

# Little Addington Neighbourhood Plan

Pre-Submission  
Draft (2021-2045)



January 2026

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# 1 Introduction

## Neighbourhood Plans

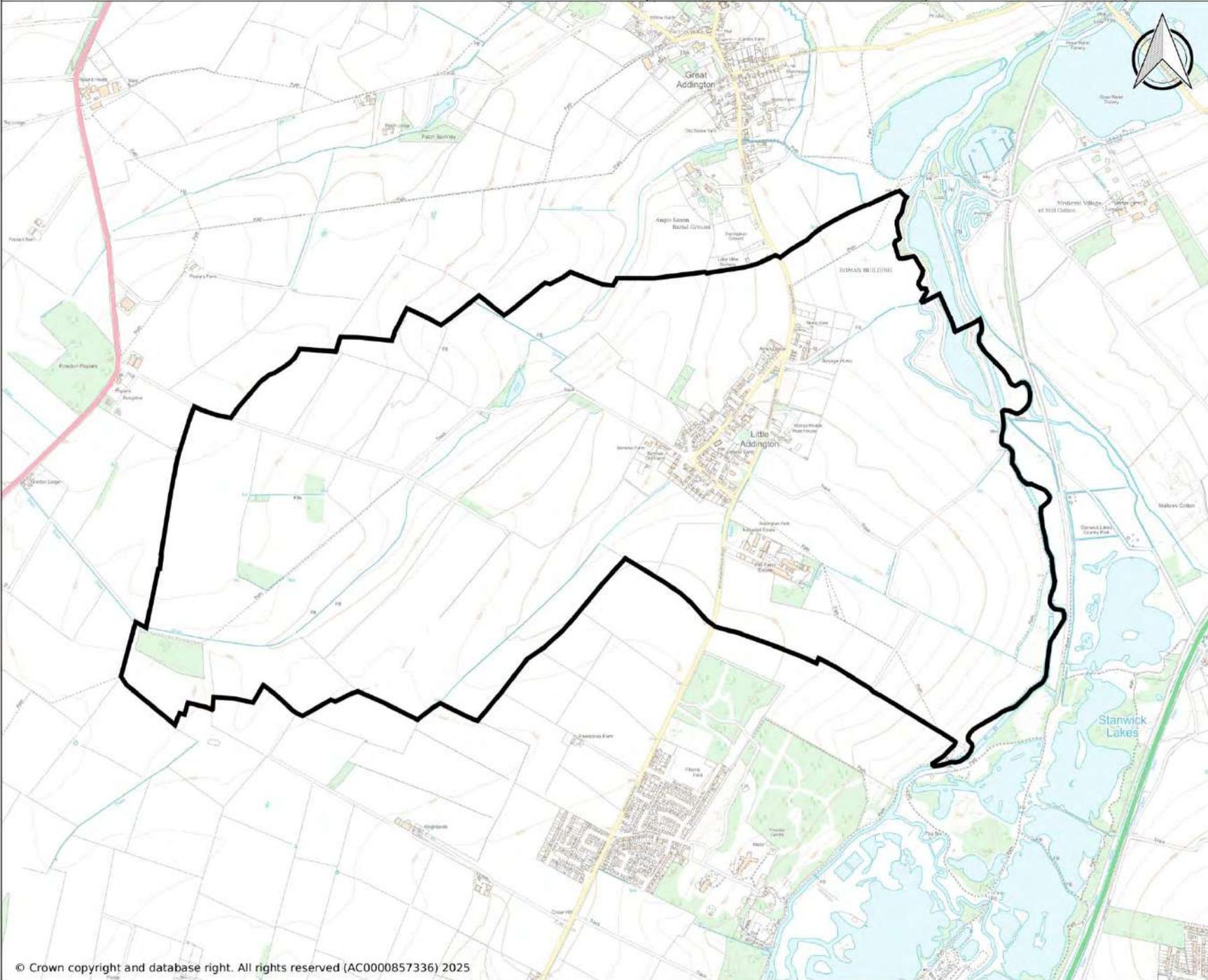
- 1.1. The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.
- 1.2. The preparation of the Little Addington Neighbourhood Plan is intended to allow people who live, work and have a business in the area to have a say as to 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. The Little Addington 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.

