

2022-2041

Grafton Underwood Neighbourhood Plan



Referendum Version

Grafton Underwood Parish Council
April 2026



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1. Introduction

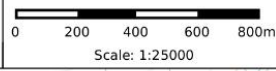
Neighbourhood Plans

- 1.1. The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.
- 1.2. The preparation of the Grafton Underwood Neighbourhood Plan is intended to allow people who live, work and have a business in the area to have a say where they think new houses and businesses should be located and what they should look like. A Neighbourhood Plan can also identify and protect important Local Green Spaces, conserve local heritage and protect areas of nature conservation interest and the distinctiveness of the village. The Grafton Underwood Neighbourhood Plan will be a statutory plan which means that once it has been finalised, decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan, and any other material considerations.

The Grafton Underwood Neighbourhood Area

- 1.3. Grafton Underwood Parish lies to the east of Kettering and south of Corby in the unitary authority of North Northamptonshire. Grafton Underwood is the only settlement and is located centrally within the Parish. It is one of a small group of former estate villages associated with the Duke of Buccleugh's Estate at Boughton.
- 1.4. The Neighbourhood Area (Map 1) includes the whole of Grafton Underwood Parish. Grafton Underwood Parish Council applied to the former Kettering Borough Council¹ for Neighbourhood Area designation and on 3 June 2019 the Neighbourhood Area this was [approved](#). The Neighbourhood Area covers 737 hectares.
- 1.5. National Planning guidance identifies that Neighbourhood Planning provides the opportunity for communities to set out how they want their community to develop over the next 10, 15 or 20 years. The Plan, prepared by Grafton Underwood Parish Council, therefore covers the period 2022 – 2041.
- 1.6. The [Grafton Underwood Parish Council](#) website provides information and updates about the Neighbourhood Plan preparation and its progress.

¹ Following local government reorganisation, North Northamptonshire Council came into being on 1 April 2021. The North Northamptonshire unitary area covers the former district and borough councils of Corby, East Northants, Kettering and Wellingborough which have been abolished.



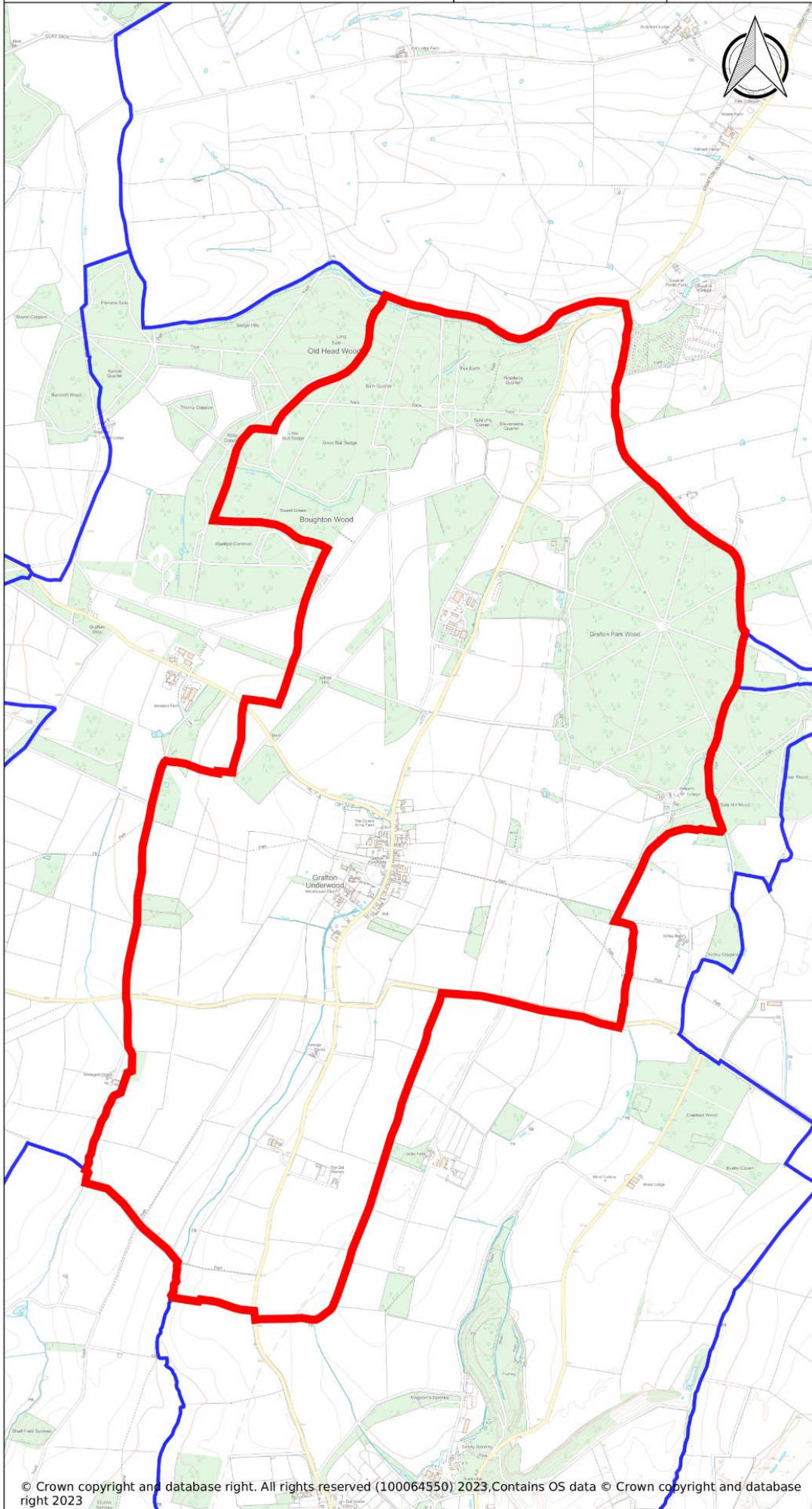
Author: R. Cole
Date: 23/04/2023



Parish



Neighbourhood Plan Area





Basic Conditions

- 1.7. Only a draft neighbourhood plan that meets each of a set of basic conditions can be put to a referendum and be adopted. This means that there is not an entirely free hand over how the Plan is prepared. In particular, a Neighbourhood Plan must have regard to the National Planning Policy Framework (NPPF), National Planning Practice Guidance and the Development Plan for the area.

National Planning Policy Framework

- 1.8. The [National Planning Policy Framework](#) was updated on 12 December 2024 and sets out the government's planning policies for England and how these are expected to be applied.
- 1.9. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018, updated in February 2019, revised in July 2021, updated in September 2023 and revised in December 2023.
- 1.10. The [planning practice guidance](#) to support the framework is published online.

North Northamptonshire Development Plan

- 1.11. The relevant Development Plan for the area is the North Northamptonshire Development Plan. This comprises the:
- [North Northamptonshire Joint Core Strategy 2011-2031](#) (the Local Plan Part 1) (Adopted July 2016), which sets out the overall spatial strategy and the;
 - [Kettering Site Specific Part 2 Local Plan 2011-2031](#) (Adopted December 2021). This develops in more detail the strategy outlined in the Joint Core Strategy.
- 1.12. North Northamptonshire Council is currently preparing a new North Northamptonshire Local Plan to replace the existing North Northamptonshire Joint Core Strategy and elements of the Part 2 Local Plans. The proposed timetable has been delayed for a number of reasons, though the delay of the Government to deliver proposed planning reforms to the plan making system is a principal factor. The Council is working hard to maintain progress and a revised Local Development Scheme will be published in early 2025. The North Northamptonshire Local Plan will have an extended period to 2041; this Neighbourhood Plan period is from 2022 to 2041 which will align with the Local Plan.

What has been done so far

- 1.13. The preparation of the Neighbourhood Plan has been led by Grafton Underwood Parish Council which is the Qualifying Body.

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Initial Consultation

- 1.14. Two drop-in sessions were held in the Grafton Village Hall on the 5th and 6th May 2022. These events were used to inform local people about the neighbourhood plan process and receive views and opinions on the key issues that the Neighbourhood Plan should address.

Housing Consultation

- 1.15. Further consultation was undertaken in February/March 2023 and focused on housing issues including whether the Neighbourhood Plan should allocate a site for housing. A consultation leaflet which incorporated a short questionnaire was delivered to all the households in the village. The results of the consultation are detailed within the 'Housing Consultation Statement' available on the Parish Council [website](#).

Pre-Submission Consultation

- 1.16. The feedback from these consultation events and information about the area helped inform the preparation of this (Pre-Submission) Draft version of the Grafton Underwood Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period of no less than six weeks on the proposed Neighbourhood Plan ran from Monday 22 July 2024 to Monday 2 September 2024.
- 1.17. A copy of the Pre-Submission Draft of the Plan was available to download, along with supporting documentation, on the Parish Council [website](#). A consultation leaflet was delivered to all premises within the Parish.

Submission

- 1.18. All representations and comments received were considered by Grafton Underwood Parish Council and used to amend the Pre-Submission Draft of the Plan. A Consultation Statement, including a summary of all comments received and how these were considered, was made available on the Parish Council website.
- 1.19. The Plan was submitted to North Northamptonshire Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation took place from 1 September to 13 October 2025. It was then sent to an Independent Examiner who recommended that the Plan, once modified, proceeds to referendum.
- 1.20. North Northamptonshire Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, the Council will adopt it.

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- 1.21. When the Plan is adopted, it will form part of the Statutory Development Plan for the area. North Northamptonshire Council will continue to be responsible for determining planning applications, but in the Grafton Underwood Neighbourhood Area, the policies in the Neighbourhood Plan will form the basis of those decisions along with the adopted North Northamptonshire Development Plan and other material considerations.

Note, when considering a development proposal, ALL the relevant policies of the Neighbourhood Plan will be applied.



2. Profile

Parish

- 2.1. Grafton Underwood is a rural Parish to the east of Kettering set within the area of the former Rockingham Forest. In medieval times the parish's landscape was heavily wooded and extensive areas of managed ancient woodland remain, notably in the north. It also comprises land under the ownership of the Boughton Estate which includes a former Second World War airbase and runway. The Grafton Underwood Neighbourhood Plan Area mainly lies over geology classified as secondary B (undifferentiated) aquifer, which lies over Bilsworth Limestone that is classified as a principal aquifer.
- 2.2. There were 130 usual residents as at Census Day 2021, (compared to 146 at Census day in 2011) with all of these living in households. There was a total of 60 household spaces² and 18.1% of residents were aged between 65-84 years compared to a national average of 16%.

Grafton Underwood Village

- 2.3. Grafton Underwood has a unique identity and distinctive character due to the presence of the Alledge Brook that runs north to south through the village, and its development as an estate village associated with the Duke of Buccleugh's Estate of Boughton. It has also remained in estate ownership until fairly recent times, and therefore its character is strongly identified with agriculture and the management of the Estate.
- 2.4. Grafton Underwood is a linear village, open to the surrounding countryside and landscape. The main street runs through the centre and along the eastern edge of the Alledge Brook. Most development is laid out either side of the Brook, comprising long narrow plots stretching between the main street and former back lanes. At the northern end of the village the buildings are set back from the Brook alongside an area of open space.
- 2.5. The village has a variety of housing styles and mix of plot sizes, including a good selection of Estate buildings. The majority are constructed up to the edge of the pavement although more recent development built in the 19th and 20th century is set back from the street. Most of the settlement is designated as a Conservation Area

² A dwelling refers to: a self-contained unit of accommodation where all of the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door that only the household can use. Households are therefore a subset of a dwelling as more than one household can be resident in a dwelling. Estimates of dwellings are not covered in the 2021 Census Parish data.

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and the village includes over 27 listed buildings and structures, including its church.³

- 2.6. Grafton Underwood is identified as 'Category B Village' in the Kettering Site Specific Part 2 Local Plan, in light of its important Conservation Area, as well as its particular character and charm given its evolution as an 'estate village' associated with the Boughton Estate. It is therefore essential that the character and vitality of Grafton



Figure 1: 'Estate' building in Grafton Underwood

Underwood village is maintained. As a consequence, Local Plan policy (Policy RS2) seeks to limit development within the village and does not propose any housing allocations.

³ [The National Heritage List for England](#)



3. Sustainable Development, Priorities and Vision

Sustainable Development

3.1. Our Neighbourhood Plan must contribute to the achievement of sustainable development. The planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an **economic** objective – to help build a robust, 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, innovation and improved productivity; and by identifying and coordinating the provision of appropriate infrastructure;
- a **social** objective – to support strong, vibrant and healthy communities, by ensuring a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed built environment with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an **environmental** objective – to contribute to protecting and enhancing the natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.2. Our Plan shows what sustainable development in Grafton Underwood Parish means in practice.

Priorities

3.3. Feedback from the community consultation has identified the key issues that the Grafton Underwood Neighbourhood Plan needs to address: -

- Maintaining the character, identity and tranquillity of the village
- Protecting the character of the countryside and access to it
- Protecting green areas in the village
- Conserving local heritage
- Maintaining tranquillity
- Protecting important views
- Nature Conservation



- The impact of vehicular traffic and parking issues on village life
- Renewable Energy development
- Flooding within the village
- Local Housing Needs
- Importance of Local Services

3.4. These are explored in greater detail in the following chapters.

Vision

3.5. In setting out the aims for the Plan it is vital to consider how Grafton Underwood Parish should be at the end of the plan period. The Plan needs to be aspirational, but realistic. The Plan also needs to respond to the priorities identified by local people. The vision statement set out below has helped guide the preparation of the Grafton Underwood Neighbourhood Plan and makes it clear what the Plan is aiming to achieve.





4. Countryside and Landscape

- 4.1. Grafton Underwood is a rural area with a strong agricultural identity. The village has strong physical and visual links with the wider landscape and fields, as the rural landscape gradually merges into the village. The rural setting to Grafton Underwood is highly valued by local people and its value is recognised and protected in the Local Plan.
- 4.2. The North Northamptonshire Joint Core Strategy (also known as the “Core Strategy”) 2011-2031 defines the role of its urban and rural area, comprising villages and countryside, seeks to focus development towards the urban area to maintain the character of the rural area and the protection of the open countryside. Although, exceptions to this approach are acknowledged, including those developments that meet locally identified needs or rural worker accommodation.
- 4.3. The Core Strategy also allows Part 2 Local Plans to identify a rural settlement hierarchy and to define village boundaries. The Kettering Site Specific Part 2 Local Plan defines a Settlement Boundary for Grafton Underwood. The settlement boundary is used to manage the location of development, preventing the sprawl of development into the open countryside and protecting the landscape setting of the village.
- 4.4. The Neighbourhood Plan supports the settlement boundary for Grafton Underwood (as defined in the Kettering Site Specific Part 2 Local Plan) and land outside of the boundary will be considered as open countryside.

Landscape

- 4.5. The landscape patterns evident today have evolved gradually over many thousands of years and are the result of the interaction of physical and human influences.

Rockingham Forest National Character Area

- 4.6. Natural England has identified and prepared profiles for England’s 159 [National Character Areas](#) (NCAs). These are areas that share similar landscape characteristics, and which follow lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.
- 4.7. Grafton Underwood Parish lies within the [Rockingham Forest National Character Area](#) (NCA 92). The Rockingham Forest National Character Area is essentially a broad, low undulating ridge underlain by Jurassic limestone which falls away from a prominent, steep northern scarp overlooking the Welland Valley. Large areas of woodland remain a significant feature of the landscape and, while not forming continuous belts, the blocks of wood land often coalesce visually with hedgerow trees and smaller copses to increase the perception of extensive



woodland cover across the landscape. Over half the areas of woodland are ancient woodland

4.8. The landscape also includes a patchwork of large to medium sized fields of mixed arable and pastoral use. Fields are commonly bounded by managed hedgerows with intermittent trees and drystone walls in some parts.

4.9. Settlements generally lie along the river valleys and are linked by narrow winding lanes which contribute to the remote rural character of much of the area. The rural feel and tranquillity of Grafton Underwood contrasts with the larger settlements of Kettering and Corby which are areas targeted for future growth.

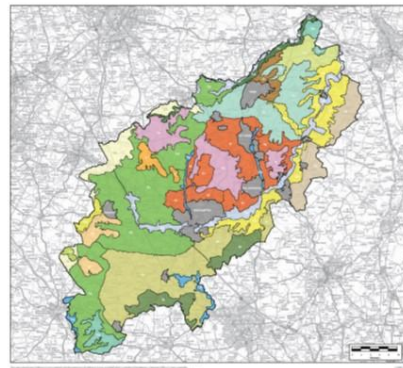


Figure 2: Northamptonshire Landscape Character Assessment

4.10. The area is rich in historic character, with country houses, historic parkland, ridge and furrow and open field patterns. Abandoned Second World War airfields and military camps are also notable historic landscape features.

Northamptonshire Landscape Character Assessment

4.11. Working within the framework of national Countryside Character Areas, the Northamptonshire Landscape Character Assessment (LCA) identifies a range of landscape character types and 41 character areas across North Northamptonshire. The Assessment provides the basis for guiding, informing and understanding the ability of the location to accommodate change and to make positive proposals for conserving, enhancing or regenerating character as detailed proposals are developed. The LCA will be used in the determination of development proposals to ensure that the character of the area’s landscape is respected, retained and, where possible, enhanced for future generations.

