i>	<i>30.2</i>	<i>9.5</i>	<i>7.4</i>	

Source: Parish Data Roads, SNDC

- A.2 In relation to housing data from the 2011 Census the number of bedrooms in each property is as follows:

Figure 1 – Roade and South Northamptonshire Population Age Structure 2011

- A.3 The number of dwellings in the Roade neighbourhood plan area stood at 1,019 in 2011, an increase of 5% on 2001, Table 3.

Table 3. Number of Dwellings 2001-2011

Number of Dwellings (2001 and 2011): Roade Parish				
	2001	2011	Change (2001-2011)	% change (2001 – 2011)
Dwellings	973	1019	+ 46	+ 5%

Housing Type and Mix

- A.4 It is important that rural communities have a mixed housing stock. There is a clear link between the type and size of dwelling in an area and the mix and age range of population. The most vibrant villages are likely to have a good mix of dwellings and therefore a more balanced population in terms of age range. One way of monitoring this is to look at the number of bedrooms that properties have, the other is to look at the housing mix by type of property, i.e. the proportion of flats and dwellings that are terraced, semi-detached or detached.

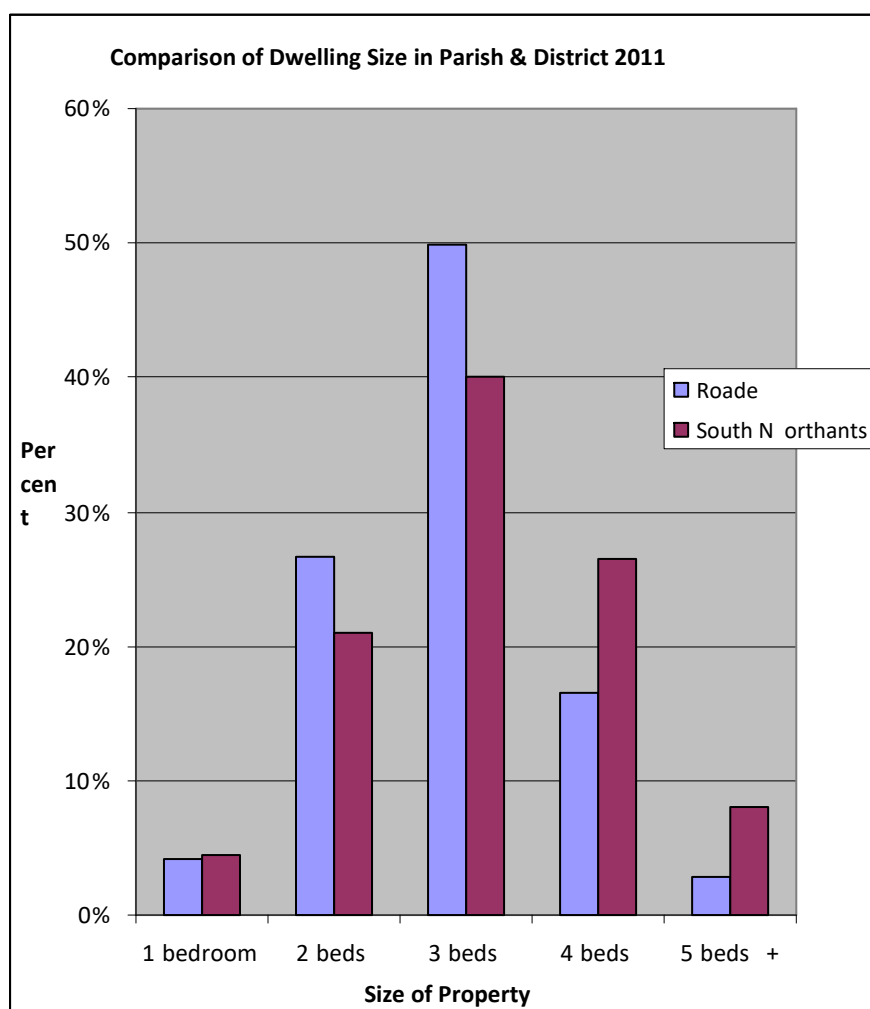
Number of Bedrooms

A.5 The following table gives an indication of the number of bedrooms in each property within the village and the resulting housing mix (Table 4 and Figure 2).

Table 4. Number of Bedrooms in Dwellings 2001-2011

	1 Bed	2 Beds	3 Beds	4 Beds	5 Beds
Roade	42	266	498	165	28
Roade %	4.2	26.6	49.8	16.5	2.8
SNC	1543	7268	13891	9184	2799
SNC %	4.4	21.0	40.0	26.5	8.1