## Little Addington Neighbourhood Area

- 1.3. Little Addington lies on the west bank of the River Nene, about 13km (8 miles) southeast of Kettering. The Parish lies in North Northamptonshire and, prior to local government reorganisation in April 2021, was part of East Northamptonshire district. Little Addington is a rural parish with Little Addington village being the only settlement. The village is surrounded by open countryside.
- 1.4. The Neighbourhood Area (Map 1) includes the whole of Little Addington Parish.
- 1.5. Little Addington Parish Council applied for Neighbourhood Area designation and the Neighbourhood Area was designated by East Northamptonshire Council on 12 April 2024.
- 1.6. The Neighbourhood Area covers 461 hectares.



Neighbourhood Area



# Little Addington Neighbourhood Plan (2021-2045): Pre-Submission Draft

## Plan Period

- 1.7. Little Addington Parish Council is the ‘Qualifying Body’ responsible for preparing the Neighbourhood Plan. It has been supported by a Neighbourhood Plan Steering Group comprising Parish Councillors and local residents. The plan period covers the period 2021-2045 to align with the emerging North Northamptonshire Local Plan.

## Basic Conditions

- 1.8. A neighbourhood plan must meet each of a set of basic conditions before it can be put to a referendum and be made. This means that there is not an entirely free hand over how the Plan is prepared. The basic conditions state that plans must:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State.
  - Contribute to the achievement of sustainable development.
  - Be in general conformity with the strategic policies contained in the development plan for the area.
  - Not breach, and otherwise be compatible with, EU obligations (now part of UK Law).
  - Comply with other prescribed matters.

## Local Plan

- 1.9. The [National Planning Policy Framework](#) (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023, 19 December 2023 and 12 December 2024. This sets out the Government’s planning policies for England and how these are expected to be applied.
- 1.10. The planning practice guidance that supports the NPPF is published [online](#).

## The Development Plan

- 1.11. The Parish of Little Addington is covered by the following development plan documents, which make up the Local Plan (strategic and non-strategic policies):

### North Northamptonshire Joint Core Strategy 2011-2031

- 1.12. The [North Northamptonshire Joint Core Strategy](#) is the overall strategic plan for North Northamptonshire. It was adopted in July 2016.

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### East Northamptonshire Local Plan (Part 2)

- 1.13. The [East Northamptonshire Local Plan \(Part 2\)](#) was adopted by North Northamptonshire Council on 7 December 2023. The Part 2 Local Plan replaces remaining policies from the 2011 Rural North, Oundle and Thrapston Plan (RNOTP) and the 1996 East Northamptonshire District Local Plan (DLP).

### North Northamptonshire Local Plan

- 1.14. North Northamptonshire Council is reviewing the strategic planning policies of the North Northamptonshire Core Strategy through the North Northamptonshire Local Plan to consider changes since 2016 and extend the plan period to 2045. The Plan will also cover some non-strategic matters that are set out in the Part 2 Local Plan.

## What has been done so far

### Neighbourhood Plan Introductory Events

- 1.15. In the Spring of 2023, a Coffee Morning and consultation event at Saint Mary the Virgin Church allowed local people to find out about neighbourhood planning and decide whether they would support the preparation of a neighbourhood plan for Little Addington. In October 2023, a second Coffee Morning and consultation event at the Bell Inn provided local people with an opportunity to identify some of the key issues the neighbourhood plan should address. The feedback was extremely informative with a good cross-section of views and opinions. The Parish Council has also secured funding for the preparation of a neighbourhood plan and appointed a planning consultant to support it.

### Questionnaire Survey

- 1.16. The feedback from the introductory event helped us to prepare a questionnaire survey. In March 2025, local households were invited to complete a questionnaire survey. There were 109 responses, and the results of the household questionnaire have been published on the Parish Council's website.

### Evidence

- 1.17. There is no 'tick box' list of evidence required for neighbourhood planning. Proportionate, robust evidence is required to support the choices made and the approach taken. The evidence supporting the preparation of the Neighbourhood Plan is also available on the Parish Council website.