4.12. The Parish of Grafton Underwood is within the landscape character type of Wooded Clay Plateau and the Geddington Chase Landscape Character Area (7a). This largely flat plateau is drained by several streams and tributaries creating localised minor undulations in the landscape. Key characteristics include woodlands of high scenic and nature conservation value (ancient woodlands), arable fields with low hedges and intermittent hedgerow trees and mature landscaped parks and gardens which add to the wooded character of the landscape.



There are many areas where you can gain long distance views and a sense of openness.

Important Views

4.13. The gently undulating landscape surrounding Grafton Underwood enables panoramic views from the edges of the village towards the countryside. The blocks of ancient woodland, farmland, mature hedges and dispersed trees are present in these views. Parts of the landscape has retained ridge and furrow character, and this contributes to the considerable scenic value of the views of the open countryside.

4.14. There are also glimpsed views of the village experienced from the countryside, as well as a range of short distance views within the village. One of the most distinctive being the views of the St James Church which is a landmark feature that announces the presence of the village.



Figure 3: St James Church

The area of open space, adjacent to the brook, within the northern part of the village, has also been identified as a focal point.

4.15. Both the [Grafton Underwood Neighbourhood Plan Design Guide \(October 2020\)](#) and the [Grafton Underwood Conservation Area Appraisal \(2007\)](#) identify important views and focal points. These important local views, within and beyond the village, were supported by local people who attended the two drop-in sessions.

GU1: Landscape Character and Locally Important Views

Development should be located and designed in a way that is sensitive to its landscape setting. Development should safeguard and, where possible, enhance the following Important Views and Focal Point as shown on Map 2: Important Views and Focal Point and the Policies Map.

A1, A2 & A3: Views along Main Street (facing North)

B: View looking towards St James Church

C1 & C2: Views along Main Street (facing South)

D: Views looking towards the brook and the adjacent area of open Space.

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E: View looking east across the fields and ridge and furrow.

F: View to the north across the fields.

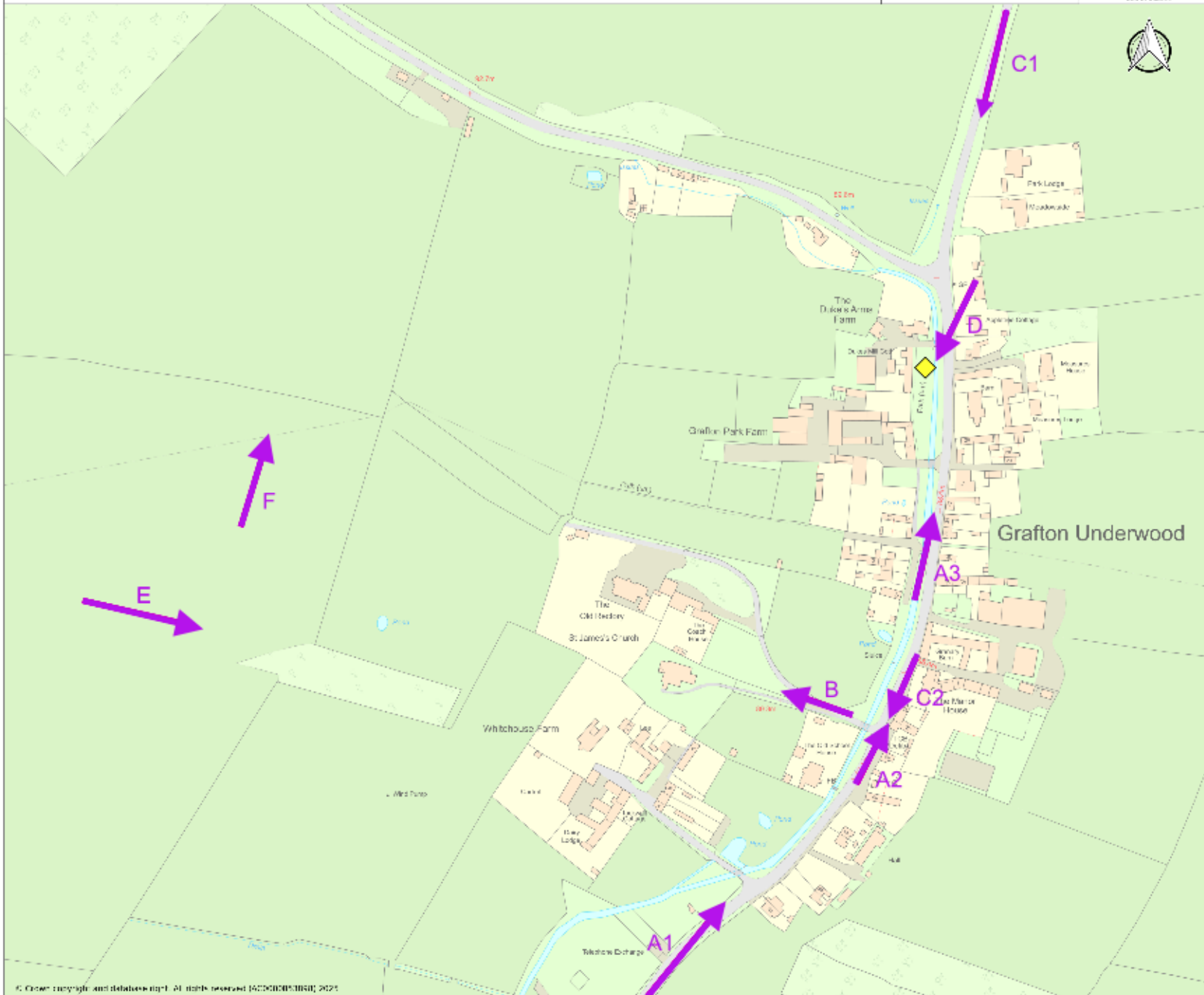
Important views
and valued
landscapes are
protected

The character
and beauty of
the countryside
and its natural
environment are
safeguarded

Focal Point (Policy GU1)



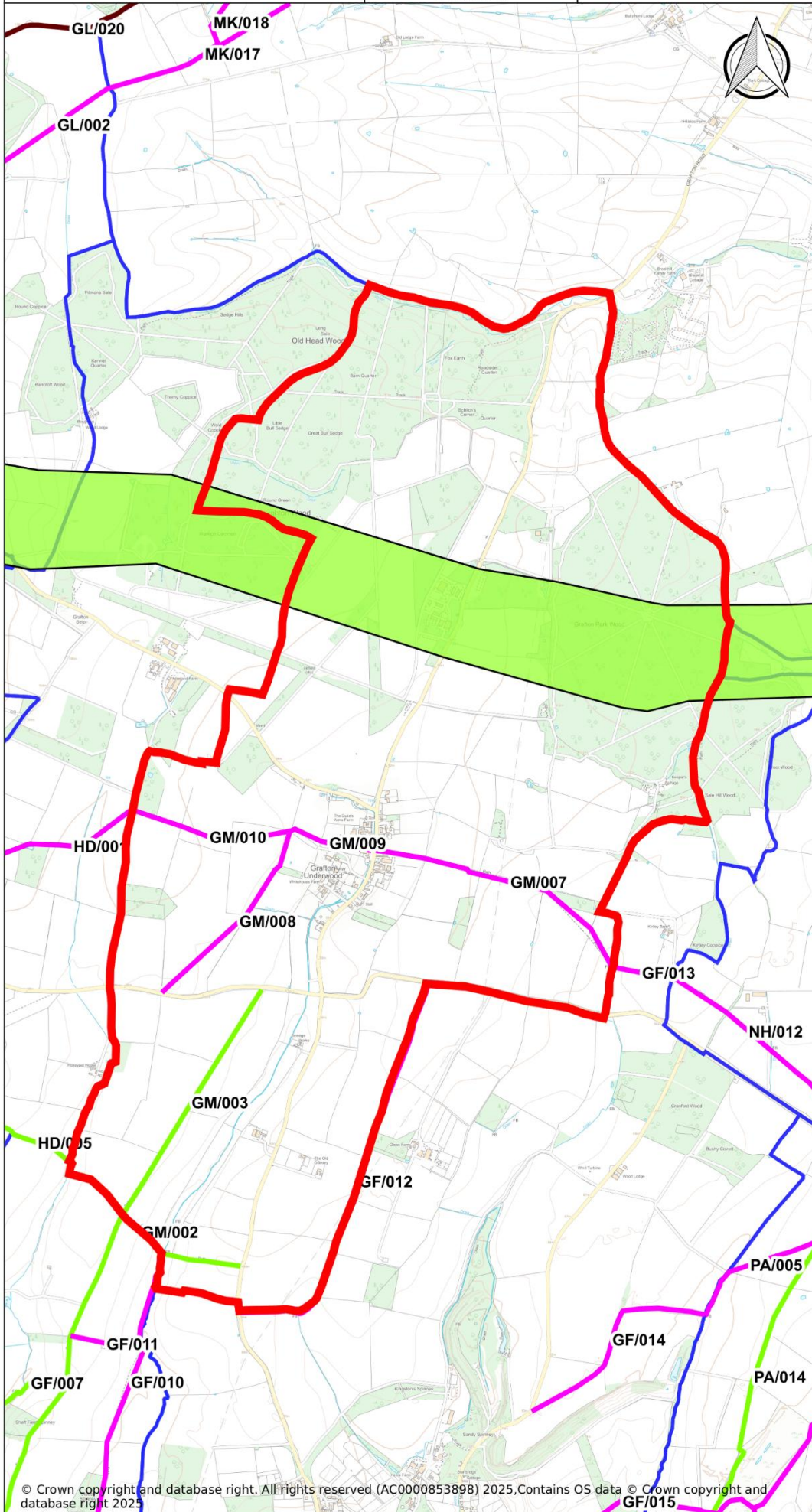
Important Views (Policy GU1)





Green Infrastructure

- 4.16. Green Infrastructure (GI) is the term used to describe an interconnected network of multi-functional green space and is used as a way of ensuring open space, countryside, parks and important natural or cultural features are planned and recognised, particularly for the contribution they make to the quality of life.
- 4.17. Green infrastructure embraces a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds and other water bodies.
- 4.18. Green Infrastructure networks have been identified at both strategic and local scales across Northamptonshire. Local green infrastructure corridors complement the sub-regional green infrastructure network and Policy 19 of the Joint Core Strategy supports their enhancement, recognising that these local corridors provide opportunities to enhance access between settlements and their surrounding countryside. The Boughton Park to Titchmarsh Wood Local Green Infrastructure Corridor passes east to west through Grafton Underwood Parish (Map 3). Policy NEH2 of the Kettering Site Specific Part 2 Local Plan seeks to resist proposals which will undermine the integrity of the Borough Level Green Infrastructure Network.



Parish



Public Rights of Way

- BOAT
- BR
- FP

Local Green Infrastructure Corridor



Neighbourhood Plan Area





Access to the Countryside

- 4.19. Grafton Underwood has a network of footpaths and bridleways both within the village and outside it, into the surrounding countryside (Map 3). These Rights of Way are an appreciated and well-used community asset that contributes to the health and well-being of the community. You can view the approximate location of rights of way through [an interactive mapping system](#).
- 4.20. We are keen to see the existing footpath and bridleway network protected, extended and enhanced as well as the provision of cycleways. To the west of Grafton Underwood is the National Cycle Network Route 552 which connects north east Kettering with Geddington. The main street and local lanes to surrounding villages are also well used by recreational cyclists. Further opportunities for new Rights of Way or permissive paths should be encouraged and the accessibility of the existing network should be protected and enhanced.

North Northamptonshire Greenway

- 4.21. The North Northamptonshire Greenway is a proposed strategic rural network of safe, largely traffic-free routes suitable for walking, wheeling, cycling and horse riding, connecting settlements, employment, leisure and tourism destinations across North Northamptonshire and beyond. Its key objectives are to:
- Enable people to choose to walk, wheel, ride or cycle for a range of trip purposes including school, commuting, every day and leisure trips.
 - Deliver an accessible, inclusive active travel network in line with current design standards in terms of coherence, directness, safety, comfort and attractiveness.
 - Help to deliver North Northamptonshire's Green Infrastructure network including the Ise and Nene Valley Corridors, with a target of delivering at least 10% Biodiversity Net Gain.
 - Improve the tourism offer across North Northamptonshire, with connected market towns, nature reserves and tourism sites and circular routes.
 - Improve the vitality of North Northamptonshire's towns, aiding local businesses by improving access for commuters and shoppers.
 - Provide safe routes to schools.
 - Provide additional sustainable transport options for residents who don't own a car.
- 4.22. The [Draft North Northamptonshire Greenway Strategic Masterplan](#) has identified a proposed network of 356km and connecting settlements



within North Northamptonshire and in neighbouring authorities with combined population of 600,000. The total network within North Northamptonshire is 275km comprising existing greenways, routes proposed in Local Cycling and Walking Infrastructure Plans (LCWIPs) and new routes. Excluding the LCWIP routes, the proposed network within North Northamptonshire is 212km long, demonstrating the scale of Greenway network and will cost approximately £38.1m to build.

- 4.23. Grafton Underwood lies on a proposed new high-level route which runs from Corby, through Geddington and Grafton Underwood to Thrapston (route 11b). The Masterplan sets out a draft development contribution formula for the proposed North Northamptonshire Greenway network.

GU2: Access to the Countryside

Development should protect Public Rights of Way and wherever possible create new links to the network including footpaths and cycleways, and new permissive routes. The creation of an off-road cycle/footpath link between Grafton Underwood and Geddington, along with opportunities to improve connectivity with Thrapston, will be supported as part of a new high-level crossing between Corby and Thrapston.

The character
and beauty of
the countryside
and its natural
environment are
safeguarded

Dark Skies

- 4.24. Environmental pollution caused by artificial light at night, commonly referred to as light pollution, is growing exponentially in terms of its geographic presence and reach. In summer 2016, CPRE, the countryside charity published 'Night Blight' maps of Britain's light pollution and dark skies, using data captured by a satellite at 1.30am throughout September 2015. It found that only 22% of England had pristine night skies, completely free of light pollution, compared with almost 57% of Wales and 77% of Scotland. The figure below illustrates the higher levels of light pollution in Kettering and Thrapston and the impact beyond these towns as light spreads out into the countryside. As Grafton Underwood is some distance away from these towns, much lower levels of light pollution are currently found in its Neighbourhood Area.

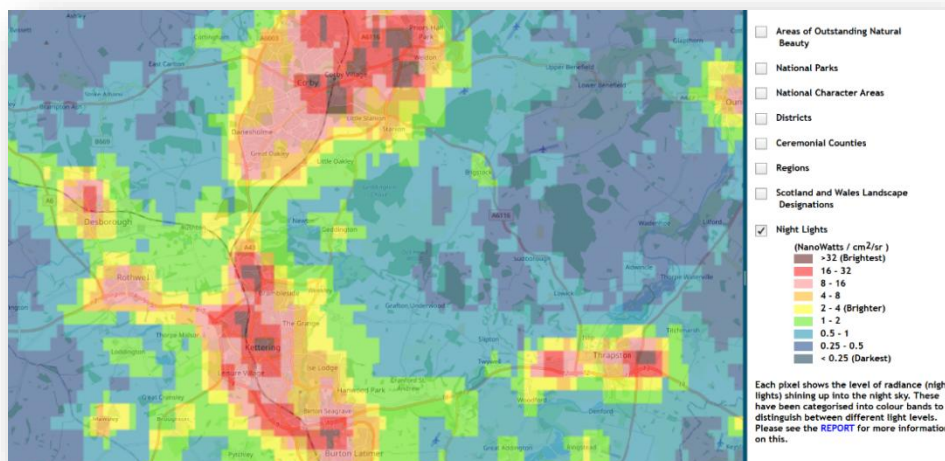


Figure 4: England's Light Pollution and Dark Skies – Kettering and surrounds (Source; CPRE – The Countryside Charity)

- 4.25. The creeping urbanisation of the countryside around Kettering and Thrapston is threatening the Parish's star-studded skies overhead which are as valuable as the beautiful rolling landscape. Light pollution can also adversely impact on wildlife as well as our health and well-being.
- 4.26. Dark skies are a valuable resource and Neighbourhood Plan Policy GU3 will help ensure that development does not harm the quality of dark night skies by ensuring that any proposed lighting is necessary, and by reducing light spill to minimise the overall impact of light. Guidance Note 1 for the reduction of Obtrusive Light (2021) provides detailed guidance on the control of obtrusive light and for limiting sky glow.

GU3: Dark Night Skies

As appropriate to their scale and nature, development proposals should demonstrate that all relevant opportunities to reduce light pollution have been taken and should ensure that the measured and observed sky quality in the surrounding area is not negatively affected. Where the installation of lighting is unavoidable, necessary and appropriate for the proposed development, light spillage and glare should be minimised, and any adverse impacts should be mitigated by control measures to reduce light pollution.

Grafton Underwood is a tranquil place to live

Renewable Energy

- 4.27. Increasing the amount of energy from renewable and low carbon technologies will help ensure the UK has a secure energy supply,



reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Grafton Underwood Parish Council broadly welcome and supports developments that are low-carbon, energy and resource efficient. The retrofitting of low carbon and energy efficiency measures in existing developments is encouraged.

- 4.28. Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.
- 4.29. A Renewable Energy Study⁴ has identified that on shore wind provides the largest potential resource for North Northamptonshire with the greatest wind energy potential in East Northamptonshire and Kettering, although Heat pumps, solar PV and solar thermal also have significant potential across the area.