Figure 2 – Comparison of Dwelling Mix in Roade and South Northamptonshire, 2011

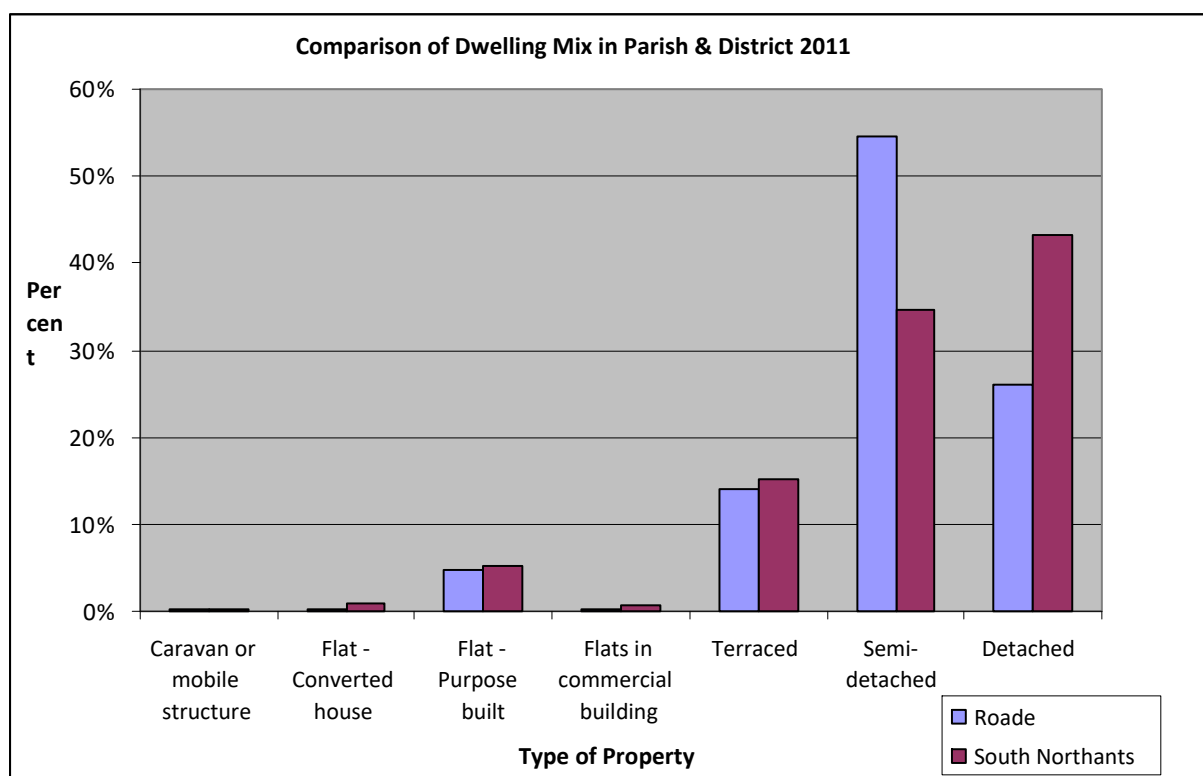


A.6 Roade has more semi-detached homes than detached homes when compared with South Northamptonshire (Figure 3).

Table 5. Dwelling Type, 2011

Dwelling Mix (2011): Roade Parish and SNC				
Dwelling Mix	Roade	Roade %	SNC	SNC %
Caravan or mobile structure	2	0.2	113	0.3
Flat – converted house	3	0.3	287	0.8
Flat – purpose built	48	4.7	1829	5.1
Flat in commercial building	2	0.2	236	0.7
Terraced	143	14.0	5477	15.2
Semi-detached	555	54.5	12488	34.6
Detached	266	26.1	15618	43.3
Total	1019	100%	36044	100%

Figure 3 – Dwelling Mix Roade and South Northamptonshire, 2011



- A.7 Typically owner-occupancy is high within Parishes compared to towns. The proportion of households owning their own properties in Roade (or paying a mortgage for their property), Table 6.

Table 6. Tenure

Household Tenure (2001 and 2011): Roade Parish and SNC			
	Roade 2001	Roade 2011	SNC 2011
Owner-Occupied	747	762	26485
Total households	973	999	34717
% Owner-occupied	76.8%	76.3%	76.3%

- A.8 The average price of property sold in Roade in the last 12 months (April 2016-March 2017) was £278,654 compared with an average of £332,944 for South Northamptonshire.
- A.9 Rural employment is important as the villages within South Northamptonshire are increasingly becoming dormitory villages where the majority of people commute out of the village to work. The Council is seeking to encourage growth and development that will benefit the District and meet the targets for housing and employment set within the Joint Core Strategy whilst at the same time preserving the special character of the villages and wider rural area.
- A.10 Table 7 provides a summary of employment availability within the Parish.

Table 7. Ratio of jobs to number of residents for the Ward containing Roade:

Ward	Residents aged 16 – 74	Total number of jobs – economically active	Percentage retired^{ix}	Ratio of economically active to residents aged 16 - 74
Roade	3169	2198	21%	69%
SNC	62321	47449	15%	79%

- A.11 Approx. 12% of the residents within the Parish work from home compared to a District wide figure of 6%.

Claimant count with rates and proportions (ONS/ NOMIS)

- A.12 At any given time there will be a certain proportion of the working age population who will be out of work. The Job Seekers Allowance claimant count provides a timely snapshot of the proportion of the resident working age population who are currently in receipt of this out of work benefit. However, there may also be others seeking work who are not entitled to claim or choose not to. Within the Blisworth and Roade Ward there were 57 job seeker claimants in June 2013. This figure has changed over the past 5 years as follows:

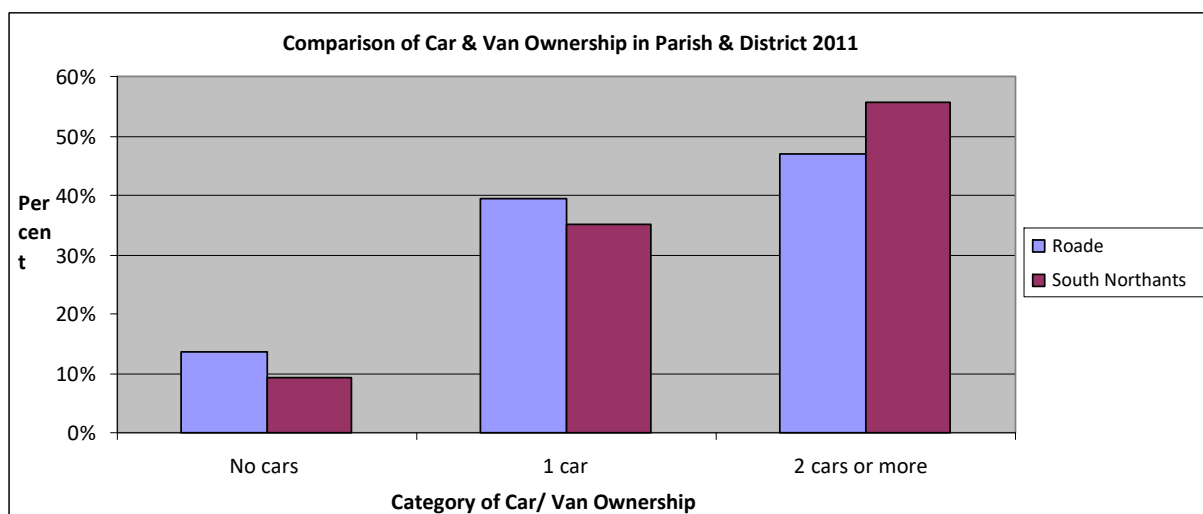
Table 8. Job Seeker Claimants

	June 11	June 12	June 13	June 14	June 15	June 16
Roade	47	54	57	No data	27	18
SNC	763	744	674	428	295	241

- A.13 Accessibility and the lack of public transport are recognised as potential issues within rural areas. Typically, in many rural areas the number of households with cars within the Parish has increased since 2001. There is generally a higher number of households with cars in rural areas than in the District overall. There has also been an increase in the number of properties with 2 or more vehicles, Table 9.