# Little Addington Neighbourhood Plan (2021-2045): Pre-Submission Draft

## Consultation

- 1.18. The feedback from the consultation events, questionnaire results and information about the area have helped the preparation of this (Pre-Submission) Draft version of the Little Addington 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 will run from Sunday, 22 February 2026 to Sunday, 5 April 2026.
- 1.19. A copy of the Pre-Submission Draft of the Plan will be available to download, along with supporting documentation, on the Parish Council website. A newsletter publicising the Pre-Submission Draft of the Plan will be delivered to all premises within the Parish.
- 1.20. To comment on any aspect of the Pre-Submission Draft of the Plan, please write to Little Addington Parish Council or complete and return a copy of the Pre-Submission Representation Form. The form can be downloaded from the Parish Council website. Comments may be returned:
  - Via e-mail to: [clerk@littleaddingtonparishcouncil.gov.uk](mailto:clerk@littleaddingtonparishcouncil.gov.uk)
  - By post to: Cllr. Lorraine Brown, 8 Dovecote Drive, Little Addington, NN14 4BE

## What happens next?

- 1.21. All representations and comments received will be considered by Little Addington Parish Council and may be used to amend the Pre-Submission Draft of the Plan. Following this, a Consultation Statement, including a summary of all comments received and how these were considered, will be made available on the Parish Council website.
- 1.22. The Plan will then be submitted to North Northamptonshire Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation will take place before it is sent to an Independent Examiner.
- 1.23. The Examiner will either recommend that:
  - the Plan is submitted to a referendum;

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- the Plan is modified to meet the 'Basic Conditions' and then submitted to a referendum; or that
  - the Plan is refused.
- 1.24. If the Examiner is satisfied, North Northamptonshire Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, the North Northamptonshire Council will adopt it.
- 1.25. 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 most planning applications, but in the Little Addington Neighbourhood Area, the policies in the Neighbourhood Plan will form the basis of those decisions along with the North Northamptonshire Joint Core Strategy 2011-2031, East Northamptonshire Local Plan and other material considerations.

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

## 2 Profile

- 2.1. Little Addington Neighbourhood Area lies to the southeast of Kettering and northeast of Wellingborough. The parish is situated between some of Northamptonshire's major trunk roads with the A45 and A14 only a few miles away. To the north is the village of Great Addington and to the south is Irthlingborough.
- 2.2. The parish was first known as Edintone and the Addington Waterville (11<sup>th</sup> Century) and Addington Parva (14<sup>th</sup> Century). Once of the ancient hundred of Suthnaveslund, then Huxloe and then East Northamptonshire it is now part of North Northamptonshire, the deanery of Higham Ferrers and the petty sessional division of Wellingborough.
- 2.3. Little Addington village lies just above the floodplain of the River Nene. The Irthlingborough Road/Woodford Road passes along the eastern edge of the village while Back Lane, Main Street and Chapel Hill meet at The Green. Saint Mary the Virgin Church and The Bell Inn are on High Street. The Addington's Playing Field is to the north of Little Addington on Lower Street and is shared with Great Addington.
- 2.4. The historic core of Little Addington is focussed on Saint Mary the Virgin Church, Church Walk, The Green, Top End, Back Lane and Chapel Hill. Coursed limestone is a particularly important feature of the village. The village has developed outwards from this core through post-war and twentieth century housing along Main Street, including Amen Place, Back Lane and to the south of Chapel Hill. The recent Howards Way development lies off Woodford Road to the north of the village.
- 2.5. To the south of the village is an employment site comprising the Addington Industrial Park and Hill Farm Estate, which was developed on the site of a former Prisoner of War camp.

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## Number of households

2021

# 130

households

**148,900** households in North Northamptonshire

Rounded to the nearest 10 households

Source: Office for National Statistics - Census 2021

Small area: Output area

## Population

2022

# 290

people

**363,200** people in North Northamptonshire

Rounded to the nearest 10 people

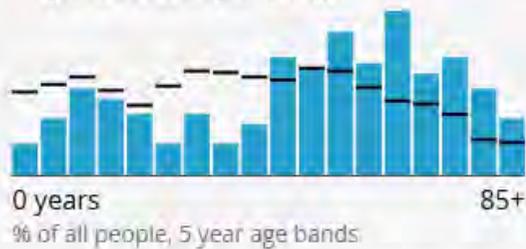
Source: Office for National Statistics - Mid Year Population Estimates

Small area: Output area

## Age profile

2022

**Little Addington**  
(North Northamptonshire)



Source: Office for National Statistics - Mid Year Population Estimates  
Small area: Output area

## Number of bedrooms

2021

**Little Addington**  
(North Northamptonshire)

1 bedroom **0.8%** (7.2%)

2 bedrooms **15.2%** (23.8%)

3 bedrooms **30.3%** (45.6%)

4 or more bedrooms **53.8%** (23.4%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

## Economic activity status

2021

**Little Addington**  
(North Northamptonshire)

Economically active: In employment **53.0%** (61.8%)

Economically active: Unemployed **2.5%** (2.7%)

Economically inactive **44.4%** (35.5%)

% of people aged 16 years and over

Source: Office for National Statistics - Census 2021

Small area: Output area

# 3 Sustainable Development

## Sustainable Development

- 3.1. A 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, dynamic 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. The Neighbourhood Plan shows what sustainable development in Little Addington means in practice.