Solar Farms

- 4.30. Solar farms (sometimes known as solar parks or solar fields) are the large-scale application of solar PV panels to generate green, clean electricity at scale, usually to feed into the grid. Solar Farms can cover anything between 1 acre and 100 acres.
- 4.31. Planning permission (KET/2019/0369) was granted in September 2020 for the construction of a Solar Park, for a period of 30 years, at Brigstock Road, on land to the north west of Grafton Underwood. A subsequent application was submitted and approved (KET/2021/0535) extending the operation life of the Solar Park to 40 years. The site covers an area of 69 hectares of land and the Solar Park will have the capacity to power 11,400 homes every year. At the end of the operational lifespan of the Solar Park the site will be returned to its original use and all equipment removed. Grafton Underwood Parish Council will also be provided with a commuted fund once the site becomes operational.
- 4.32. At the time of the application, there were concerns that a Solar Park would detract from the rural character and views into the countryside as well as negatively impact on the setting of the village of Grafton Underwood and residential amenity.
- 4.33. Scottish Power Renewables Ltd are understood to be undertaking the construction of the solar farm. They submitted a further, associated planning application (NK/2022/0663) for the installation and operation of buried cables and access route to connect the Grafton Underwood solar farm to a substation on land to the north within Brigstock Parish.

⁴ Local Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands, July 2011 (Prepared for the East Midlands Councils by Land Use Consultants, the Centre for Sustainable Energy and SQW).



This will provide a point of connection to the electrical grid network. However, this application has now been withdrawn.

- 4.34. Having regard to the character and nature of the local landscape, and that permission has already been granted for a large-scale Solar Park in the Parish, any further large-scale solar park renewable energy development in the Parish would not be supported. It is considered that further development of this nature would have a cumulative negative impact on landscape character and visual amenity. Furthermore, and in response to local views, any proposal for small scale solar development would need to demonstrate there would be no adverse environment impacts.

Wind Energy

- 4.35. One of the key factors determining the acceptability or otherwise of wind turbines is their potential impacts on the local landscape – this is due to their height and the movement they introduce into the landscape (i.e. rotating blades).
- 4.36. Current national guidance stresses the need for local support for wind turbines and therefore allows local people to have the final say on wind farm applications. The current consultation on the NPPF retains this principle, although the wording has changed, so that a proposal would need community support rather than the backing of the community. No support for wind turbines or wind farms was suggested at the community consultation events in May 2002.

Biomass

- 4.37. The term “biomass” refers to organic matter that has stored energy throughout the process of photosynthesis. It exists in one form as plants and may be transferred through the food chain to animals’ bodies and their wastes. All of which can be converted for everyday human use through processes such as combustion, which releases the carbon dioxide stored in the plant material. Many of the biomass fuels used today come in the form of wood products, dried vegetation, crop residues, and aquatic plants. However, waste development is excluded from the issues within the jurisdiction of a Neighbourhood Plan.

Microgeneration Technologies

- 4.38. Many microgeneration technologies projects, such as domestic solar PV panels, ground source and air source heat pumps are often permitted development which means they do not require planning permission providing certain limits and conditions are met.



GU4: Renewable Energy

Proposals for microgeneration technologies development or for the development of local carbon technologies such as retrofitting for energy efficiency will be supported where development has been demonstrated to respect local character and residential amenity.

Small-scale ground-mounted solar photovoltaic farms will be supported only where:

- a. They are on previously developed land and avoid woodland and agricultural land;
- b. Their location is selected sensitively and well-planned so that proposals do not impact on any heritage asset, including the Conservation Area;
- c. The proposal's visual impact has been fully assessed and addressed with Planning Practice Guidance on landscape assessment;
- d. They do not contribute towards an unacceptable cumulative impact from renewable energy developments or permitted proposals in adjoining areas; and
- e. The installations are removed when no longer in use and the land is restored to its previous use.

Proposals for wind turbines or large-scale solar farms will not be supported unless they are sensitively located and their cumulative impact with similar developments is acceptable.





5. Local Green Spaces

Local Green Spaces

5.1. National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances. The Kettering Borough Site Specific Part 2 Local Plan does not identify any Local Green Spaces within the Parish. However we can identify Local Green Spaces in our Neighbourhood Plan where justified.

5.2. Within the village, buildings are interspersed by open areas that contribute positively to Grafton Underwood's character. The spaces consist of paddocks, informal areas of open land and a churchyard. There is also a significant area of open land that runs along the edge of the Alledge Brook, that runs through the village. This space provides a setting for the village, as well as several heritage assets, and defines its linear pattern of development.



Figure 5: Local Green Space - Alledge Brook

5.3. At the Drop-In Sessions in May 2022 there was support for the protection of Local Green Spaces in the village. Of these areas identified as Local Green Space, we have checked to make sure the criteria for designation have been met and a summary of our assessment is set out at Appendix 1.

5.4. By designating these spaces as Local Green Space, we will be able to rule out new development other than in very special circumstances.

Policy GU5: Local Green Spaces

The following areas identified on Map 4 and the Policies Map are designated as Local Green Space and are recognised for their local importance.

- 1 Land south of Telephone Exchange
- 2 Allotment site
- 3 Land to the rear of the allotment site
- 4 Land adjacent to the Old School House
- 5 St James's Churchyard
- 6 Land adjacent to the Coach House
- 7 Alledge Brook

Grafton Underwood Neighbourhood Plan Referendum Version



The construction of new buildings would be inappropriate and should not be approved except in very special circumstances.

Important green
spaces are
protected



Author: R. Cole

Date: 08/02/2024



Local Green Space





6. Ecology and Biodiversity

Ecology and Biodiversity

- 6.1. Although there are no nationally designated ecology sites within the Parish, there are two local wildlife sites and a potential local wildlife site. There are also protected and notable species to be found within the Neighbourhood Area, including Great Crested Newts, bats, birds, flowering plants and insects. The Neighbourhood Plan provides an opportunity to identify, map and safeguard local wildlife-rich habitats and wider ecological networks. Policy GU6 not only secures their protection from harm or loss but also helps to enhance them and their connection to wider ecological networks.

Local Wildlife Sites

- 6.2. The current system of identifying non-statutory wildlife sites in Northamptonshire is the Local Wildlife Sites (LWS) system. This system is managed, in partnership, by the Wildlife Trust, local authorities, nature conservation agencies, local naturalists and landowners.

Grafton Park Wood

- 6.3. This LWS comprises a large area of ancient semi-natural woodland, comprising 47 woodland plants. It has a broad habitat of woodland with elements of a lowland mixed deciduous woodland, a [Northamptonshire Biodiversity Action Plan](#) (BAP) habitat. It is one of the better, large, ancient woodlands in the county, with a diversity of compartments and ground flora. It used to be a Site of Specific Scientific Interest (SSSI) during the 1970s and still retains much of its interest, mostly confined in the rides and remaining old coppice areas. Bird, lepidoptera insects, moss and other woodland species have been recorded in impressive numbers. This woodland is regularly managed.

Old Head Wood

- 6.4. This LWS is another large area of ancient semi-natural woodland comprising 44 woodland plants. It has been replanted with a mixture of species, mostly forestry conifer species, although the BAP habitat of lowland mixed deciduous woodland is present. The large size of the wood results in the presence of undisturbed habitat and contains muntjac, roe and fallow deer, plus dragonflies, butterflies and a concentration of invertebrates along the grassier rides. Old Head Wood along with Grafton Park Wood are afforded protection under Policy NEH4 of the Kettering Site Specific Part 2 Local Plan.



Cranford St Andrew Verge

- 6.5. A Potential LWS⁵ has been identified along a long section of road verge out of Cranford St Andrew, an element of which sits within the southern part of the Neighbourhood Area. Its broad habitat is grassland and is species rich in part, including knapweed, meadow cranesbill, bramble, willowherb and blackthorn.

Priority Habitats

- 6.6. Grafton Underwood also has areas of Priority Habitats, including lowland mixed deciduous woodland, and this habitat has been identified as one of those being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). The Northamptonshire Biodiversity Action Plan seeks to maintain the quality of this habitat as well as bring areas into positive management. Priority habitats and criteria are defined by Natural England.

Wildlife Corridors

- 6.7. Wildlife Corridors allow species to travel between rural and urban areas. Narrow strips of habitat may be vulnerable to edge effects and consequently the wider a corridor can be, the better for many species. Retention and enhancement of an integrated complex of wildlife corridors at the local and landscape scale is essential to allow species dispersal, particularly as climate change is already affecting the population and range of many UK species.

Biodiversity Net Gain

- 6.8. Biodiversity net gain is an approach which aims to leave the natural environment in a measurably better state than beforehand. The National Planning Policy Framework encourages net gains for biodiversity to be sought through planning policies and decisions. Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development.
- 6.9. Net gains for biodiversity may, for example, involve creating new habitats, enhancing existing habitats, providing green roofs, green walls, street trees or sustainable drainage systems. Relatively small features can often achieve important benefits for wildlife, such as incorporating 'swift bricks' and bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat. Biodiversity net gain does not override the protection of designated sites, protected or priority species and irreplaceable or priority habitats. It aims to create new habitats as well as enhance existing habitats, ensuring

⁵ Potential Wildlife Sites (PWS) are sites that are either known or thought to be of higher biodiversity value than the average countryside but have not been confirmed to be of Local Wildlife Site (LWS) standard.

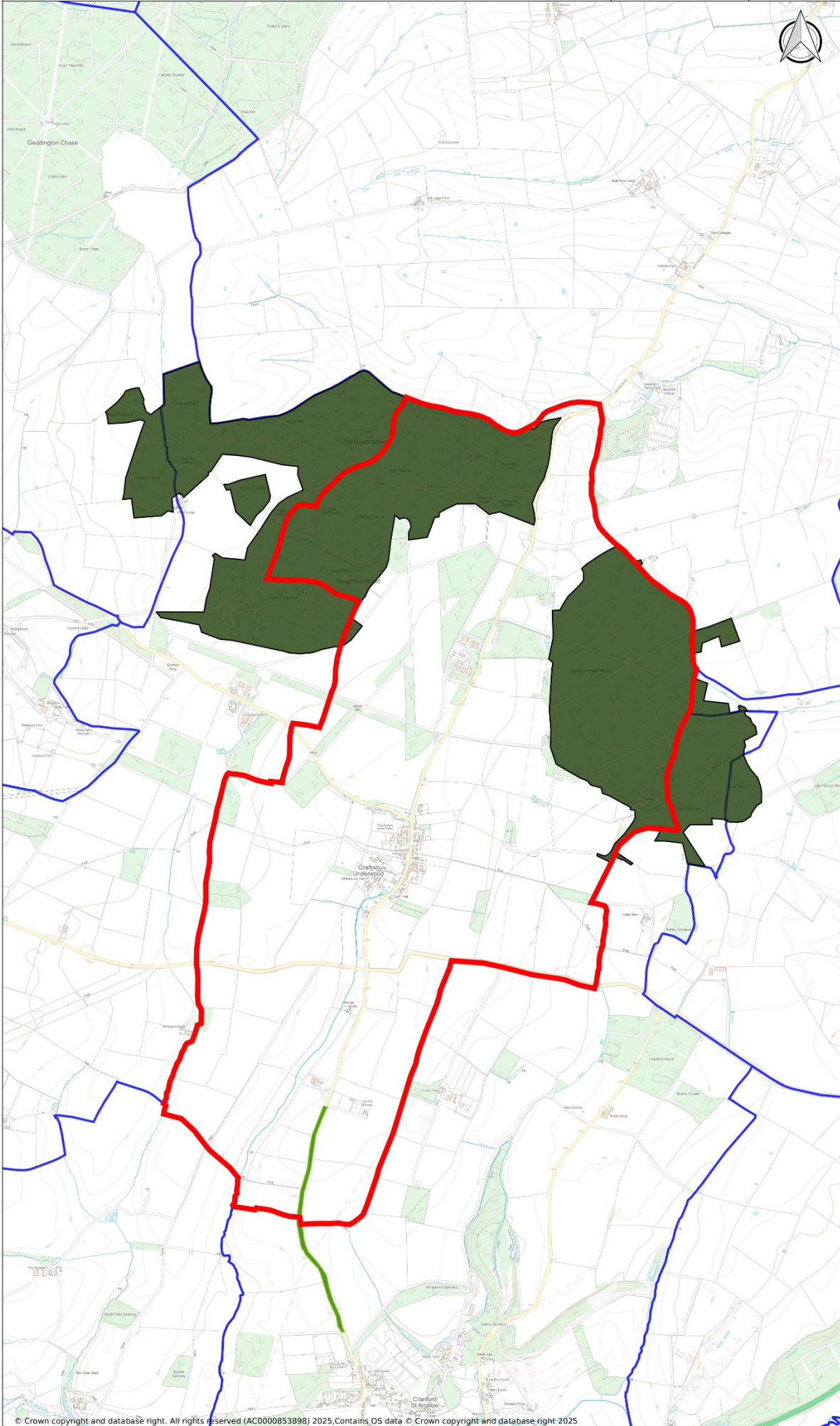
Grafton Underwood Neighbourhood Plan Referendum Version



the ecological connectivity they provide for wildlife is retained and improved.



- Parish
- Potential Local Wildlife Site (Policy GU6)
- Local Wildlife Site (Policy GU6)
- Neighbourhood Plan Area





Policy GU6: Ecology and Biodiversity

Development proposals should respond positively to and not harm the network of local ecological features and habitats as shown on Map 5 and the Policies Map.

Development proposals should maintain and enhance local wildlife sites, and other ecological corridors and landscape features (such as watercourses, hedgerows, and treelines) and deliver an overall net gain for biodiversity.

As appropriate to their scale, nature and location, development proposals should integrate features such as bat boxes, bird boxes, and hedgehog highways to support biodiversity.

The character and beauty of the countryside and its natural environment are safeguarded

Trees, hedgerows and woodland

Ancient Woodland

- 6.10. In the United Kingdom, an ancient woodland is a woodland that has existed continuously since 1600 or before in England. A significant part of Boughton/Old Heads Woodland, an area of ancient woodland, lies within the north west of the Parish. Also located within the Parish, to the north east of Grafton Underwood village, is the ancient woodland of Grafton Park Wood. This was enclosed in 1343 to form a deer park and extended in 1450 by Henry Green of Drayton. Some evidence of the park pale remains. The plantation of Grafton Park Wood was subsequently conceived as part of a wider landscape of extensive avenues and rides by the first and second Dukes of Montague in the first half of the 18th century. It now comprises ancient, replanted woodland in the most part, and ancient and semi-natural woodland.
- 6.11. Grafton Underwood is located within the area of the former Rockingham Forest that once formed the favourite hunting forest of William the Conqueror. The Rockingham Forest forms an important part of Northamptonshire's naturel and cultural heritage. A large amount of woodland remains but as separate woodland located within arable landscapes, therefore resulting in wildlife becoming marooned, impacting adversely upon the forest's value. The Wildlife Trust, is working with the Forestry Commission, the Rockingham Forest Trust, landowners and local communities to create a Living Landscape that aims to expand and create new habitat through linking woodlands and growing new hedgerows and increasing field margins.

Grafton Underwood Neighbourhood Plan Referendum Version



- 6.12. In addition, the National Lottery Heritage Fund has awarded nearly £250,000 of funding towards a two-year project 'Building the links for the Rockingham Forest' that will offer guided walks and workshops in the Northamptonshire woodland and other habitats. This project aims to provide opportunities for people to understand and enjoy the value of this landscape.