Table 9. Number of Cars per Household

Car Ownership (2001 and 2011): Roade Parish and SNC						
	2001	2001 %	2011	2011 %	SNC 2011	SNC 2011 %
No cars	168	17.5	136	13.6	3219	9.3
1 cars	420	43.7	394	39.4	12210	35.2
2 cars or more	374	38.9	469	46.9	19288	55.6

Figure 4 – Car Ownership, 2011

A.14 A number of buses run through including:

- X4 – Peterborough-Northampton-Central Milton Keynes – roughly hourly service Monday to Saturday – 7am to 7pm. Sunday two-hourly service.
- X7 – Leicester- Northampton-Central Milton Keynes – Monday to Saturday hourly service 7.30am to 7pm. Sunday two hourly service 10am to 6pm.
- 33 and 33A* – Northampton-Hartwell-Hanslope- Woverton-Central Milton Keynes – 8am to 7pm Monday to Saturday
- 82* – once a day on weekdays – Moulton Leys-Silverstone.
- 86* – Towcester-Roade-Northampton – 9 times during day, Monday to Saturday.

* The Northants County Council budget for 2018-19 withdraws all rural bus subsidies

A.15 In Heritage terms, there is a Conservation Area within the Parish and 23 Listed Buildings (see Appendix 3)

A.16 The Northamptonshire Environmental Character and Green Infrastructure Strategies were published by the River Nene Regional Park Community Interest Company in 2009. These strategies analysed the environmental and landscape character areas of the county. Roade is located on the border between the West Northamptonshire Uplands and the Tove and Ouse Catchment but is just within the former.

A.17 Roade has a vibrant and active community. There is education provision at Roade Primary School and Elizabeth Woodville School North Campus. The village has a library*, medical centre, pharmacy, Post Office, a small number of shops, The Cock Inn, Roade House Hotel and 2 (soon to be 3) day nurseries with pre- and after-school clubs. There is a Village Hall, Willison Sports Centre, Bowls Club, Football Club and Tennis Club. There are two churches, parish church of St Mary's and the Methodist Church. The village has a number of important open spaces ranging from small greens and play areas to allotments and playing fields.

* The Northants County Council 2018-19 budget withdraws funding for rural libraries with subsequent closure or possible transfer to a community-managed library.

Appendix 1: Relevant National and Local Policies

National Planning Policy Framework (NPPF)

A.18 The National Planning Policy Framework (NPPF) sets out the Government's national planning policies and the priorities for development. It advises:

A.19 Para 6. The purpose of the planning system is to contribute to the achievement of sustainable development.

A.20 Para 7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Delivering Sustainable Development

A.21 There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

- 1. Building a strong, competitive economy.**
- 2. Ensuring the vitality of town centres**
- 3. Supporting a prosperous rural economy**
- 4. Promoting sustainable transport**
- 5. Supporting high quality communications infrastructure**
- 6. Delivering a wide choice of high quality homes**
- 7. Requiring Good Design**
- 8. Promoting healthy communities**
- 9. Protecting green belt land**
- 10. Meeting the challenge of climate change, flooding and coastal change**
- 11. Conserving and enhancing the natural environment**
- 12. Conserving and enhancing the historic environment**
- 13. Facilitating the sustainable use of minerals**

Neighbourhood plans

- A.22 Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:
- set planning policies through neighbourhood plans to determine decisions on planning applications; and
 - grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.
- A.23 Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.
- A.24 Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

West Northamptonshire Joint Core Strategy, 2014

Policy S1 – The Distribution of Development
 Policy S3 - Scale and Distribution of Housing Development
 Policy S6 – Monitoring and Review
 Policy S7 – Provision of Jobs
 Policy S8 – Distribution of Jobs
 Policy S10 – Sustainable Development Principles
 Policy S11 –Low Carbon and Renewable Energy

West Northamptonshire Wide Policies:

Connections

Policy C1 – Changing Behaviour and Achieving Modal Shift
 Policy C2 – New Development
 Policy C3 – Strategic Connections
 Policy C5 – Enhancing Local and Neighbourhood Connections

Regenerating and Developing Communities

Policy RC2 – Community Needs

Economic Advantage

Policy E1 – Existing Employment Areas
Policy E7 – Tourism, Visitor and Cultural industries

Housing

Policy H1 – Housing Density and Mix and Type of Dwellings
Policy H2 – Affordable Housing (extract)
Policy H3 – Rural Exception Sites
Policy H4 – Sustainable Housing
Policy H5 – Managing the Existing Housing Stock
Policy H6 – Gypsies, Travellers and Travelling Showpeople

Built and Natural Environment

Policy BN1– Green Infrastructure Connections
Policy BN2 – Biodiversity
Policy BN3 – Woodland Enhancement and Creation
Policy BN5 – The Historic Environment and Landscape
Policy BN7A - Water Supply, Quality and Wastewater Infrastructure
Policy BN7 - Flood Risk
Policy BN8 - The River Nene Strategic River Corridor
Policy BN10 - Ground instability

Infrastructure and Delivery

Policy INF1 – Approach to Infrastructure Delivery
Policy INF2 – Contributions to Infrastructure Requirements

Places Policies:

Rural Areas

Policy R1 – Spatial Strategy for the Rural Areas (reproduced in full below)
Policy R2 – Rural Economy
Policy R3 – A Transport Strategy for the Rural Areas

‘Saved’ Policies of the South Northamptonshire Local Plan, 1997

Policy G3
Policy H5
Policy H12
Policy H17
Policy H19
Policy E3
Policy E4
Policy E7
Policy E8
Policy EV1
Policy EV2
Policy EV5
Policy EV8
Policy EV9
Policy EV10
Policy EV11
Policy EV12
Policy EV13
Policy EV14

Policy EV15
Policy EV16
Policy EV17
Policy EV19
Policy EV21
Policy EV24
Policy EV25
Policy EV29
Policy EV31
Policy EV35
Policy EV36
Policy R4
Policy R6
Policy R8
Policy R9
Policy RC1
Policy RC2
Policy RC3
Policy RC6
Policy RC8
Policy RC9
Policy RC10
Policy RC12
Policy RC13
Policy RC14

POLICY R1 - SPATIAL STRATEGY FOR THE RURAL AREAS

Within the rural areas of West Northamptonshire there is an identified need for 2,360 dwellings within Daventry District and 2,360 dwellings within South Northamptonshire to be provided between 2011 and 2029 beyond the towns of Daventry, Towcester and Brackley. Within the rural areas the distribution of the rural housing requirement will be the subject of the part 2 local plans that are being prepared by Daventry District and South Northamptonshire Councils according to the local need of each village and their role within the hierarchy.