## Strategic Environmental Assessment

- 3.3. All plan-making and decision-making should help to achieve sustainable development. To demonstrate how this Neighbourhood Plan will contribute to improvements in environmental conditions a Strategic Environmental Assessment (SEA) has been undertaken. The SEA also considers how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).
- 3.4. An Environmental Report, which accompanies the current consultation on the Little Addington Neighbourhood Plan, is the second document to be produced as part of the SEA process. The first document was the SEA Scoping Report which

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includes information about the Neighbourhood Area's environment and community. Both documents are available on the Parish Council's website.

- 3.5. Several recommendations were made to enhance the positive effects of the draft Neighbourhood Plan and mitigate any negatives. These recommendations will be incorporated into the Neighbourhood Plan where appropriate.

### Priorities

- 3.6. Data collected from the 2025 questionnaire helped identify key issues the Neighbourhood Plan should address. The key issues raised by respondents, ranked in order of importance are:

- Protecting green areas in the village
- The impact of vehicular traffic on village life
- Protecting the character of the countryside and access to it
- Improving or retaining local services and facilities
- Conserving local heritage and village identity
- Noise and disturbance
- Footpaths and access to The Greenway
- Nature conservation
- Meeting local housing needs
- Flood risk
- Climate Change

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### Vision

- 3.7. In setting out the aims for the Plan it is vital to consider the community's aspirations for the future and respond to the priorities identified by local people. The Plan also needs to be realistic. The vision statement set out below has helped guide the preparation of the Little Addington Neighbourhood Plan and makes it clear what the Plan is aiming to achieve.



## 4 Green Areas

### Local Green Space

- 4.1. 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.
- 4.2. In our 2025 Questionnaire Survey we invited local people to identify Local Green Spaces for protection. These are shown on Map 2 and a summary of reasons for their designation is set out at Appendix 1. The Addingtons Playing Field has been designated as a Local Green Space in the Great Addington Neighbourhood Plan.



Figure 1: The Sheep Fields

### Policy LA1: Local Green Space

The following sites, identified on Map 2 and the Policies Maps of the Neighbourhood Plan, are designated as Local Green Space:

1. The Green
2. Saint Mary the Virgin churchyard, allotments and Top Green
3. The Sheep Fields

The determination of development proposals within a Local Green Space will be consistent with national policies for Green Belt.



Parish



Local Green Space



## 5 Traffic and Transport

- 5.1. 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, but they can be taken forward as community concerns by the Parish Council.
- 5.2. Nonetheless, the Neighbourhood Plan does take the opportunity to highlight localised traffic and parking issues that may need to be addressed when considering development proposals.

### Road Network

- 5.3. Little Addington lies in the middle of a triangle formed by the A14, A6 and A45. The principal link between Little Addington and the A6 to the south is via Irthlingborough Road/Addington Road. The A14 to the north is reached via Great Addington and then the A510.
- 5.4. Most of the village lies to the west of the Irthlingborough Road/Woodford Road which provides the main north-south route through the area and is subject to a 40mph speed limit. Away from this route, roads in Little Addington village are residential in character, unaffected by through traffic and the speed limit is 30mph. The roads are narrow and only High Street has a footway which is just one side of the road. The footways only extend beyond the village in a northerly direction where there is a narrow footway along the western side of the road between Little and Great Addington.



Figure 2: Irthlingborough Road

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- 5.5. The Crashmap [website](#) contains information about reported crashes from 1999 onwards. Within the last available five-year period (2019 to 2023) there have been no vehicle related accidents reported within the village. There was a slight accident on the Irthlingborough Road in September 2022 involving three vehicles and one casualty.
- 5.6. Our 2025 Questionnaire Survey asked residents to say, on a scale of 0 to 10 (where 0 is not a problem), how concerned they were with speeding traffic through the village. The average score was seven. The Questionnaire also invited respondents to identify speed reduction measures which they would support, but none of the measures gained majority support. However, as part of the Howards Way development off Irthlingborough Road, a section of Woodford Road will become a 30mph zone along with speed reduction measures. To date, these measures have not been implemented.