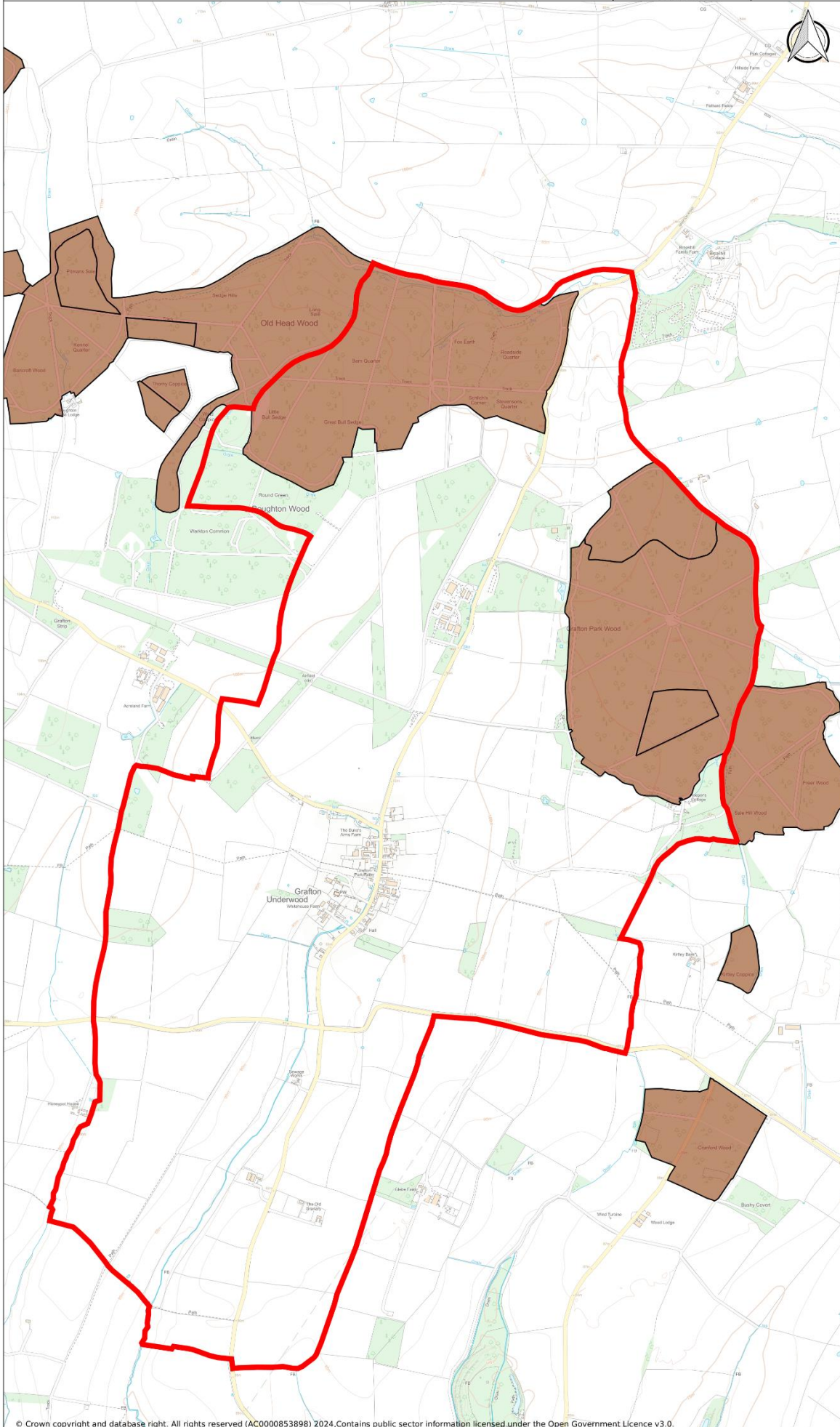
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Author: R. Cole
Date: 08/02/2024



Ancient Woodland

-  Ancient Woodland
-  Neighbourhood Plan Area





Policy GU7: Ancient Woodland

Development resulting in the loss or deterioration of irreplaceable habitats such as the ancient woodland at Boughton/Old Heads Woodland and Grafton Park Wood, and individual or small group of ancient or veteran trees will not be supported. The restoration of planted ancient woodland sites will be supported.

The character and beauty of the countryside and its natural environment are safeguarded

Trees and Hedges

- 6.13 There are many significant mature trees in Grafton Underwood and these all play a role in framing key buildings, softening the built fabric and enhancing the special character of the village. Most of the village lies within a Conservation Area where any tree over 75mm in diameter at 1.5m above ground level is given automatic protection. No cutting, removal, wilful damage or destruction of trees is allowed without giving prior notification to North Northamptonshire Council.
- 6.14 Ancient and species-rich hedgerows which can be found throughout the Parish, within both the village and wider rural landscape, are important habitats. Ancient hedgerows tend to be those which support the greatest diversity of plants and animals, are generally defined as those which were in existence before the Enclosures Act, passed mainly between 1720 and 1840 in Britain. Species-rich hedgerows may be taken as those which contain 5 or more native wood species on average in a 30 metre length.

Policy GU8: Trees and Hedgerows

Development proposals should be designed to retain ancient trees, or hedgerows and trees of arboricultural and amenity value. Proposals should also consider the ongoing protection of affected trees, including appropriate root protection zones.

Where it has been demonstrated that trees or hedgerows cannot be retained, native species replacements should be planted in locations where they would have the opportunity to grow to maturity, increase canopy cover and contribute to the local ecosystem.

Development proposal that would damage or result in the loss of ancient trees, or hedgerows or trees of good arboricultural and amenity value, will not be supported.

The character and beauty of the countryside and its natural environment are safeguarded



7. Heritage and Village Identity

Historic Development⁶

Grafton Underwood

- 7.1. Grafton is reported in the Domesday Book as Grastone. It was minor settlement having land for only one plough. The medieval village had three open fields (Wood Field to the north, Cranford Field to the east and Warkton Field to the west), and a common known as Grafton Wold. The open fields were enclosed in 1777. The suffix 'Underwood' was added in the eighteenth century.
- 7.2. The linear form of the village suggests that Grafton was a planned settlement of late Saxon date. Linear villages are common in this part of the country (Sudborough, Lowick, Slipton and Twywell are nearby examples) but the organisation of this plan along a stream, which is a distinguishing character of the village, is rare in North Northamptonshire (Barnwell being the only other example). The extent of the village today is roughly the same as it would have been in early medieval times.
- 7.3. The Parish Church of St James is of various dates, with significant fabric from the 12th, 13th and 14th centuries. There are two modern stained-glass windows and one was added in 1983 to celebrate the villages historical connection with Grafton Underwood WWII airfield.
- 7.4. Other early buildings surviving in the village include the Dukes Arms farmhouse (1645) and Manor House (1653). There is also several 17th century and early 18th century cottages and agricultural buildings (including Nos. 22, 23, Duke's Mill Cottage, Duke's Mill House, barns at Grafton Park Farm, Nos. 13 and 14, 32, 34,35 and 36, Orchard Cottage and May Cottage, No.42). It is probable that early fabric also survives elsewhere (e.g. Grafton Park Farmhouse).
- 7.5. There is also a good collection of later 19th century buildings in Grafton, including the Tudor gothic former school (Architect unknown 1853) and model cottages (Nos. 24, 44 and 45, 46 and 47, 48 and 49).
- 7.6. Two houses were built along Brigstock Road during the latter half of the 20th century. This area constitutes the only significant extension to the village since medieval times.

Designated Heritage Assets

- 7.7. In Grafton Underwood Parish, Listed Buildings and a Conservation Area have already been designated under relevant legislation (Map 7).

⁶ Kettering Borough Council: Grafton Underwood Conservation Area (March 2007)



- 7.8. The National Planning Policy Framework requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
- 7.9. Substantial harm to or loss of a Grade II listed building should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, Grade I and II* listed buildings should be wholly exceptional.
- 7.10. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Listed Buildings

- 7.11. Listing a building marks its special architectural and historic interest and brings it under the consideration of the planning system, so that it can be protected for future generations.
- 7.12. The older a building is, the more likely it is to be listed. Most buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840.
- Grade I buildings are of exceptional interest, nationally only 2.5% of Listed buildings are Grade I
 - Grade II* buildings are particularly important buildings of more than special interest; 5.5% of Listed buildings are Grade II*
 - Grade II buildings are of special interest; 92% of all Listed buildings are in this class and it is the most likely grade of listing for a homeowner.
- 7.13. When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.
- 7.14. There are 27 Listed Buildings in the Neighbourhood Area:

Grafton Underwood Neighbourhood Plan Referendum Version



- [22 Geddington Road](#) (Grade II)
- [20 and 21 Geddington Road](#) (Grade II)
- [Bridge south east of Duke's Arms Farmhouse](#) (Grade II)
- [Bridge south east of Grafton Park Farm Barn Range](#) (Grade II)
- [Bridge south west of No 33 Main Street](#) (Grade II)
- [Bridge west of No 40 Main Street](#) (Grade II)
- [The Dukes Arms Farmhouse](#) (Grade II)
- [Barn and Stable Range south of Dukes Arms Farmhouse](#) (Grade II)
- [Barn Range east of Grafton Park Farmhouse](#) (Grade II)
- [Grafton Park Farmhouse](#) (Grade II)
- [Nos 13 and 14 Main Street](#) (Grade II)
- [The Old Rectory](#) (Grade II)
- [Churchyard Wall North and West of Church of St James](#) (Grade II)
- [Church of St James](#) (Grade I)
- [No 7 Main Street](#) (Grade II)
- [Nos 4, 5 and 6 Main Street](#) (Grade II)
- [The Post Office](#) (Grade II)
- [No 32 Main Street](#) (Grade II)
- [No 34 Main Street](#) (Grade II)
- [No 33 Main Street](#) (Grade II)
- [No 35 Main Street](#) (Grade II)
- [No 36 Main Street](#) (Grade II)
- [No 37 Main Street](#) (Grade II)
- [Barn North of the Manor House](#) (Grade II)
- [The Manor House](#) (Grade II)
- [Orchard Cottage](#) (Grade II)
- [No 42 Main Street](#) (Grade II)

Grafton Underwood Neighbourhood Plan Referendum Version



Grafton Underwood Conservation Area

7.15. Conservation Areas are 'areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. Local planning authorities have a general duty to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas, consequently there are more stringent planning controls and obligations in respect of new development, demolitions, alterations, highway works and advertisements.



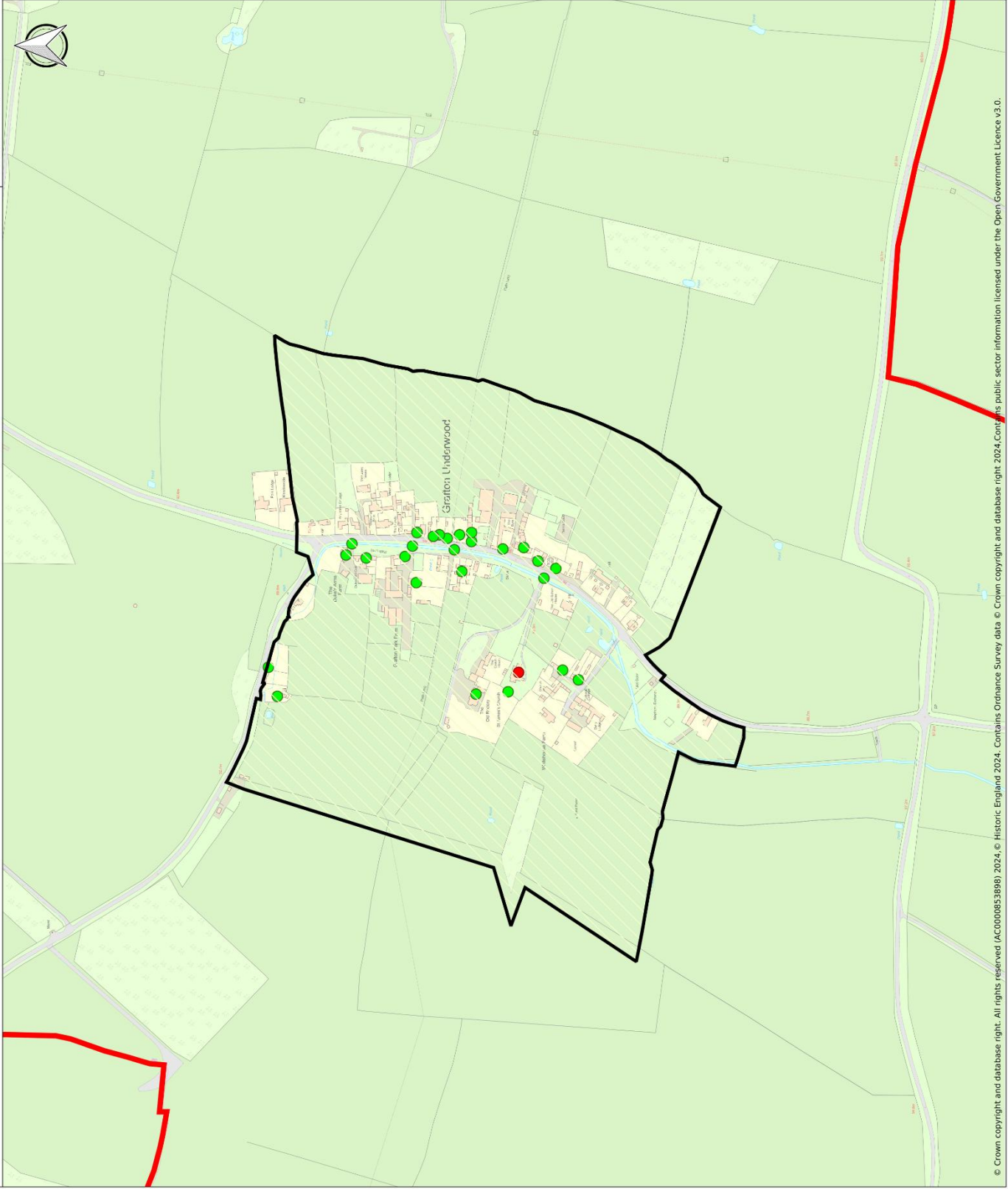
Figure 6: Listed Building in Grafton Underwood

7.16. Grafton Underwood Conservation Area was designated in 1977 and the boundary includes the entire built-up area of the village and is widely drawn to include fields to the east and west of the village. [The Grafton Underwood Conservation Appraisal \(2007\)](#) was undertaken on behalf of and published by the former Kettering Borough Council.



Listed Buildings (England)

- I (Red dot)
 - II (Green dot)
- Conservation Areas (England)
- (Black outline)
- Neighbourhood Plan Area
- (Red outline)





Non-Designated Heritage Assets

7.17. The above places and features (Listed Buildings and Conservation Area) have already been designated and offered protection through national and local planning policies, however there are other buildings and sites in the Parish that make a positive contribution providing local character because of their heritage value. Although such heritage assets may not be nationally designated, they may be offered a level of protection through our Neighbourhood Plan.



Figure 7: Feature of Local Heritage Interest, Grafton Underwood

Features of Local Heritage Interest

7.18. A list of Features of Local Heritage Interest (Map 8 and Appendix 2) has been compiled by the Parish Council to identify those heritage assets which are of local architectural or historic value. This list has been prepared in accordance with current best practice and includes details of each asset's importance.

7.19. The spatial character of the village is defined by the extensive low stonewalls between and in front of the buildings along the main street and elsewhere. These walls are sympathetic in materials and size, contributing to the rural character of the villages and also allow for garden vegetation to enrich the streetscape. Several significant boundary walls have therefore been identified as Features of Local Heritage Interest. Also of great historical significance is the WWII airfield and associated infrastructure at Grafton Underwood immediately to the north of the village. It is recorded as a Historic Environment asset by Northamptonshire County Council. The airfield, over 500 acres in extent, was opened in 1941 and initially used by the RAF but assigned to the United States Army Air Forces the following year and upgraded.



Figure 8: A local boundary wall



- 7.20. During WWII the 384th Bomb Group was based at the airfield, from May 1943 until June 1945. The airfield comprised three runways and fifty hardstands as well as hangars and other associated infrastructure. The airfield was located to the west of the Grafton to Brigstock road. Living areas were to the east of the road, and comprised mainly wood and canvas huts with a number of more permanent buildings including mess halls and clubs. The site accommodated between 3,500 to 4,000 personnel and facilities included a hospital, cinema and chapel.
- 7.21. After the war, the airfield was used for the repair and storage of Air Ministry vehicles which were the sold at monthly auctions. It was finally declared as surplus to requirements and closed in February 1959 and the site was returned to agricultural use.
- 7.22. The former runways can be traced as coniferous wood planted after the pavement was removed after the war, although there are small sections of the three runways that remain along with a few of the buildings and features remain such as the Operations Building, WWII Pillbox and air raid shelter. Further evidence of the site's former use can be seen in the form of foundations, roads, earthworks and underground outputs.
- 7.23. This site is a valued part of the village's character and history and is commemorated by the Airfield Memorial Stone to the south of the site on Geddington Road, on the site of the main runway.

Non-Designated Heritage Assets of Archaeological Interest

- 7.24. The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:
- Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets;
 - Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.
- 7.25. Information available⁷ suggests there are several possible Iron Age and/or Roman Sites within the Parish identified through cropmark evidence. It is likely that they represent small settlement sites, possibly farmsteads. These can be found to the north, west and south west of the village. Perhaps the most significant of sites for this period are the earthworks of a circular enclosure in Grafton Park Wood (HER 2441/1),

⁷ Northamptonshire Archives and Heritage Service



as upstanding remains of this date are relatively rare. Their preservation is due to the area being a woodland since the medieval period and not subject to ploughing and evidence indicates a possible Iron Age farmstead.

- 7.26. There are no known early medieval (Saxon) sites, although the village almost certainly has a late Saxon origin and was listed in the Domesday Book.
- 7.27. Within the west of the village is an earthwork enclosure (HER 2457/0/2) interpreted as possible post-medieval garden remains. The possible remains of a medieval/post-medieval house have been recorded as a cropmark and scatter of stone at the southern end of the village (HER 1291/6).
- 7.28. In the north of the Parish is Grafton Park Wood (HER 2442), the former medieval deer park which was created in the mid-14th century and survived until 1639. Evidence of the former park pale survives as earthwork ditches and banks around parts of the wood boundary.

Ridge and Furrow

- 7.29. Ridge and furrow is an archaeological pattern of ridges and troughs created by a system of ploughing used in Europe during the Middle Ages, typical of the open field system. During the 1990s the Monuments Protection Programme investigated survival and loss of medieval and post-medieval agricultural earthworks in the English Midlands. The region was identified as preserving the best surviving examples in Europe. The work was published as 'Turning the Plough' (Hall 2001), and identified 40 parishes where the most significant earthworks were located. In 2011 it was decided to update records of what survives in the 40 parishes. English Heritage took new oblique photographs, allowing the condition of ridge and furrow to be mapped and recorded in detail.