Development within the rural areas will be guided by a rural settlement hierarchy that will comprise the following categories:

- Primary service villages;
- Secondary service villages;
- Other villages; and
- Small settlements/ hamlets.

The rural hierarchy in the part 2 local plans will have regard to but not exclusively, the following:

- 1) The presence of services and facilities to meet the day to day needs of residents, including those from surrounding settlements;
- 2) Opportunities to retain and improve the provision and enhancement of services critical to the sustainability of settlements;
- 3) Accessibility, particularly by public transport, to the main towns and sustainable employment opportunities;
- 4) Evidence of local needs for housing (including market and affordable housing), employment and services;
- 5) The role, scale and character of the settlement;
- 6) The capacity of settlements to accommodate development in terms of physical, environmental, infrastructure and other constraints;
- 7) The availability of deliverable sites including previously developed land in sustainable locations;
- 8) Sustaining the rural economy by retaining existing employment sites where possible, by enabling small scale economic development, including tourism, through rural diversification and by supporting appropriate agricultural and forestry development;
- 9) Protect and enhance the character and quality of the rural areas' historic buildings and areas of historic or environmental importance; and
- 10) Enabling local communities to identify and meet their own local needs.

Residential development in rural areas will be required to:

- a) Provide for an appropriate mix of dwelling types and sizes, including affordable housing to meet the needs of all sectors of the community, including the elderly and vulnerable; and**
- b) Not affect open land which is of particular significance to the form and character of the village; and**
- c) Preserve and enhance historic buildings and areas of historic or environmental importance including those identified in conservation area appraisals and village design statements; and**
- d) Protect the amenity of existing residents; and**
- e) Be of an appropriate scale to the existing settlement; and**
- f) Promote sustainable development that equally addresses economic, social and environmental issues; and**
- g) Be within the existing confines of the village.**

Development outside the existing confines will be permitted where it involves the re-use of buildings or, in exceptional circumstances, where it will enhance or maintain the vitality of rural communities or would contribute towards and improve the local economy.

Once the housing requirement for the rural areas has been met through planning permissions or future allocations, further housing development will only be permitted where it can be demonstrated that it:

- i) would result in environmental improvements on a site including for example the re-use of previously developed land and best practice in design; or**
- ii) is required to support the retention of or improvement to essential local services that may be under threat (in particular the local primary school or primary health services); and**
- iii) has been informed by an effective community involvement exercise prior to the submission of a planning application; or**
- iv) is a rural exceptions site that meets the criteria set out in policy h3; or**
- v) has been agreed through an adopted neighbourhood plan.**

Appendix 2: Listed Buildings

A.25 The National Heritage List for England records 23 Listed Buildings in the neighbourhood plan area, all Grade II, the Church of St Mary the Virgin being II*. As of 11/10/17 the list includes:

BRAMBER COTTAGE

Heritage Category: Listing

Grade: II

Location:

- Now called 'Church House', 8, CHURCH END, Roade, South Northamptonshire, Northamptonshire

1, HARTWELL ROAD

Heritage Category: Listing

Grade: II

Location:

- 1, HARTWELL ROAD, Roade, South Northamptonshire, Northamptonshire

PEAR TREE HOUSE

Heritage Category: Listing

Grade: II

Location:

- PEAR TREE HOUSE, 27/29, HARTWELL ROAD, Roade, South Northamptonshire,

TYLECOTE HOUSE

Heritage Category: Listing

Grade: II

Location:

- TYLECOTE HOUSE, 33, HARTWELL ROAD, Roade, South Northamptonshire, Northamptonshire

THE RETREAT

Heritage Category: Listing

Grade: II

Location:

- THE RETREAT, 24, HIGH STREET, Roade, South Northamptonshire, Northamptonshire

28, HIGH STREET

Heritage Category: Listing

Grade: II

Location:

- 28, HIGH STREET, Roade, South Northamptonshire, Northamptonshire

ROADE BAPTIST CHURCH AND ATTACHED SCHOOLROOM

Heritage Category: Listing

Grade: II

Location:

- Now called 'Chapter House', HIGH STREET, Roade, South Northamptonshire, Northamptonshire

CANDIDA COTTAGE

Heritage Category: Listing

Grade: II

Location:

- CANDIDA COTTAGE, 39, HIGH STREET, Roade, South Northamptonshire, Northamptonshire

HYDE FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- HYDE FARM HOUSE, HYDE ROAD, Roade, South Northamptonshire, Northamptonshire

14, MEMORIAL GREEN

Heritage Category: Listing

Grade: II

Location:

- 14, MEMORIAL GREEN, Roade, South Northamptonshire, Northamptonshire

WOODLEYS FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- WOODLEYS FARMHOUSE, A508, Roade, South Northamptonshire, Northamptonshire

ROSE COTTAGE

Heritage Category: Listing

Grade: II

Location:

- ROSE COTTAGE, 1, BRETTS LANE, Roade, South Northamptonshire, Northamptonshire

1. ASHTON ROAD

Heritage Category: Listing

Grade: II

Location:

- 1, ASHTON ROAD, Roade, South Northamptonshire, Northamptonshire

THE OLD FORGE

Heritage Category: Listing

Grade: II

Location:

- 9, HIGH STREET,
- THE OLD FORGE, 9 & 11/13, HIGH STREET, Roade, South Northamptonshire, Northamptonshire

REMAINS OF DOVECOTE AT HYDE FARM

Heritage Category: Listing

Grade: II

Location:

- DOVECOTE FARM, HYDE ROAD, Roade, South Northamptonshire, Northamptonshire

4. MEMORIAL GREEN

Heritage Category: Listing

Grade: II

Location:

- 4, MEMORIAL GREEN, Roade, South Northamptonshire, Northamptonshire

AQUEDUCT

Heritage Category: Listing

Grade: II

Location:

- AQUEDUCT, ROADE CUTTING, Roade, South Northamptonshire, Northamptonshire

CHURCH OF ST MARY THE VIRGIN

Heritage Category: Listing

Grade: II*

Location:

- CHURCH OF ST MARY THE VIRGIN, CHURCH END, Roade, South Northamptonshire, Northamptonshire

CHEST TOMB APPROXIMATELY 1 METRE SOUTH OF CHURCH OF ST MARY THE VIRGIN

Heritage Category: Listing

Grade: II

Location:

- CHEST TOMB APPROXIMATELY 1 METRE SOUTH OF CHURCH OF ST MARY THE VIRGIN, CHURCH END, Roade, South Northamptonshire, Northamptonshire

BROWNS LODGE

Heritage Category: Listing

Grade: II

Location:

- BROWNS LODGE, 6, CHURCH END, Roade, South Northamptonshire, Northamptonshire

31, HARTWELL ROAD

Heritage Category: Listing

Grade: II

Location:

- 31, HARTWELL ROAD, Roade, South Northamptonshire, Northamptonshire

WENDY'S COTTAGE

Heritage Category: Listing

Grade: II

Location:

- WENDY'S COTTAGE, 22, HIGH STREET, Roade, South Northamptonshire, Northamptonshire

4, NORTHAMPTON ROAD

Heritage Category: Listing

Grade: II

Location:

- 4, NORTHAMPTON ROAD, Roade, South Northamptonshire, Northamptonshire

Appendix 2A: Non-designated Heritage Assets

Examples of non-designated heritage assets that could be identified under this policy include:

- The White House, the original Roade Stationmaster's House. It had to be moved from its original position to its current location due to the widening of Roade Cutting in 1879 - 1882.
- Railway Cottages, 19th century accommodation for those who worked on the construction of Roade Cutting and subsequently on the railway. The Grade II listed aqueduct runs above and across Roade Cutting
- Stench Pipe, Croft Lane, a visible Victorian relic of the original sewerage system in Roade
- The Swannings, originally the Swan Inn, built in the 1870s and very popular with railway and factory workers. It closed in 1959 and is now used for commercial purposes
- Station House, the only remaining visible element of Roade Station, closed in 1964
- Roade War Memorial & Dwellings, Memorial Green, an important part of Roade's history that links the past with the present. The families of many of those commemorated are still represented in the village. The setting has both power and charm and contributes strongly to Roade's sense of place
- Iron footbridge over railway between A508, Stratford Road and Ashton Road, another important link with Roade's railway heritage

Appendix 3: Sites within the village confines considered to be currently available for development

1. A site owned by Chartwell Industries that is bounded by The Leys, Hartwell Road and footpath KZ8. This site formed the major element of a larger, part-developed site that was the subject of 3 Planning Applications submitted by Chartwell Industries in 2005 and 2006, all of which were withdrawn prior to determination.

The currently available site referred to here is shown on Map 1 - the largest of the 4 'red lined' sites - and in Photo 1 below. Details of the withdrawn applications S/2005/0171/PO, S/2006/0170/PO and S/2006/0992/PO for 'approx. 100+ dwellings on the paddock and field to the side of the Bowls Club' can be confirmed here;

<http://snc.planning-register.co.uk/plandisp.aspx?recno=44325>

<http://snc.planning-register.co.uk/plandisp.aspx?recno=47883>

<http://snc.planning-register.co.uk/plandisp.aspx?recno=49737>

and the original location maps, copied from the 3 Applications are also reproduced as Maps 2,3,4 and 5.

The smaller element of the site applied for in 2005 and 2006, comprising 0.8ha of redundant industrial buildings forming part of the main PSL factory site was subsequently the subject of a successful planning application (S/2008/0403/PO) and permission for 39 residential dwellings was granted in October 2009. Details of that approved application can be confirmed here;

<http://snc.planning-register.co.uk/plandisp.aspx?recno=55688>

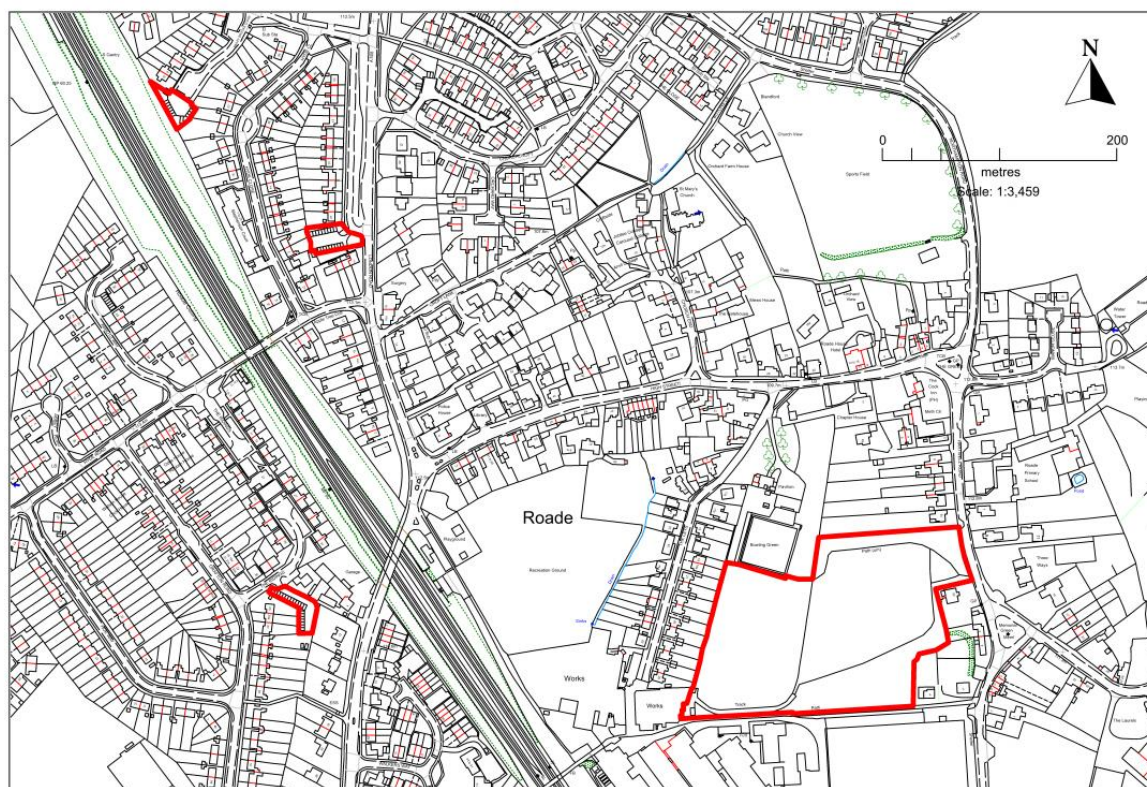
and the original location map, copied from that application and showing how the original site was divided to leave the part of the site that is currently available is reproduced as Map 6.