### Parking

- 5.7. Most (54%) of the respondents to our survey did not think that inconsiderate parking was a problem in Little Addington. However, there were some problem areas identified at The Green, High Street, Amen Corner and Chapel Hill. Parking illegally or inconsiderately not only causes inconvenience to residents but can create road safety issues, including danger to pedestrians.
- 5.8. With limited public transport, car ownership levels in Little Addington are high with 26.7% of households having three or more cars or vans (2021 Census) compared with 11.6% in North Northamptonshire and 9.1% in England. Further, the recent Howards Way development has given rise to parking problems on Amen Corner despite each property having two parking spaces and some have an additional garage. As the village currently experiences problems with insufficient parking, it is important that future developments provide adequate and convenient parking.

### Policy LA2: Residential Parking Standards

New two or three-bedroom dwellings shall provide for three off-street parking spaces each. Dwellings having four or more bedrooms should provide four off-street spaces per dwelling. Northamptonshire County Council's Parking Standards will apply to other forms of development.

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### Public Transport

- 5.9. 62.5% of respondents to our 2025 Questionnaire Survey wanted to see a better bus service. This being the most sought improvement in village services and facilities.
- 5.10. Stagecoach Midlands' [CB1](#) bus is now running through Little Addington Monday-Friday. The bus stops at the bus shelter by The Bell Inn at 10:13am arriving at Rushden Lakes (Stop 2) at 10:25am. It leaves Rushden Lakes (Stop 2) at 12:00, arriving back at Little Addington bus shelter at 12:13.

## 6 The Countryside

- 6.1. Little Addington parish is a rural area lying in the Nene Valley. The rural setting to Little Addington village is highly valued by local people with 98% agreeing that the countryside around Little Addington should be protected for the sake of its intrinsic character, beauty, heritage and wildlife.
- 6.2. Development in the countryside is already carefully managed by the policies of the North Northamptonshire Core Strategy (Policies 11, 13 and 26) where development is generally limited to agriculture, forestry and other rural businesses, the re-use of rural buildings, tourism, recreation and renewable energy projects.
- 6.3. Settlement boundaries, or planned limits of development, have long been used to manage development around the periphery of built-up areas to prevent the sprawl of development into the countryside and to protect the landscape setting of settlements. The East Northamptonshire Part 2 Local Plan no longer defines settlement boundaries but allows neighbourhood plans to decide their own. Our 2025 Questionnaire Survey shows that 65% of respondents think that a Settlement Boundary is a good way of managing housing development, so we have defined a new Little Addington Settlement Boundary to help us to prevent encroachment into open countryside.

### Policy LA3: The Countryside

The Countryside (land outside the Settlement Boundary as defined on Map 3) will be protected for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. In Countryside locations only development that is in accordance with national planning policies, strategic planning policies or allocations; or with the other policies of this Neighbourhood Plan will be supported.