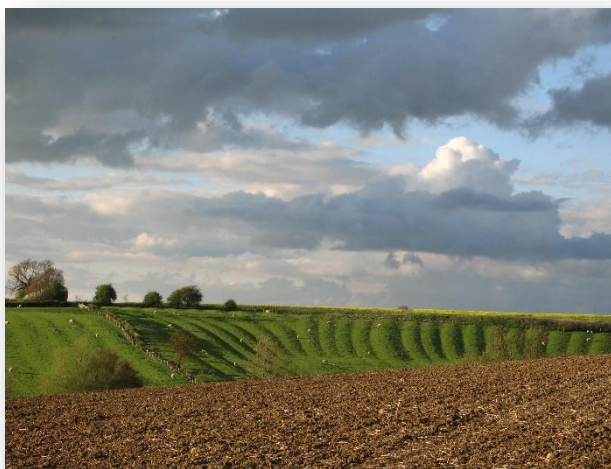


Figure 9: Example of Ridge and Furrow

- 7.30. Significant areas of ridge and furrow remain in and around Grafton Underwood (Map 9). The earthworks to the west of the village, immediately behind the properties facing onto the main street, are included within the Conservation Area. A further

Grafton Underwood Neighbourhood Plan Referendum Version



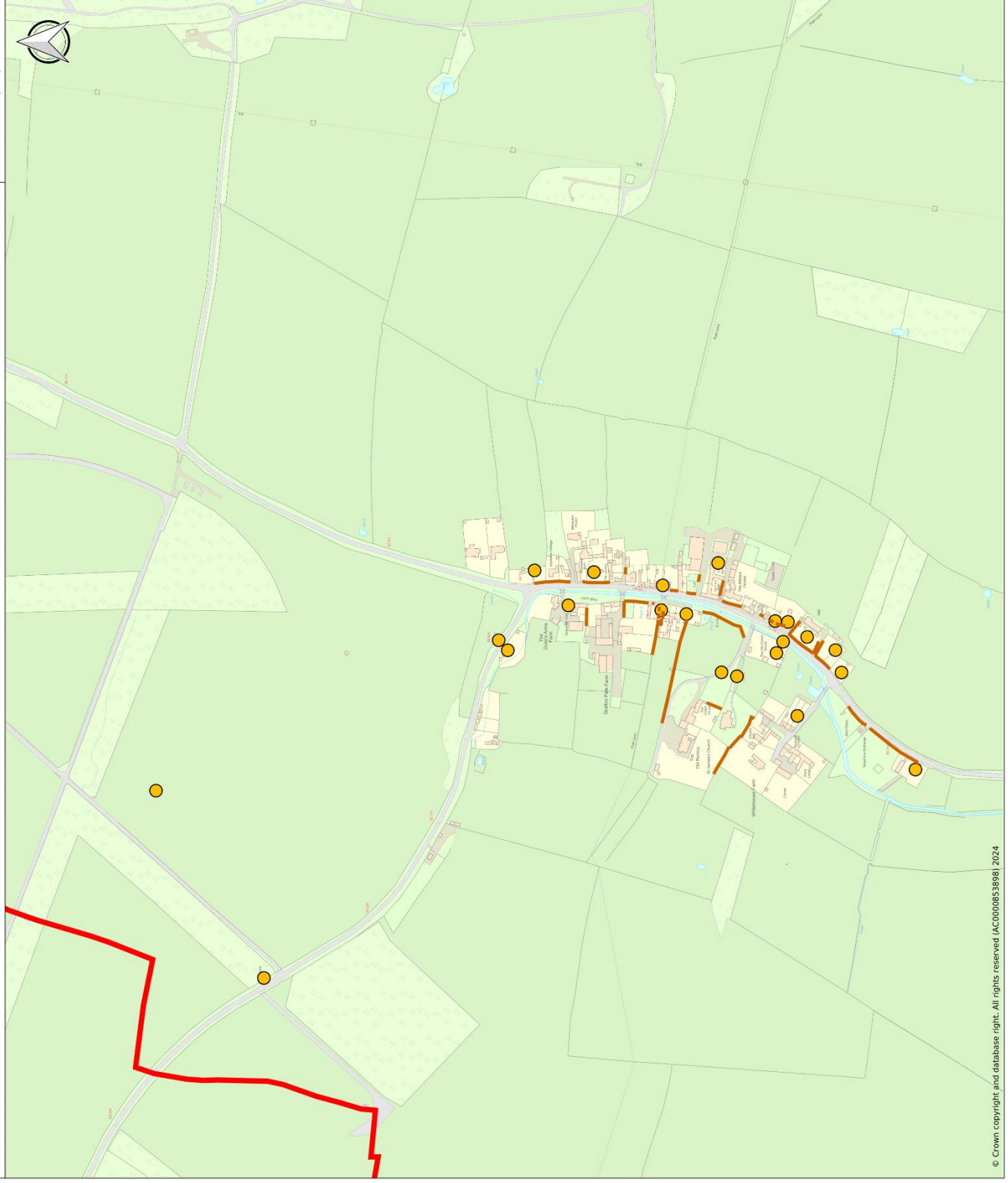
block of ridge and furrow lies to the east of the village but sits outside the Conservation Area boundary. Ridge and furrow sites are non-designated heritage sites of archaeological interest.



Significant Boundary Walls

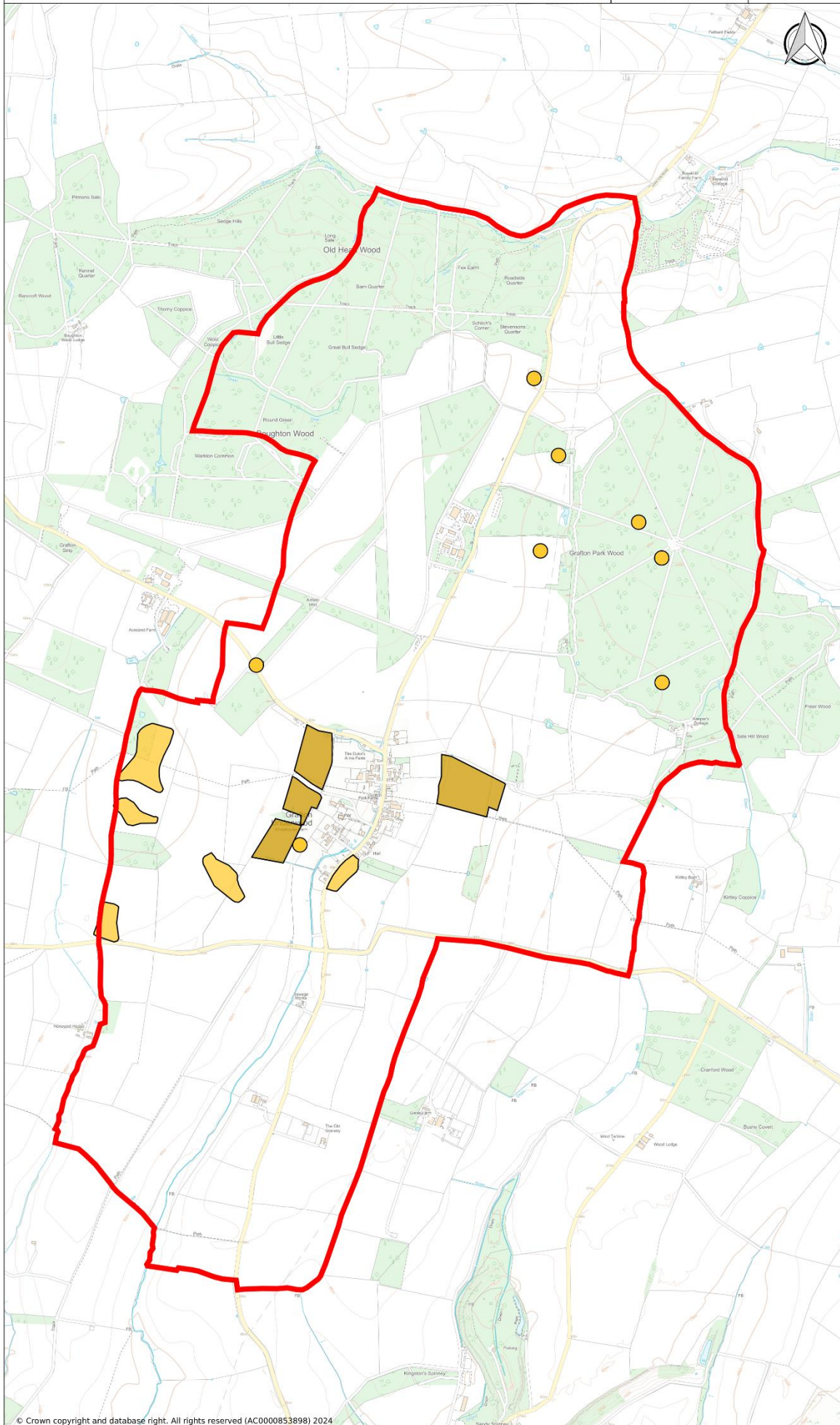


Neighbourhood Plan Area





- Historic Environmental Records**
●
- Historic Environmental Records**
■
- Ridge and Furrow**
■
- Neighbourhood Plan Area**
□





Policy GU9: Local Heritage Assets

The Plan identified the following local heritage assets:

- a) Features of Local Heritage Interest (as listed below and shown on Map 8, Map 9 and the Policies Map):

Dukes Mill Cottage
The Old School House
24 Grafton Underwood
44 and 45 Grafton Underwood
46 and 47 Grafton Underwood
48 and 49 Grafton Underwood
The Laurels
Air Field Memorial
Old Reading Room
Barn Farm Complex, adjacent to the Manor House
1 Grafton Underwood
Spring Cottage, 18 Geddington Road
Pathway between 34 and 35 Grafton Underwood
Pathway opposite 34 and 35 Grafton Underwood
Outhouses of 4 and 5 Grafton Underwood
Outbuilding at 42 Grafton Underwood
Cast iron and steel fence along footpath to St James' Church
Cast iron and steel fence along footpath to The Coach House
Footbridge at Old School House
43 Grafton Underwood
Well opposite Spring Cottage, Geddington Road
Airfield and associated infrastructure
Parapet of ancient bridge, south east of 4 Grafton Underwood

- b) Significant boundary walls (Map 8 and Policies Map)
c) Non-designated archaeological sites (Map 9 and Policies Map)

The determination of planning applications which would affect the features of local heritage interest will balance the need for the proposed development against the significance of the asset and the extent to which it will be harmed.

The unique character and heritage of the area is conserved

Design

- 7.31. All development should contribute positively to the creation of well-designed buildings and spaces. Through good design the character of



our area should be maintained and enhanced with places that work well for both occupants and users and that are built to last.

- 7.32. Policies 8 and 9 of the North Northamptonshire Joint Core Strategy help to address the design objectives set out in the National Planning Policy Framework, but since then the Government has published the National Design Guide.

National Design Guide

- 7.33. The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.
- 7.34. The National Design Guide identifies ten characteristics of well-designed places that together help create its physical character, sense of community and address issues affecting climate.
- 7.35. An understanding of the context, history and the cultural characteristics of a site and its neighbourhood influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable. Development that has a character that suits its context and history makes places that are locally distinctive.

National Model Design Code

- 7.36. The National Model Design Code provides detailed guidance on the production of design codes, guides and policies to promote successful design.

Grafton Underwood Neighbourhood Plan Design Guide

- 7.37. From our public consultation events in May 2022, we know that there is recognition and appreciation of the village's unique and historical character.
- 7.38. Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by locality, AECOM was commissioned in 2020 to provide design support to Grafton Underwood Parish Council.
- 7.39. The [Grafton Underwood Neighbourhood Plan Design Guide \(October 2020\)](#) encourages and promotes high quality, sustainable design, which positively responds to the local character and context. The design guidelines seek the retention and protection of the rural, tranquil character and historic beauty of the area. The Guide accompanies this document and can also be used to ensure that new development satisfies the requirements set out within the National Planning Policy Framework, and the Kettering Site Specific Part 2 Local Plan. Policy



GU10 set's out the Plan's approach to design. The Design Guide will provide very specific advice to developers in preparing planning applications.

Policy GU10: Design

Proposals for new development should reflect the local characteristics and circumstances in the neighbourhood area and create and contribute to a high quality, safe and sustainable environment.

As appropriate to their scale, nature and location development proposals should demonstrate how they satisfy the requirements of the design guidelines in Section 3 of the Grafton Underwood Design Guide.

In addition, development proposals should have appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution and provide a safe and suitable access with appropriate on-site parking provision.

The unique
character and
heritage of the
area is
conserved



8. Services and Facilities

Key Services and Facilities

- 8.1. The National Planning Policy Framework promotes the retention and development of local services and community facilities in villages, such as local shops, meeting places, public houses and places of worship. In Grafton Underwood these services are limited to the Village Hall, a Public House and bistro and the Church of St James.
- 8.2. There is no bus service and no primary school in the Neighbourhood Area. Nearby primary schools include Geddington Church of England Primary School and Cranford Church of England Primary School.

Grafton Underwood Village Hall

- 8.3. Grafton Underwood Village Hall stands set back from Main Street to the rear of residential dwellings. A single storey wooden building, potentially used as a barracks during World War II, that provides a large hall area and stage and supporting facilities. Limited off-road parking is provided. It is a well-used facility that is available for private hire as well as community events throughout the year.

The Church of St James

- 8.4. The Church of St James is a Grade I Listed Building within the Kettering Deanery. A late 12th century/early 13th century gothic church which has seen additions and modifications over the years. It stands back from Main Street with its grounds and is a key visual landmark in the village.

Pig and Waffle

- 8.5. The Pig and Waffle Public House and Restaurant, is a Grade II Listed Building, fronting onto Main Street and previously housed the village Post Office.

Mobile Network

- 8.6. A good mobile connection has a positive impact on the economy and promotes efficient delivery of public services, social inclusion and other benefits. Across the UK, research by Ofcom has shown in recent year, more people rely on a mobile phone than rely on a landline.
- 8.7. Good mobile coverage promotes sustainability. For example, it enables home working thus reducing the need for travel, and so contributes to minimising pollution, climate change mitigation and help in the move towards a low carbon economy.
- 8.8. Mobile telecommunications networks are a crucial piece of infrastructure in economic, community and social terms. Ofcom's mobile availability checker shows that Grafton Underwood village has coverage for O2 services, although there appear to be problems experienced by the adequacy of the coverage. There are also parts of



the Parish that do not benefit from any mobile coverage from O2, EE, Vodafone or EE.

- 8.9. Each operator needs its own network in order to provide a service. Apart from some very small installations, operators will need to apply for some form of consent from North Northamptonshire Council prior to installing any equipment.
- 8.10. For smaller masts or smaller installation on buildings, an application for prior approval is required. For large installations, such as masts over 25m in height, or over 20m within a conservation area, a full planning application will be required. Planning applications will be decided using National Policy and the Development Plan or the area.

Superfast Broadband

- 8.11. Internet connectivity, be it for personal and home use or to support businesses, is an essential requirement today and its use will only grow in the future. With the modern commercial use of the internet for business trading, supplier and customer management, internet trading, the growth of wireless devices, smartphones, tablets etc, the growth of social media, on-line gaming and on-demand television, high-speed internet connections have become an essential to modern life and without which rural businesses and communities cannot prosper.
- 8.12. Traditional connections cannot handle the data volumes and speeds required to make realistic use of the technology. This can only be delivered by making fibre optic based internet connections accessible.
- 8.13. The Superfast Northamptonshire, a publicly funded project, is securing broadband solutions for parts of the county which otherwise wouldn't be served following concerns that the commercial roll out of superfast broadband would fail to reach many parts of the UK. Gigaclear have been awarded the contract to deliver the Superfast Northamptonshire project investing in areas where commercial telecoms investment is unlikely to come forward. Northamptonshire County Council were initially involved in the partnership but since the local government reorganisation, Gigaclear are now working with North and West Northamptonshire Councils to provide ultrafast fibre broadband to over 50,000 rural homes and businesses in these areas. Most of the properties in Grafton Underwood village have access to gigabit capable full fibre broadband delivered through the Superfast Northamptonshire project. Of the other properties, these appear to be served, or are likely to be served commercially by telecoms infrastructure.

Retention of Services and Facilities

- 8.14. The loss of any of the limited services and facilities that residents currently enjoy can have a significant impact on people's quality of life and the overall viability of the community. With an increasing proportion



of older people in the population, especially those who have been resident in the Parish for many years, access to locally based services will become increasingly important due to lower mobility levels.

- 8.15. Policy HWC2 of the Kettering Site Specific Part 2 Local Plan aims to protect against the loss of community facilities but does not identify the specific facilities to be retained.

Policy GU11: Retention of Services and Facilities

The following services and facilities are to be protected in accordance with Kettering Site Specific Part 2 Local Plan Policy HWC2.

- a) Grafton Underwood Village Hall
- b) The Church of St James
- c) Pig and Waffle PH

The village's
limited services
and facilities are
protected

Infrastructure

- 8.16. New development will have some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure. This may be by way of the Community Infrastructure Levy and planning obligations in the form of section 106 agreements and section 278 highway agreements. Developers will also have to comply with any conditions attached to their planning permission. We must ensure that the combined total impact of such requests does not threaten the viability of the sites and scale and development identified in our Plan.
- 8.17. There are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development. As we are not planning for anything other than small-scale development, our Plan does not set-out policies for seeking planning obligations towards infrastructure provision.