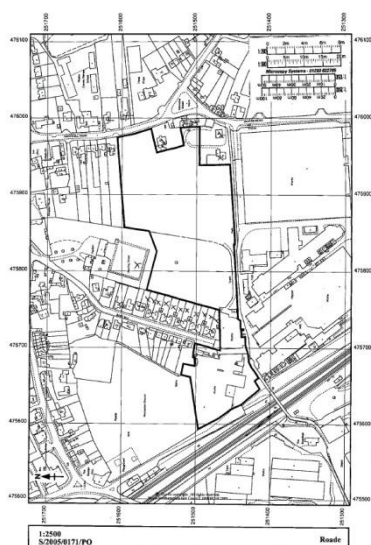
2. three separate residential garage sites owned by Grand Union Housing Partnership (GUHP), the parent company of South Northants Homes, the organisation that inherited and now manages the ex-South Northants Council owned housing stock in Roade. Photos of the sites are set out below and their size and location are indicated above the map (Map 1). Several of the garages are semi-dilapidated and the e-mail from Annabel Ellis GUHP, reproduced below the photos indicates GUHP's policy with respect to the re-development of these (and other) sites, along the lines of a recent re-development in the neighbouring village of Ashton (also pictured) where such a site produced 8 dwellings. All GUHP developments provide exclusively social housing.

3. There is a number of other predominantly greenfield sites within the village confines that appear to be suitable for development and that would meet the requirements of RNDP 1. However, because the intentions of the landowners are not at this time declared, identifying details are not included.

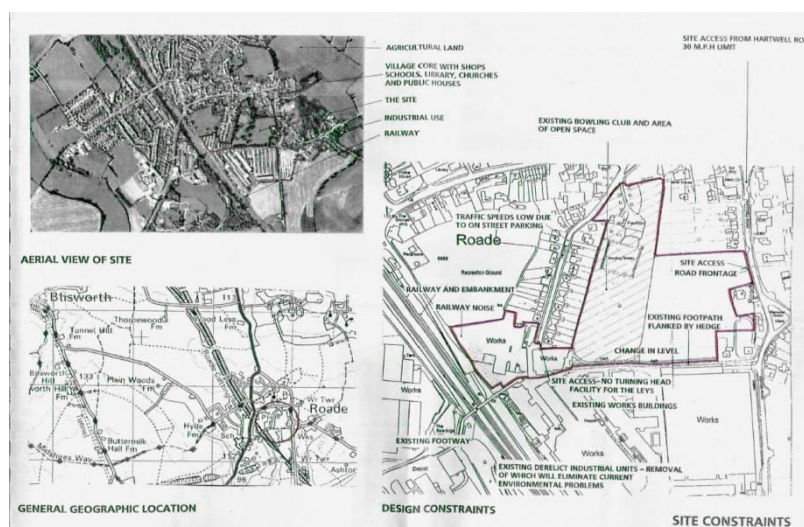
Map 1

1. The large site on the east side of the village is the paddock and field referred to in Planning Applications S/2005/0171/PO, S/2006/0170/PO and S/2006/0992/PO for 'approx. 100+ dwellings...'; photo 1, estimated size 28,180 m² / 2.81 ha
2. The 3 garage sites are, from the top;
 - Bailey Brooks Lane, photos 2 and 3, estimated size 705 m² / 0.0705 ha
 - London Road, photos 5 and 6, estimated size 940 m² / 0.094 ha
 - The Ridings, photo 4, estimated size 860 m² / 0.086 ha
3. The Ashton site, photo 8, actual size 0.18 ha (from Planning Application S/2013/1458/FUL) <http://snc.planning-register.co.uk/plandisp.aspx?recno=70504> 0.18 ha

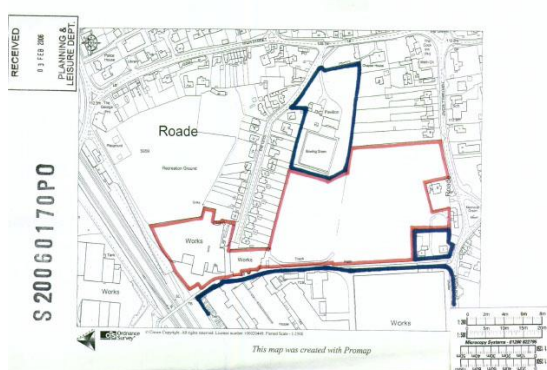




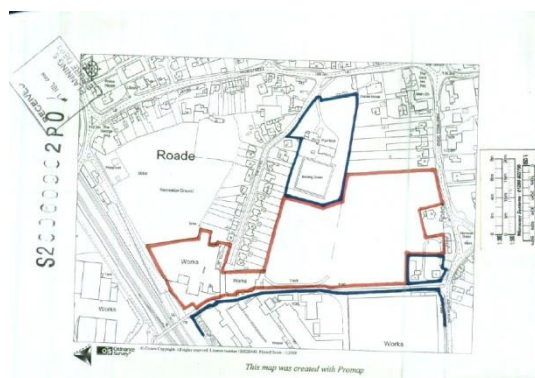
Map 2. Location map from
S/2005/0171/PO



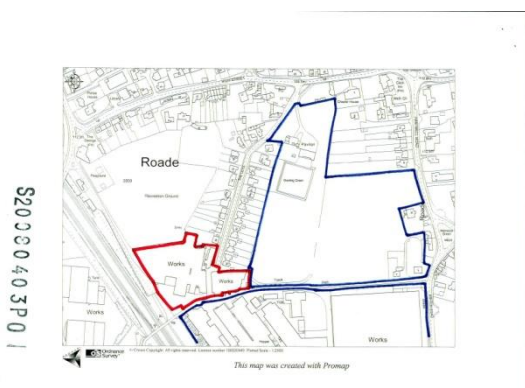
Map 3. Site constraints map and photo
from S/2006/0170/PO



Map 4. Location map from
S/2006/0170/PO



Map 5. Location map from
S/2006/0992/PO



Map 6: Location map from
S/2008/0403/PO



Photo 1. The paddock and field to the side of the Bowls Club



Photo 2. Garages at Bailey Brooks Lane



Photo 3. Garages at Bailey Brooks Lane



Photo 4. Garages at The Ridings



Photo 5. Garages at London Road



Photo 6. Garages at London Road



Photo 7. 8 new dwellings, Stoke Road, Ashton



Photo 8. 8 new dwellings, Stoke Road Ashton



Photo 9. 8 new dwellings, Stoke Road, Ashton

Gmail - FW: Roade draft Neighbourhood Development Plan

<https://mail.google.com/mail/u/1/?ui=2&ik=b054f456bf&jsve...>

Roade NHP <roade.nhp@gmail.com>

FW: Roade draft Neighbourhood Development Plan

1 message

Annabel Ellis <annabel.ellis@grandunionhousing.co.uk>
 To: "roade.nhp@gmail.com" <roade.nhp@gmail.com>

4 January 2018 at 10:08

Good morning John

Further to your email at the end of the last year and our recent telephone conversation I have had the opportunity to speak to Doug Grace, Head of Assets and Projects with regards to the above and have formulated a response as follows:-

Thank you for consulting with South Northants Homes, part of the Grand Union Housing Group regarding the emerging Roade Neighbourhood Development Plan in which you raised three issues as detailed below.

1. Ashton, South Northants – we recently demolished a block of five garages that were transferred to us as part of the stock transfer from South Northants Council. The garages were little used and in a state of disrepair so it was decided to replace them with eight affordable homes that are now let to tenants.
2. Roade – a recent project in Roade involved the demolition of the old Airey housing stock and replacing them with new homes which resulted in a net gain in the number of homes available to our tenants. These homes are also easier to maintain and more affordable for our tenants to heat.
3. Development of large gardens – as has recently taken place in Grafton Road, Roade. Identifying where there are large gardens that can be developed into additional homes.

You asked specifically whether we might consider developing the garage blocks that we have in Roade, three in total and also whether there may be plans in the future to identify and develop large garden sites into additional homes.

I can confirm that all of our land and property holdings in Roade lie within the existing village boundary. Whilst we do not have any confirmed plans currently to develop any sites, as detailed above, we always seek to make the most of any land or development opportunities to enable us to offer the maximum amount of housing available. In this context we would in principle give consideration to any or all of the type of schemes that you have identified, in Roade, should the Organisation deem it appropriate.

I hope this information is helpful and will assist you in formulating a realistic and viable Neighbourhood Development Plan for Roade.

Regards

Annabel

Annabel Ellis

PA/Business Services Coordinator

Grand Union Housing Group, Derwent House, Cranfield Technology Park, University Way, Cranfield, MK43 0AZ

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Appendix 4: Local Green Space Assessment

Site details

Name and address of proposed site (please attach a site plan showing boundaries, access to the site and area that the site will serve)	Memorial Green	Village Green, High Street	Ex Cricket Ground, Northampton Road	Churchcroft Open Space	Recreation Field, Stratford Road	Bowling Green and grounds, The Leys	Verges at A508 London Rd (east and west side) and Stratford Rd (west side), N'hampton Rd and Churchcroft, Fox Covert Drive and Hartwell Road	Other village verges (various sizes) e.g. High Street and Church End, Hyde Close, The Ridings**, Bailey Brooks Lane
Details of land owner if known	NCC Highways	NCC Highways	Chartwell Industries	Roade Parish Council	Roade Parish Council	Chartwell Industries	NCC Highways	NCC Highways, South Northants Homes**
Is the land owner aware of the proposal to designate their land?	No	No	No	Yes	Yes	No	No	No

Site history

What is the site currently	Site of village War Memorials. Commemoration	Centre of village. Telephone	Disused cricket ground.	Recreation for young children.	Recreation for young and older	Outdoor green bowls	Wildlife habitat; screening	Safety of pedestrians between roads
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used for?	reflection and contemplation; 3 benches	box. Rest and reflection, 1 bench		Rest and reflection, benches	children.		from road.	and footpaths
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The Designation Tests

Test 1: Does the site already have planning permission for development ? If yes please provide details	No	No	No	No	No	No	No	No
Test 2: Is the site allocated for development in the Local or Neighb'hood Plan?	No	No	No	No	No	No	No	No
Test 3: Is the site relatively close to the community it serves?	Yes, within the village	Yes, within the village	Yes, within the village	Yes, within the village	Yes, within the village	Yes, within the village	Yes, within the village	Yes, within the village
Test 4: Can the site be shown to be demonstrably	Yes, important historically and culturally to the community.	Yes, a visually significant feature and	Yes, wild meadow that provides a green lung	Yes. A popular recreational area. A good	Yes. A popular and well used recreation	Yes. A green and tranquil oasis and green lung	Yes. These wide verges with associated	Yes. These verges and greens are of visual

special to the local community?		place of commemoration.	within the village	example of a shared open space for residents and their children, provided as part of a 1960s housing development	area, bequeathed to the village in the early 20 th century, now designated as a Field in Trust	within the centre of the village, that provides recreational facilities.	trees and / or hedges are a landmark feature of the village and provide safe corridors and habitats for wildlife.	significance
4.1 How is the proposed space of particular local significance in respect of its beauty?	Landmark feature of the village with a number of mature trees and seating. Maintained by the Parish Council and volunteers, this Green regularly wins the Northants British Legion 'Best-kept Memorial Green' award. A key green space identified in the SNC Conservation Area Appraisal & Management Plan.	Landmark feature of the village in the centre of the village. Mature trees and a commemorative bench, maintained by the Parish Council.	The vista across the meadow, both from the outskirts i.e. the heavily used footpaths in the fields to the east of the village and from Northampton Road provides an unimpeded view of the 12 th century medieval Grade 2* listed church of St Mary the Virgin	This recreational space, maintained by the Parish Council is crossed by two footpaths and adjoins the northern aspect of St Mary the Virgin church	This sloping recreational space, maintained by the Parish Council lies behind some of the oldest houses in the village.	This area, maintained by the bowls club contains mature plants and the last stand of mature trees within the village and thus provides a haven for birds and wildlife. One of the jewels in the crown.	Mature trees and hedges provide and preserve the rural nature and character of the village in areas that is bisected by a busy 'A' road and other main access routes.	Significant contribution to the history and special character of the village, a foil to the density of new housing development.
4.2 How is the proposed	As the memorial to those village	This green can be						