9. Housing

Strategic Housing Requirement

- 9.1. The Grafton Underwood Neighbourhood Plan must support the strategic development needs set out in the Core Strategy , including policies for housing development.
- 9.2. The Core Strategy’s housing requirement for Kettering Borough equates to 10,400 dwellings (520 dwellings per year) over the period 2011-2031. Of this requirement, 480 dwellings are to be provided in the rural areas over the plan period.
- 9.3. The Kettering Site Specific Part 2 Local Plan (SSP2) demonstrates overall that through allocation and a windfall allowance, sufficient land will be provided to meet and exceed the Core Strategy rural housing requirements. There is no specific housing requirements identified for Grafton Underwood although it does acknowledge that future housing allocations could come forward in rural areas through Neighbourhood Plans.
- 9.4. Grafton Underwood is not a suitable place for large-scale housing development. The village’s services and facilities are limited, and the lack of public transport means that residents rely on the private car for their journeys. Limited housing development has taken place in the village in the last 50 years. The Joint Core Strategy requires the scale of housing growth in Grafton Underwood to be led by locally identified housing needs taking account of the general form and character of the village.
- 9.5. A village wide consultation undertaken in February – March 2023 sought views on whether the Neighbourhood Plan should plan for new housing. 68% of respondents to this consultation did not support a housing allocation in Grafton Underwood. Our Neighbourhood Plan is only expected to allocate housing sites if there is a local desire to do so. Therefore, at this time we have decided not to allocate a site for new housing development.

Infill Housing

- 9.6. However, the North Northamptonshire Joint Core Strategy allows for the development of small-scale development on suitable sites within Grafton Underwood, where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure. This refers to the development of vacant or under-developed land within the main built-up areas of the village.
- 9.7. The Kettering Borough Site Specific Part 2 Local Plan defines the Settlement Boundary for Grafton Underwood and identifies Grafton Underwood as a ‘Category B Village’. Policy RS2 specifically address



development in Grafton Underwood and specifies, amongst others, the following principals:

- Development should be within the settlement boundary for Grafton Underwood;
- Development can include the conversion, re-use or development of existing building;
- New build should be limited to 1 or 2 dwellings provided that this does not harm the characteristics which make this village special.

Meeting Local Housing Need and Mix

9.8. Therefore, although there is little support for the allocation of a new housing site in the village and opportunities for new housing development in Grafton Underwood will be limited, Local Plan Policy RS2 does allow for limited housing development. Where such planning applications are submitted, it is important that local housing needs are considered.

9.9. In planning for new homes, we want to see a mix of housing to meet the needs of people living locally. The Core Strategy requires the mix of house types to reflect the need for smaller households with an emphasis on the provision of small and medium size dwellings (1-3 bedrooms) including homes for older people. New housing should take into account consideration the housing profile of the area:

- There is already a high proportion of detached dwellings
- 50% of dwellings in the Parish are detached compared with 29% in Kettering and 22% in England (2011 Census)
- Grafton Underwood has a slightly older population (over 60years) and a smaller population of those under 30 years compared to the district.
- House prices are high
- The average property value in Grafton Underwood for 2020 was £416,000 and ££215,000 in 2021 (Zoopla)
- There are comparatively high levels of under occupancy in the Parish
- 84.8% of dwellings in the Parish are underoccupied compared with 74.2% in Kettering and 68.8% in England (2021 Census)

9.10. Taking into consideration the housing profile of the Parish, new housing in Grafton Underwood should prioritise smaller and modest sized homes. The opportunities for new housing are limited, so all new housing should contribute to improving the local housing mix.

9.11. Dwellings of more than three bedrooms will therefore not normally be permitted. However, alterations affecting only the interior of the



building do not require planning permission. So to help detect potential abuse of our housing mix policy through the development of over-sized 'three-bed' dwellings which are later altered to become four-bed (or more), new dwellings of Gross Internal (floor) Area of more than 84 sqm will be subject to special scrutiny.

- 9.12. The requirement of Policy GU12 could also be circumvented by using 'permitted development rights' to increase the size of new homes once they have been built, without the need for planning permission. Therefore permitted development rights may be withdrawn for a temporary (e.g. five-year) period as a deterrent.

Policy GU12: Housing Mix

Development proposals for new dwellings should demonstrate how they will meet the housing needs of older households and/or the need for smaller homes for sale or rent. The development of housing with more than three bedrooms will only be supported where it is necessary to make best use of redundant or disused rural building in accordance with Policy GU14 (Rural Housing).

Any new housing
helps meet local
needs



Rural Housing

- 9.13. Although new build residential development will not normally be permitted in the countryside, national policy and local plan policy does recognise that there may be occasions when some forms of development maybe appropriate. For example, replacement dwellings, provides for individual housing of exceptional quality or innovative design, or development meets locally identified needs
- 9.14. Furthermore, national policy sets out the circumstances in which the development of isolated homes in the countryside may be acceptable as well as supporting the re-use of redundant or disused buildings.
- 9.15. As a rural parish, we feel that in special circumstances homes in the countryside can be acceptable.

Policy GU13: Rural Housing

Proposals for housing in the countryside will only be supported where they relate to the following matters:

- A. The subdivision of an existing residential dwelling;
- B. The re-use and/or adaptation of rural buildings in accordance with Policy RS4 of the Kettering Site Specific Part 2 Local Plan
- C. Rural Worker accommodation in accordance with Policy GU15
- D. Replacement dwellings in accordance with Policy RS4 of the Kettering Site Specific Local Plan

Any new housing
helps meet local
needs

The character
and beauty of
the countryside
and its natural
environment are
safeguarded

Residential Conversion of Rural Buildings

- 9.16. On 6 April 2014, new permitted development rights (Class Q) were introduced which allow for the conversion of agricultural buildings to dwellings without the need for planning permission. However, various conditions and restrictions apply and before starting development, there is a requirement to apply to the local planning authority for prior approval. The rules mean that not all rural buildings benefit from these permitted development rights so, with local support, our Plan provides further flexibility for the conversion of rural buildings to residential use.
- 9.17. Many rural buildings are attractive, frequently constructed from local materials and often reflect the local vernacular, which in turn contribute significantly towards the character and diversity of the Parish. The conversion of these rural buildings to provide new homes can make the



best possible use of existing buildings and reduce the demand for new buildings in the countryside.

- 9.18. Not all buildings are suitable for conversion or adaptation to housing as they may be of modern materials, poorly designed or constructed. Redundant buildings proposed for re-use should be structurally sound to ensure they are able and appropriate for conversion. This should be demonstrated through an up to date structural survey submitted with any planning application. Extensive works should not be required to make the building habitable. Demolition should be avoided to retain the character of traditional buildings.
- 9.19. Any extensions or alterations should respect the form and character of the existing building and not extend beyond the existing curtilage. Modern additions which detract from the scale and form of the existing building will be resisted. Conversions are also subject to minimum space standards.

Rural Worker Accommodation

- 9.20. Grafton Underwood is a rural Parish with agriculture accounting for a significant part of its land area and 6.0% of resident's employment (2011 Census). We want to support rural enterprises to develop and maintain successful businesses whilst protecting and enhancing the intrinsic value, beauty and open character of the countryside for the enjoyment of all.
- 9.21. Policy GU14 sets out the requirements to be met for new rural worker's accommodation. This policy relates to workers of existing rural enterprise and not just land-based agricultural businesses, so it can also apply to forestry and rural education.
- 9.22. Any application will need to be examined to determine if the requirement for a new dwelling is essential for the proper functioning of the business. Such a requirement can arise if workers are needed to be on hand day and night, for example for animal welfare reasons.
- 9.23. To minimise isolated homes in the countryside and ensure the most sustainable use of resources, applicants must also demonstrate that there are no suitable alternatives. For example, an existing dwelling, alternative sites within Grafton Underwood, or buildings suitable for conversion could fulfil the functional need.
- 9.24. All applications for the provision of new rural worker accommodation will be required to be supported by a rural enterprise appraisal that demonstrates the special circumstances which justify the proposal in terms of the essential need for it, and the economic sustainability of the associated enterprise.



9.25. Applications for dwellings which are unusually large in relation to the needs of the agricultural unit will not be supported and dwellings of more than three bedrooms will require special justification. Occupancy conditions will be used to ensure the use of the dwelling remains related to the rural enterprise and kept available for the proper functioning of the enterprise.

Policy GU14: Rural Worker Accommodation

The provision of rural worker accommodation will be supported subject to the following criteria;

- A. It is essential for one or more workers to be readily available at most times for the proper functioning of an existing rural enterprise and the worker (s) are in full-time, permanent employment which directly relates to the rural enterprise;
- B. The rural enterprise has been economically sustainable for a period of at least three years and has a clear prospect of remaining so;
- C. In the case of sites in isolated locations, the siting of the dwellings should closely relate to existing dwellings on the enterprise and it must be demonstrated that there are no suitable alternatives such as:
 - i. An existing, nearby dwelling;
 - ii. Buildings suitable for conversion to residential use; or
 - iii. Sites within or adjoining the village of Grafton Underwood.
- D. The proposed dwelling is of a size and scale no greater than is necessary to support the proper functioning and needs of the rural enterprise.

Dwellings permitted under this policy will be subject to an occupancy condition restricting its occupation to a person who is directly employed by the rural enterprise on a permanent full-time basis.





10. Employment and Business

Economic Activity

- 10.1. The 2021 Census shows that of the 60.7% Parish residents aged 16 to 74, were economically active. Of those economically active, 71.7% were in full-time employment and 28.4% were in part-time jobs.
- 10.2. Historically, agriculture provided the bulk of local employment and it remains part of village life and the local economy. However, by 2011 (Census) only 6.0% of the Parish's workers were employed in agriculture, forestry or fishing.

Business

- 10.3. Grafton Underwood Parish is home to a small number of business properties including:
 - Farm-based businesses;
 - Units at the former Airfield Camp, Brigstock Road;
 - Range of small businesses operating from people's homes.
- 10.4. The Neighbourhood Plan wants to supports economic growth in Grafton Underwood Parish to create jobs and prosperity, reduce the need for people to travel to work, and provide opportunities for the expansion and growth of local enterprise.

Business Conversion of Rural Buildings

- 10.5. We want to expand the diversity of the rural economy while preserving and enhancing the environment of the countryside. The Joint Core Strategy, along with National Planning Policy, supports opportunities to sustainably develop and diversify the rural economy. The Neighbourhood Plan recognises the importance of having a sustainable rural economy and supports the conversion of existing rural buildings to business use. However, the proposed uses must be appropriate in scale, form, impact, character and siting to their location in the countryside.



Policy GU15: Business Conversion of Rural Buildings

The re-use, adaptation or extension of rural building for business use will be supported where:

- A. Any enlargement is proportionate to the size, scale, mass and footprint of the original building;
- B. The development would not have a detrimental effect on the fabric, character and setting of historic buildings;
- C. The development respects local building styles and materials;
- D. The building is surveyed for protected species and mitigation measures are approved where necessary;
- E. The proposed development would not generate traffic of a type of amount harmful to local rural roads, or require improvements which would detrimentally affect the character of such roads or the area generally; and
- F. The proposed development would not materially harm the character of the surrounding rural area.

The character and beauty of the countryside and its natural environment are safeguarded

The unique character and heritage of the area is conserved

Improved local employment opportunities

Home Working

- 10.6. Nationwide, almost half of working adults were working from home at times during the coronavirus (COVID-19) pandemic. This crisis has caused a permanent shift to homeworking including an increase in the number of workers who work both from home and in the workplace, 'hybrid work'. A significant number of working hours are now carried out from home.
- 10.7. Planning permission is not normally required to home work or to run a business from home, if a house remains a private residence first and business second. With a growing proportion of residents working from home, our Plan responds positively to enable homeworking to grow.



Policy GU16: Working from Home

Development that enables home working will be supported if the development:

- A. Is in keeping with the scale, form and character of its surroundings;
- B. Does not adversely affect the amenities of residents in the area;
and
- C. Has safe and suitable access to the site for all people.

Improved local
employment
opportunities

Former Grafton Underwood Air Base

Background

- 10.8. 'Friends of the 384' have organised to establish the 384th Bomb Group Museum and Visitor Centre on the grounds of the original airfield. It is planned that the remaining Operations Building will be repaired to provide museum space for artifacts and displays, as well as the building of a new Nissen Hut and the creation of a car park. Working alongside Boughton Estate, who own the land and buildings, volunteers have been able to clear the land of scrub and undergrowth, around the former Operations Block and fundraising is underway to enable the purchase, restoration of existing, and the erection of new, buildings.



Figure 10: Building at Former Grafton Underwood Air Base

- 10.9. The preservation and enhancement of this asset, and its value to the heritage and landscape of Grafton Underwood, is of great local significance.



Policy GU17: Former Grafton Underwood Airfield

Development proposals which contribute to and support the conservation, enhancement, interpretation and positive management of the Grafton Underwood Airfield (as defined on Map 10 and the Policies Map) and allow for its heritage preservation and role as a tourism destination will be supported where:

- A. Visitor attractions are directly associated with Grafton Underwood Airfield;
- B. Proposals have regard for the significance of the heritage assets of Grafton Underwood Airfield and their setting;
- C. Proposals can be accommodated with the local highway network.

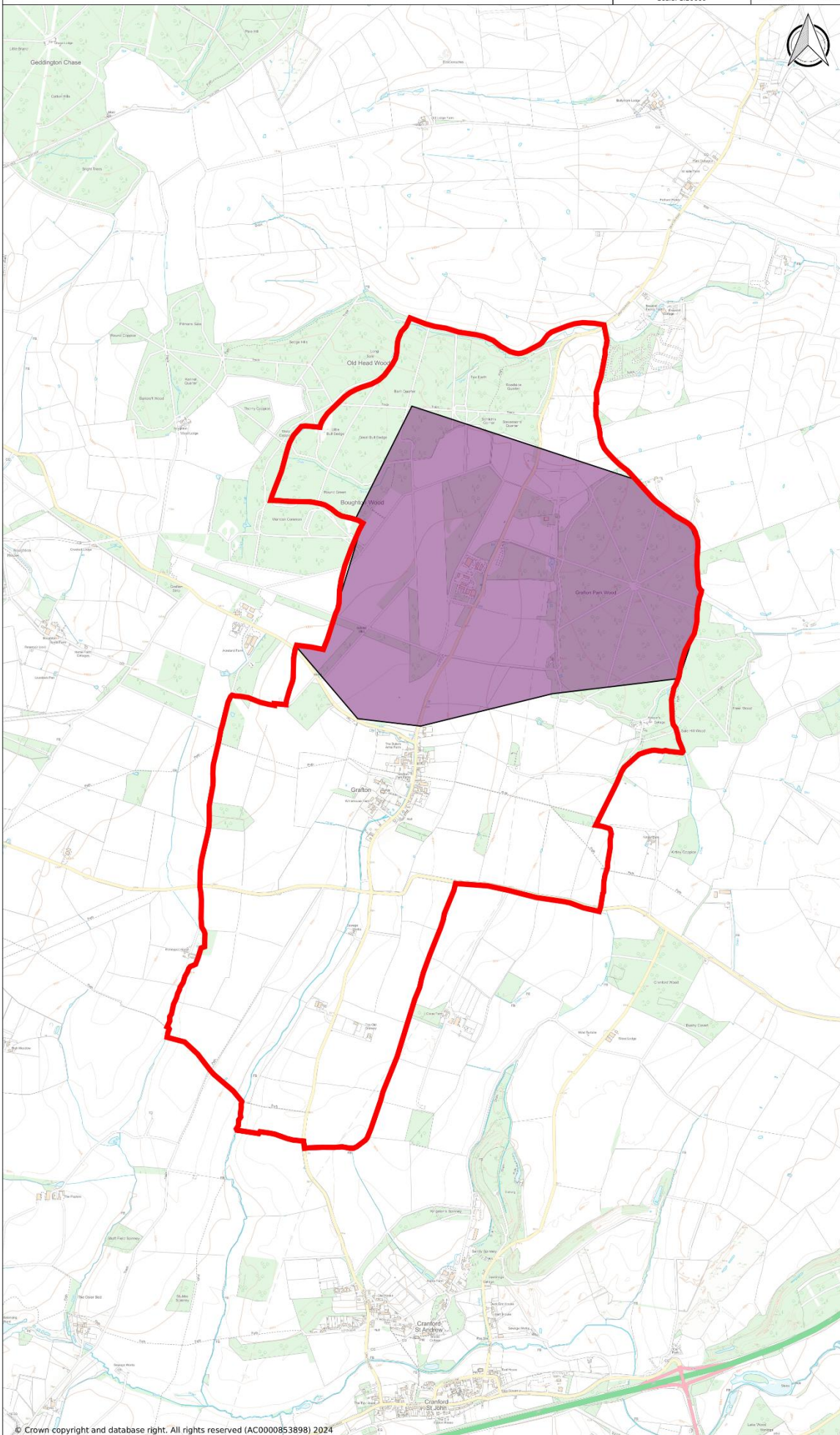
The unique character and heritage of the area is conserved

Improved local employment opportunities

The character and beauty of the countryside and its natural environment are safeguarded



Former Grafton Underwood Airfield
■ Neighbourhood Plan Area





Timber Yard, Former Grafton Underwood Air Base

Background

- 10.10. Sited approximately 980m to the north of Grafton Underwood, is a site comprising a timber yard, several existing agricultural/forestry buildings, structures associated with the RAF Grafton Underwood airfield and areas of hardstanding. Access to the site is off Brigstock Road and it has a site area of approximately 4.2ha.
- 10.11. With the end of military control, Grafton Underwood airfield was returned to agricultural use, however some of the old buildings and areas of hardstanding remained, as is evident on this site.
- 10.12. This is generally flat and landscaping to the north, east and west, screens the site from Brigstock Road and its approach.
- 10.13. Various buildings on site have since been modified or redeveloped and the wider site has a long history of forestry and agricultural use. There is also a current outstanding planning application for the redevelopment of the site (NK/2023/0021). Planning permission is sought for the demolition of one of the existing buildings and its replacement with a new wood chip storage building. An adjacent building will be retained and will be linked to the proposed new building. The buildings will remain in agricultural/forestry use and will be used to store and dry woodchips generated by the Boughton Estate's forestry work.
- 10.14. The retention of this site for employment will provide opportunities for the expansion of existing business and the creation of new businesses, supporting the local rural economy.

Policy GU18: Timber Yard, Former Grafton Underwood Airfield

The small timber yard site at the former Grafton Underwood Airfield, as defined on Map 11 and the Policies Map will be retained for agricultural and forestry use and development that supports the diversification of the rural economy. This will include development within Class B2 (General Industrial).

Development proposals for these uses should meet the following criteria:

- A. Is of an appropriate scale for its rural location;
- B. Respects the environmental quality and character of the rural area;
- C. Would, where possible, enhance the quality and attractiveness of the Timber Yard;
- D. The established landscaping is retained, and where possible enhanced;
- E. Any areas of outside storage are not detrimental to the quality of the environment and locality;

Grafton Underwood Neighbourhood Plan Referendum Version



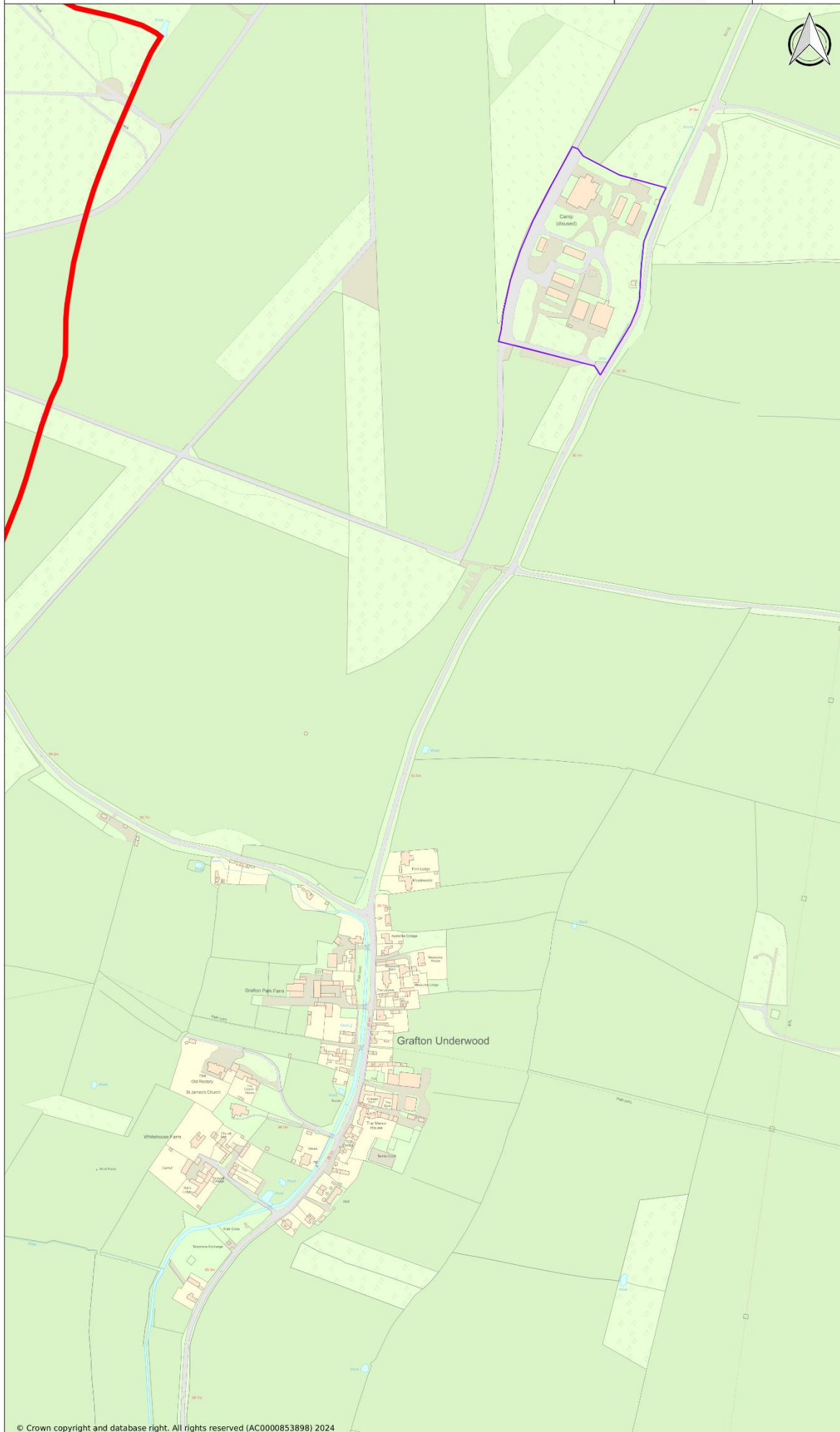
- F. Does not adversely affect the amenities of residents in the area;
and
- G. Has a safe and suitable access to the site, with measures taken to discourage any HGVs travelling through the village of Grafton Underwood

Improved local
employment
opportunities



Timber Yard, Former Airfield

- Neighbourhood Plan Area
-





11. Traffic and Transport

- 11.1. One of the key issues for the Parish is transport, but there is sometimes confusion over what kinds of transport issues a neighbourhood plan can address. Many traffic matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with. So, changes to parking restrictions, speed limits, signage, weight restrictions and traffic circulation fall outside the scope of a neighbourhood plan.
- 11.2. However, our Neighbourhood Plan does highlight localised traffic and parking issues that need to be addressed when considering development proposals. In particular, traffic, road safety, speeding and inconsiderate parking were all concerns raised.

Parking

- 11.3. To avoid exacerbating the problem, new housing developments should include adequate car parking provision to minimise the need for on-street parking. In September 2016, the former Northamptonshire County Council published new parking standards which should ensure that new developments include an appropriate level of car parking to minimise the need for on-street car parking. The Parish Council recognises the importance of these Standards, and will expect development proposals to provide the necessary parking spaces.

Policy GU19: Parking

Wherever practicable, permeable surfaces should be used in the design of new car parking areas to reduce water run-off.

The impact of
vehicular traffic
and parking on
village life
minimised

100 400m
Scale: 1:20000

Author: R. Cole
Date: 08/02/2024



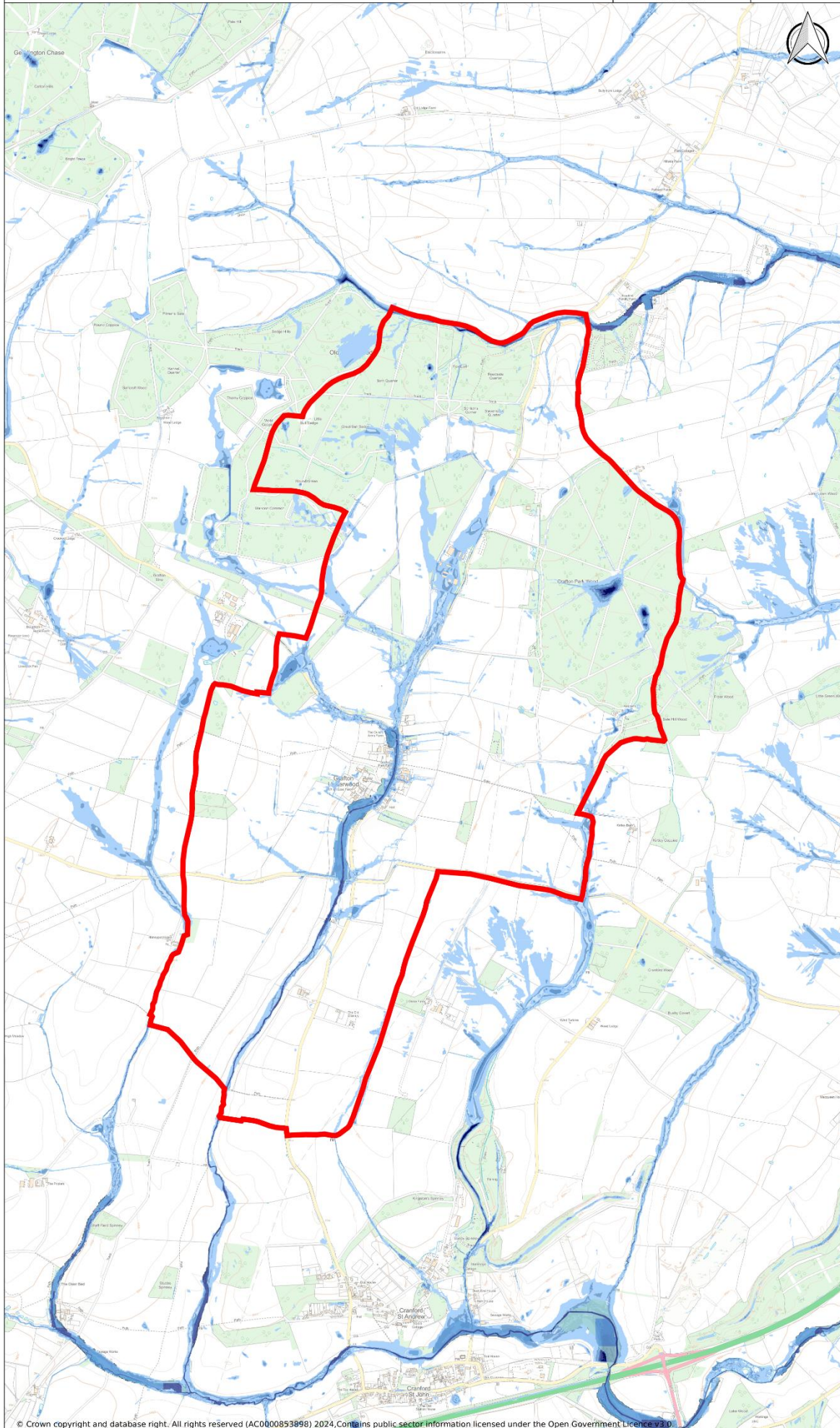
Flood Map - Rivers and Sea - Zone 2



Flood Map - Rivers and Sea - Zone 3



Neighbourhood Plan Area





12. Flooding

Flooding from Rivers

- 12.1. Flood risk is an important consideration in guiding the location of new development in the Parish. Alledge Brook runs through the centre of the village of Grafton Underwood that poses a potential risk to development. Parts of the village are located within Flood Zones 2 and 3, with Flood Zone 3 areas being those areas more likely to flood.
- 12.2. In accordance with the National Planning Policy Framework, development should be directed away from areas at risk of flooding and ensure that flood risk is not increased elsewhere. Strict tests are set to protect people and property from flooding which all local planning authorities are expected to follow. Where these tests are not met, national policy is clear that new development should not be allowed. These national policies are well-established, so there is no need for the Neighbourhood Plan to duplicate them.

Surface Water Flooding

- 12.3. Flooding from surface water runoff is usually caused by intense rainfall that may only last a few hours and usually occurs in lower lying areas, often where the drainage system is unable to cope with the volume of water. Surface water flooding problems are inextricably linked to issues of poor drainage, drain blockage and sewer flooding.

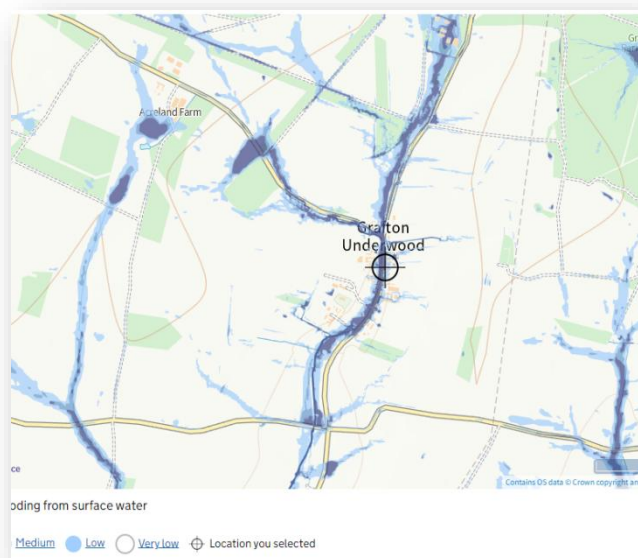


Figure 11: Extent of Water Flooding in Grafton Underwood

- 12.4. Parts of the village are at risk of flooding from surface water. Maintenance of Alledge Brook, including its vegetation, is an ongoing issue that is undertaken between the Environmental Agency, riparian owners and parishioners.



Sustainable Drainage Systems (SuDS)

- 12.5. SuDS are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. By mimicking natural drainage regimes, SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SuDS achieve this by increasing infiltration to the ground, lowering flow rates, increasing water storage capacity and reducing the transport of pollution to the water environment.
- 12.6. Landscaping can also help further manage the risk of flooding by encouraging water absorption, slowing water flow and creating areas to store water. For example trees in appropriate locations, having regard to avoiding increased risk to properties, helps to create green spaces which can store water as well as provide shade for people and wildlife.
- 12.7. The need for alternative drainage such as SuDS is likely to increase to meet environmental challenges such as climate change and population growth. Provision for SuDS and the national standards required for their design, construction, maintenance and operation is included in the Flood and Water Management Act 2010.
- 12.8. New development should take full account of flood risk in accordance with the National Planning Policy Framework and local planning policies, including Policy 5 (Water Environment, Resources and flood Risk Management) of the North Northamptonshire Joint Core Strategy. Any new development will require the production of a drainage plan in consultation with Anglian Water.



13. Monitoring and Review

Decision making

- 13.1. Planning applications are decided in accordance with the development plan, unless material considerations indicate otherwise. It is for the decision maker in each case to determine what is a material consideration and what weight to give to it.
- 13.2. The emerging Grafton Underwood Neighbourhood Plan is likely to be a material consideration in many cases. Paragraph 48 of the National Planning Policy Framework sets out that weight may be given to relevant policies in emerging plans in decision taking. Factors to consider include the stage of preparation of the plan and the extent to which there are unresolved objections to relevant policies.
- 13.3. The Grafton Underwood Neighbourhood Plan comes into force as part of the statutory development plan once it has been approved at referendum.

Monitoring

- 13.4. Monitoring the effectiveness of the Grafton Underwood Neighbourhood Plan will be based on the vision statement set out on page 8. Once the Neighbourhood Plan has been 'made', the Parish Council will periodically assess:
 - How well policies have been applied by decision makers;
 - How well policies are contributing to achieving the Plan's Vision;
 - Whether the Plan has given rise to any unintended outcomes; and
 - Whether changes in the social, economic and environmental context of the Parish suggest that the Plan's Vision is no longer appropriate.

Review

- 13.5. There is no requirement to review or update the Grafton Underwood Neighbourhood Plan. However, policies in the Neighbourhood Plan may become out of date, for example if they conflict with policies in a new Kettering Local Plan that is adopted after the making of the Neighbourhood Plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period, other material considerations may be given greater weight in planning decisions as the evidence base for the Neighbourhood Plan policy becomes less robust.
- 13.6. To reduce the likelihood of the Grafton Underwood Neighbourhood Plan becoming out of date, especially once a new Local Plan is adopted, the Parish Council may decide to update the Neighbourhood Plan, or part of it.