space of particular importance in respect of its historic significance?	men who died in 2 world wars as well as Canadian aircrew who died in a crash in the village during WW2, the historical significance is self-evident	found on 19 th century maps of Roade						
4.3 How is the proposed space of particular local significance in respect of its recreational value?				Recreational area with play equipment and shared open space, dedicated to younger children and adults.	Recreational area with shared open space for children and adults. Play equipment for all ages.	Popular venue, valued for the quality of the facility and the tranquility it offers as there is a lack of artificial noise.		
4.4 How is the proposed space of particular local significance, in respect of its tranquility?				Tranquility due to a lack of artificial noise.			Screening of busy roads to homes.	
4.5 How is the proposed space of particular			Large area, undisturbed for over 15+ years that has been				Mature trees and hedges, encourages	Mature trees and hedges, encourages a variety of

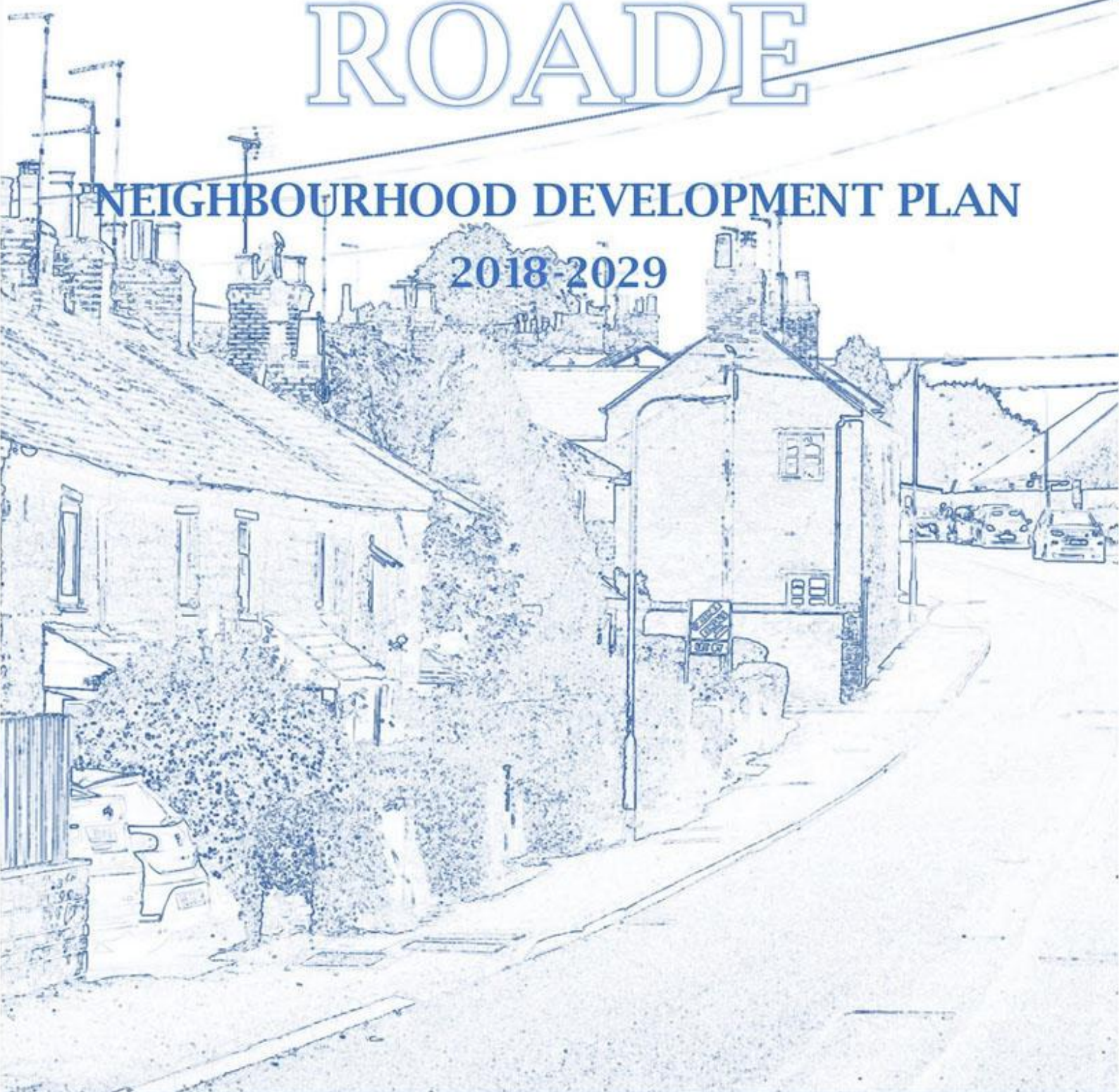
local significance in respect of its richness of wildlife?			allowed to revert to a wild meadow				a variety of wildlife	wildlife
Test 5 : Is the site an extensive tract of land?	No	No	Yes; 23,000 m ²	No	No	Yes; 5,685 m ²	No	No
Test 6: If site/space was designated can the site endure beyond the end of the plan period (2029) What are the owner's long term plans for the site? Is there a management plan in place for the site? Who will be responsible for the on-going maintenance of the site	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Not known	Not known	Not known	Retain as public open space	Retain as public open space	Not known	Not known	Not known
	Not known	Not known	Not known	No	No	Not known	Not known	Not known
	NCC Highways / Parish Council	NCC Highways / Parish Council	Chartwell Industries	Parish Council	Parish Council	Roade Bowls Club as lessee	NCC Highways / Parish Council	NCC Highways / Parish Council

[illegible]

ROADE

NEIGHBOURHOOD DEVELOPMENT PLAN

2018-2029



To find out more about the Roade Neighbourhood Development Plan or to make comments on the plan contact:

Gillian Greaves, Roade Parish Council, P.O. Box 847, Roade Post Office, 7 High Street, Roade, NN7 9AB

Or email: clerk@roadeparishcouncil.gov.uk