Appendix 1: Local Green Space: Summary of Reasons for Designation

Local Green Space		Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
1	Land south of the Telephone Exchange, Grafton Underwood	✓					
2	Allotment Site, Grafton Underwood	✓				✓	
3	Land to the rear of the allotment site, Grafton Underwood	✓					
4	Land adjacent to the Old School House, Grafton Underwood	✓	✓				
5	St James's Churchyard, Grafton Underwood	✓	✓		✓	✓	
6	Land adjacent to the Coach House, Grafton Underwood	✓	✓				
7	Alledge Brook, Grafton Underwood	✓	✓	✓			



Appendix 2: Features of Local Heritage Interest

Grafton Underwood Neighbourhood Plan Referendum Version





No.	Address	Description	Criteria met ⁸	
1.	Dukes Mill Cottage, Grafton Underwood	Conversion of stone single storey building. Most likely an 19 th century extension to the Dukes Mil Farm complex comprising a group of buildings including Grade II Listed Buildings. Limestone elevations with a pan tiled roof.	Asset type ✓ Age ✓ Rarity Architectural and artistic interest ✓ Group value ✓ Archaeological interest Historic interest Landmark status	
2	The Old School House, Grafton Underwood	Built in 1853 by the Duchess of Buccleugh for her protege who she had paid to be educated. Represents the progressive aspirations of the Estate. Tudor Gothic Style. Stone elevations under Collyweston roof.	Asset type ✓ Age ✓ Rarity Architectural and artistic interest ✓ Group value Archaeological interest Historic interest ✓ Landmark status	

⁸ Historic England Advice Note 7- Local Heritage Listing: Identifying and Conserving Local Heritage



Grafton Underwood Neighbourhood Plan Referendum Version



3	24 Grafton Underwood	Detached stone cottage built in the early 19 th Century. Symmetrical front elevation with porch over front door. Large front and side garden with small rear yard. Well set back from the street and located at the northern edge of the village. Represents an example of later development in the village.	<p>Asset type ✓</p> <p>Age ✓</p> <p>Rarity</p> <p>Architectural and artistic interest ✓</p> <p>Group value</p> <p>Archaeological interest</p> <p>Historic interest</p> <p>Landmark status</p>	
4	Nos 44 and 45 Grafton Underwood	Good example of a late 19 th Century pair of semi-detached model cottages. Represents the progressive aspirations of the estate. Rubblestone elevations under slate roof. Set back from the street with generous long and side gardens that were intended for vegetable growing. Small back yards	<p>Asset type ✓</p> <p>Age ✓</p> <p>Rarity</p> <p>Architectural and artistic interest ✓</p> <p>Group value ✓</p> <p>Archaeological interest</p> <p>Historic interest ✓</p> <p>Landmark status</p>	

Grafton Underwood Neighbourhood Plan Referendum Version



5	Nos 46 and 47 Grafton Underwood	Good example of a late 19 th Century pair of semi-detached cottages. Represents the progressive aspirations of the estate. Brick elevations. Set back from the street with generous long and side gardens that were intended for vegetable growing. Small back yards.	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest ✓	
			Group value ✓	
			Archaeological interest	
			Historic interest ✓	
Landmark status				
6	Nos 48 and 49 Grafton Underwood	Good example of a later 19 th Century pair of semi-detached cottages. Represents the progressive aspirations of the Estate. Stone elevations under slate roof with shared porch.	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest ✓	
			Group value	
			Archaeological interest	
			Historic interest ✓	
Landmark status				

Grafton Underwood Neighbourhood Plan Referendum Version



7	The Laurels, Grafton Underwood	Higher status building set back from the street behind a front garden. A Victorian (1878) property of coursed limestone with ashlar and brick detail under a slate roof. Old stabling and workshops to the north.	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest ✓	
			Group value	
			Archaeological interest	
			Historic interest ✓	
			Landmark status	

Grafton Underwood Neighbourhood Plan Referendum Version



8	Air Field Memorial	<p>Granite memorial, erected in 1977, and dedicated to the presence of the 384th Bomb group of the United States 8th Air Force. Located at the point where the runway crossed the Geddington Road, to the west of the village.</p> <p>Plinth surrounded by a stone of remembrance with inscriptions. Squadron crests and names are inscribed on plinth sides and posts. Motif of a B017 bomber aircraft is beneath each inscription. There is still an active USAAF veterans group, now mainly comprising the children of the servicemen.</p> <p>Rebuilding works took place in 1984 after water had begun to split the original porous granite block.</p>	<p>Asset type ✓</p> <p>Age</p> <p>Rarity</p> <p>Architectural and artistic interest</p> <p>Group value</p> <p>Archaeological interest</p> <p>Historic interest ✓</p> <p>Landmark status</p>	
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Grafton Underwood Neighbourhood Plan Referendum Version



9	Old Reading Room, Grafton Underwood	Rubble stone under slate roof. Became a reading room in the village under Duke's direction in 19 th Century. Represents the progressive aspirations of the Estate. Extended late last century. In use as housing.	<p>Asset type ✓</p> <p>Age ✓</p> <p>Rarity</p> <p>Architectural and artistic interest ✓</p> <p>Group value</p> <p>Archaeological interest</p> <p>Historic interest ✓</p> <p>Landmark status</p>	
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Grafton Underwood Neighbourhood Plan Referendum Version



10	Barn From Complex – Adjacent to Manor House, Grafton Underwood	Early 19 th century Victorian Barn. Only one in the village. Last remnant of an original barn in village farmstead.	<ul style="list-style-type: none"> Asset type ✓ Age ✓ Rarity ✓ Architectural and artistic interest ✓ Group value Archaeological interest Historic interest ✓ Landmark status 	
11	1 Grafton Underwood	Circa 17 th century Vernacular cottage under slate gable on to road.	<ul style="list-style-type: none"> Asset type ✓ Age ✓ Rarity Architectural and artistic interest ✓ Group value Archaeological interest Historic interest ✓ Landmark status 	

Grafton Underwood Neighbourhood Plan Referendum Version



12	Spring Cottage, 18 Geddington Road	Circa 17 th century detached cottage. Front elevation initially had a faux 1 st floor. A first floor has recently been inserted. Elevation probably created for benefit of observer and not the user of the cottage.	<ul style="list-style-type: none"> Asset type ✓ Age ✓ Rarity Architectural and artistic interest ✓ Group value Archaeological interest Historic interest ✓ Landmark status 	
13	Pathway between 34 and 35, Grafton Underwood	Medieval lane. Unique crossroad in the village	<ul style="list-style-type: none"> Asset type ✓ Age ✓ Rarity Architectural and artistic interest Group value Archaeological interest Historic interest ✓ Landmark status 	



Grafton Underwood Neighbourhood Plan Referendum Version



14	Pathway opposite 34 and 35 Cranford Road	Medieval lane. Unique crossroad in the village	<ul style="list-style-type: none"> Asset type ✓ Age ✓ Rarity Architectural and artistic interest Group value Archaeological interest Historic interest ✓ Landmark status 	
15	Outhouses of 4 and 5, Grafton Underwood	Rubble stone under tiled roof. 17 th century. Previous uses could have included keeping of pigs, toilet block.	<ul style="list-style-type: none"> Asset type ✓ Age ✓ Rarity Architectural and artistic interest Group value Archaeological interest Historic interest ✓ Landmark status 	


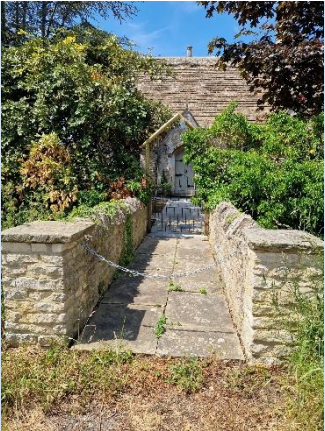
Grafton Underwood Neighbourhood Plan Referendum Version



16	Outbuilding at 42, Grafton Underwood	Example of an outbuilding of an 18 th century farmers cottage. Rubble stone elevation under tile roof.	<p>Asset type ✓</p> <p>Age ✓</p> <p>Rarity</p> <p>Architectural and artistic interest</p> <p>Group value</p> <p>Archaeological interest</p> <p>Historic interest ✓</p> <p>Landmark status</p>	
17	Cast iron and steel fence along footpath to Church, Grafton Underwood	Fencing that forms an attractive enclosure in the Village and setting to the Church (Grade I Listed Building) Part of the renovation of Church and Vicarage	<p>Asset type ✓</p> <p>Age ✓</p> <p>Rarity</p> <p>Architectural and artistic interest</p> <p>Group value</p> <p>Archaeological interest</p> <p>Historic interest ✓</p> <p>Landmark status</p>	

Grafton Underwood Neighbourhood Plan Referendum Version



18	Cast Iron and Steel Fence along lane to Church and The Coach House, Grafton Underwood	Fencing that forms an attractive enclosure in the Village Part of the Victorian renovation of Church and Vicarage	Asset type ✓ Age ✓ Rarity Architectural and artistic interest Group value Archaeological interest Historic interest Landmark status	
19	Footbridge at Old School House, Grafton Underwood	Stone footbridge being a 21 st century replacement copy Part of a series of bridges found within the village.	Asset type ✓ Age Rarity Architectural and artistic interest Group value ✓ Archaeological interest Historic interest Landmark status	

Grafton Underwood Neighbourhood Plan Referendum Version

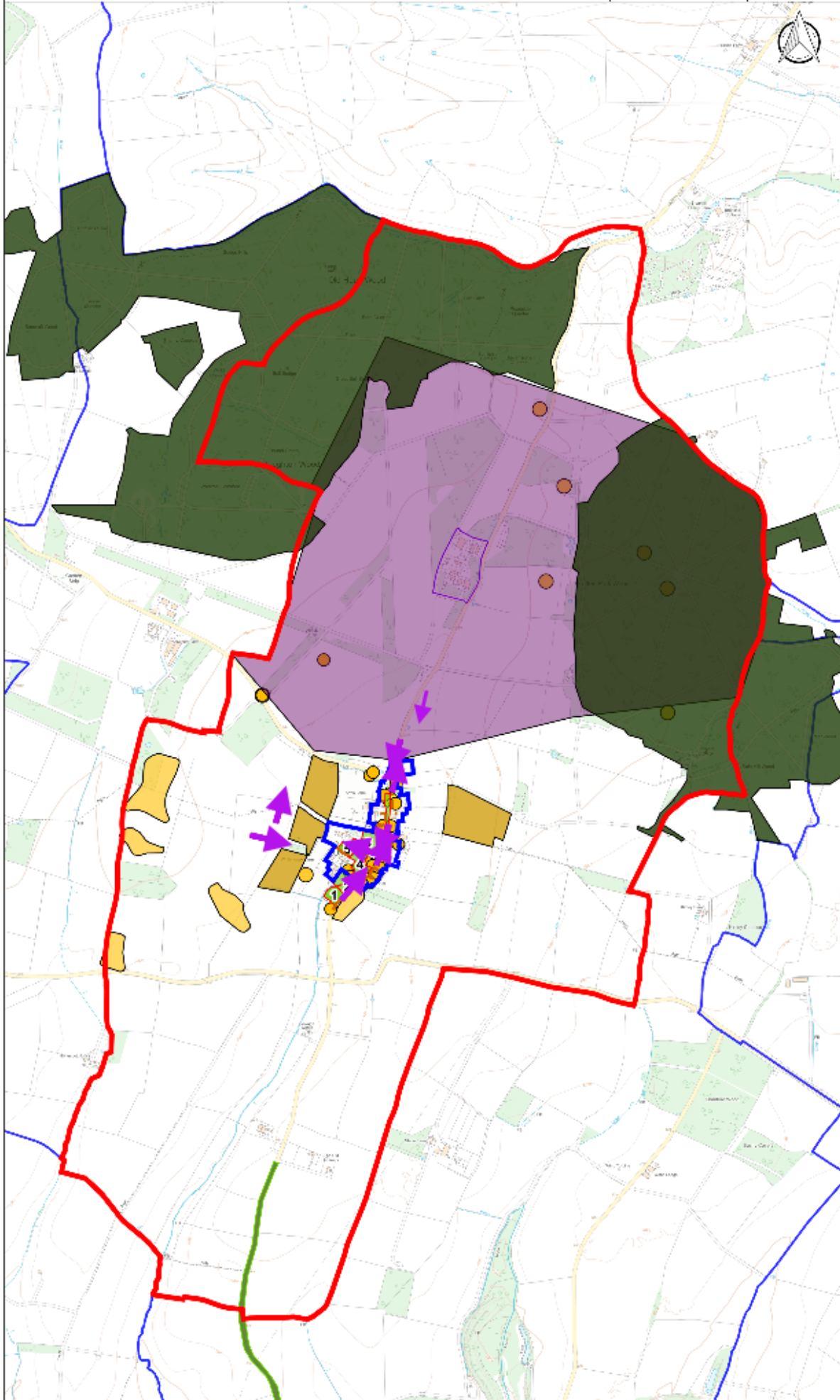
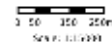


20	43 Grafton Underwood	Rubble stone cottage. Juxtaposition with street and the extensive pavement reflects the unplanned village growth.	<ul style="list-style-type: none"> Asset type ✓ Age ✓ Rarity Architectural and artistic interest Group value Archaeological interest Historic interest Landmark status 	
21	Well, Opposite Spring Cottage, 18 Geddington Road	Water Spring and believed to be communal water source in the village.	<ul style="list-style-type: none"> Asset type ✓ Age ✓ Rarity Architectural and artistic interest Group value Archaeological interest Historic interest ✓ Landmark status 	

Grafton Underwood Neighbourhood Plan Referendum Version



22	Airfield and associated infrastructure	Opened in 1941 and used but the American 384 th Bomb Group during World War II. Some small sections of the runway remain along with the former Operations Building, WWII Pillbox and Air Raid Shelter.	<ul style="list-style-type: none"> Asset type ✓ Age Rarity ✓ Architectural and artistic interest Group value Archaeological interest Historic interest ✓ Landmark status 	
23	Parapet of ancient wall, south east of 4, Grafton Underwood	17 th Century Wall. Part of a network of ancient bridges. Watercourse was moved during the last century.	<ul style="list-style-type: none"> Asset type ✓ Age ✓ Rarity Architectural and artistic interest ✓ Group value ✓ Archaeological interest Historic interest Landmark status 	

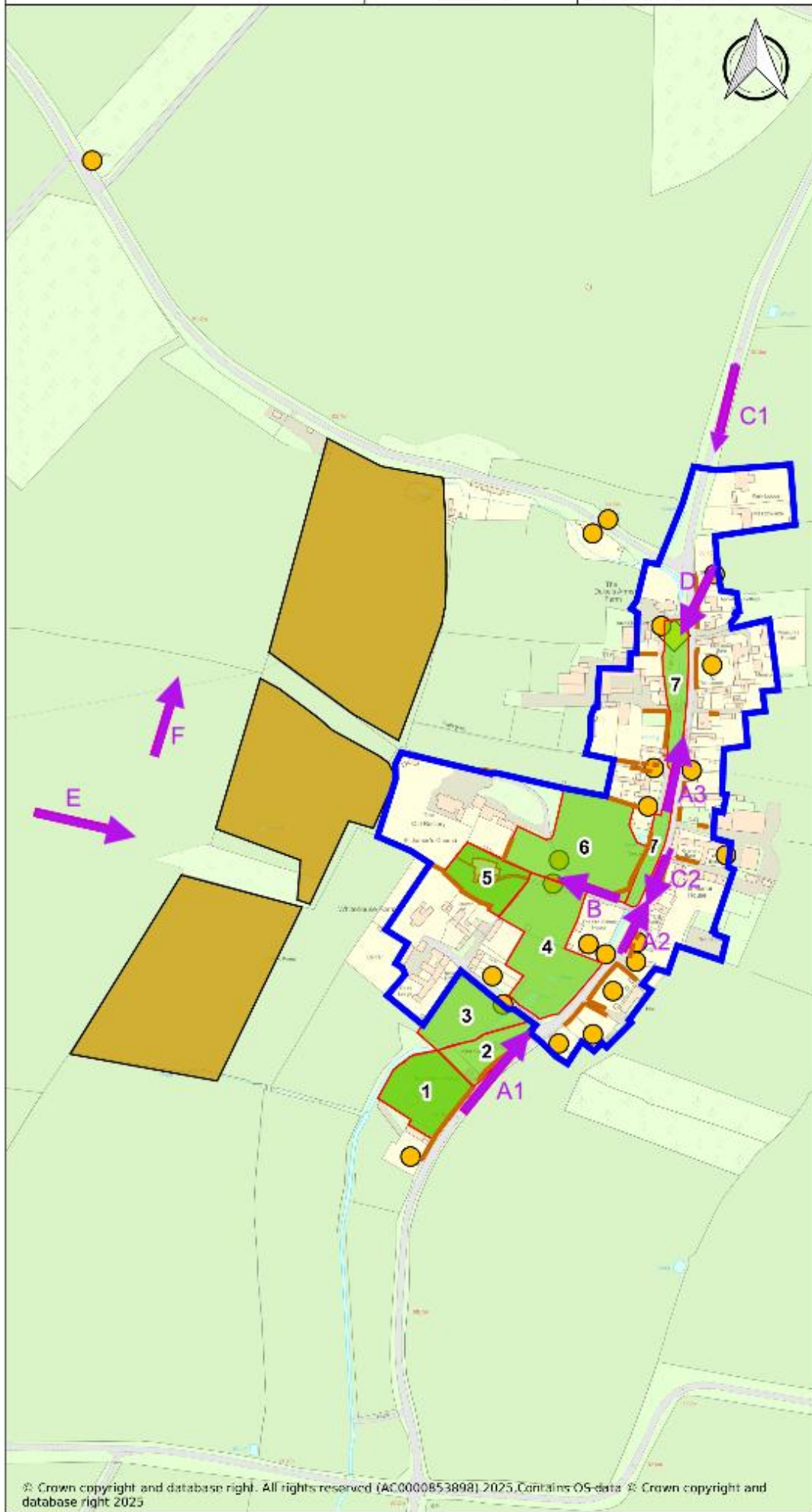


- Parish**
-  Focal Point (Policy GU1)
-  Historical Environmental Records
-  Historical Environmental Records
-  Features of Local Heritage Interest (Policy GU9)
-  Timber Yard, Former Airfield (Policy GU18)
-  Former Grafton Underwood Airfield (Policy GU17)
-  Potential Local Wildlife Site (Policy GU6)
-  Local Wildlife Site (Policy GU6)
-  Local Green Space (Policy GU5)
-  Ridge and Furrow (Policy GU9)
-  Significant Boundary Walls (Policy GU9)
-  Important Views (Policy GU1)
-  Neighbourhood Plan Area
-  Settlement Boundary (Policy GU13)
- 

0 20 40 60 80m
Scale: 1:5000

Author: P. Bird

Date: 24/02/2025



Parish C1

Focal Point (Policy GU1)

Features of Local Heritage Interest (Policy GU9)

Local Green Space (Policy GU5)

Ridge and Furrow (Policy GU9)

Significant Boundary Walls (Policy GU9)

Important Views (Policy GU1)

Settlement Boundary (Policy GU13)