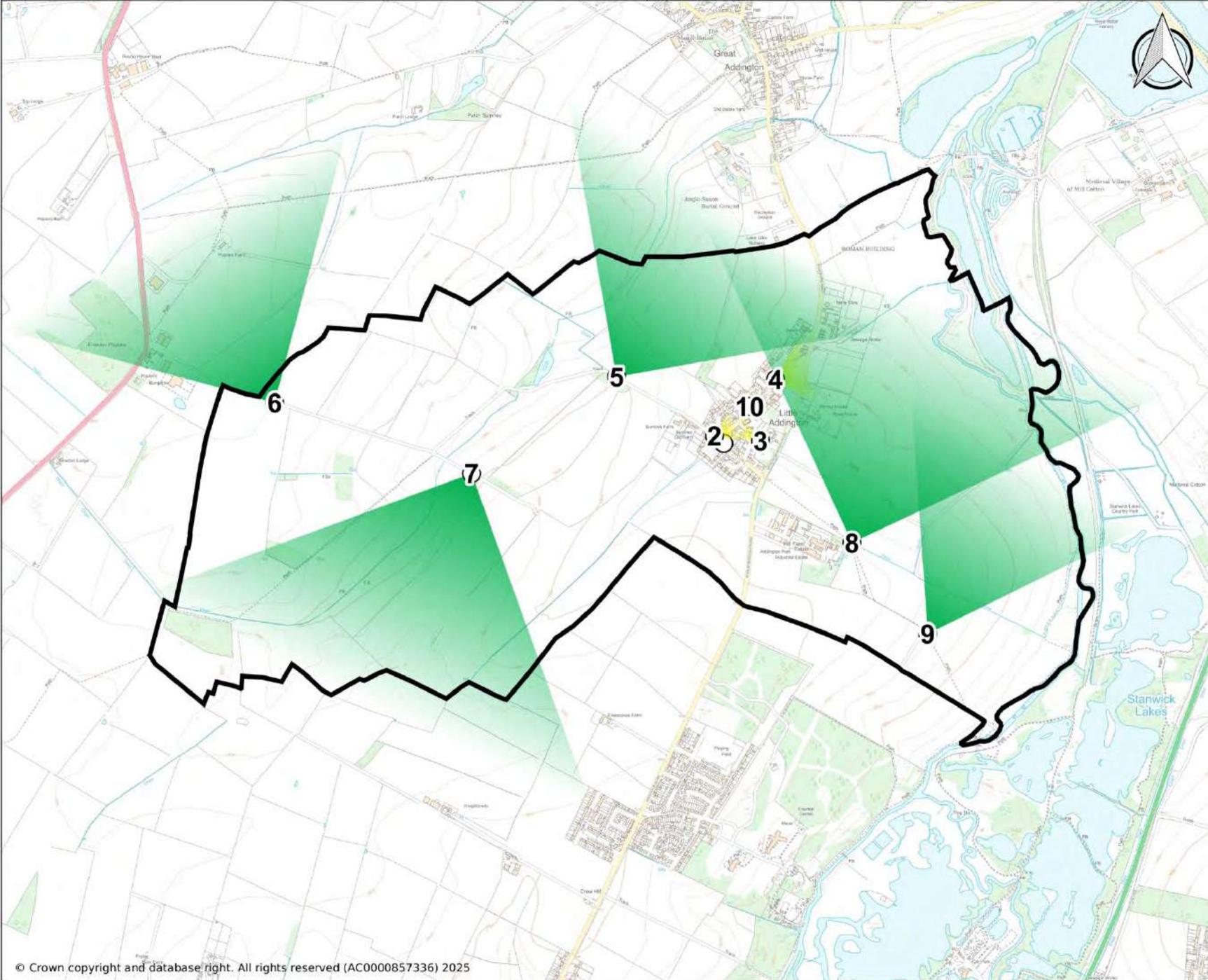
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### Landscape

- 6.4. 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.
- 6.5. Little Addington Parish lies within a low-lying clay vale created by the River Nene and its tributaries. The River Nene to the east of the area, has a broad, flat, wide floodplain surrounded by rising landform. This section of the Nene is slow flowing with limited bank side vegetation with evidence of long periods of gravel extraction and restoration producing wetland and lakes. The local nature reserves, country parks and lagoons created from former gravel workings provide areas for not only public enjoyment and access, but also valuable habitats in the form of wet grasslands and reed beds, and internationally important areas for wildfowl and wading birds. Sections of dismantled railway and high voltage pylons are also evident along the valley.
- 6.6. Surrounding the lakes is a landscape characterised by pastoral and arable fields, although water elements continue to dominate most views. Whilst woodland cover remains sparse, several broadleaved copses contribute to the overall character of the area. They frequently surround valley ponds, lakes and lagoons, thus helping to integrate these artificial waterbodies into their landscape setting.
- 6.7. Policy 3 of the North Northamptonshire Joint Core Strategy ensures that new development is located and designed in a way that is sensitive to its landscape setting and, where possible, the distinctive qualities of the landscape character area in which it would be situated are enhanced.



Figure 3: The Nene valley near Little Addington



Important Views & Vistas



Neighbourhood Area





Parish



Important Views & Vistas



## Important Views

- 6.8. St Mary's Church lies in an elevated position in the centre of Little Addington village. The church is a Grade I Listed Building, and its tower and spire are a key feature in the landscape. The church is a focal point within the centre of the village and there are glimpses of the church from between buildings. Within the village there are also important views of The Green and the sheep fields.
- 6.9. Views of the River Nene landscape from Little Addington are often disrupted by wind turbines, high voltage pylons and large warehouses that have been built on the western edge of Raunds. This means that the scenic views of the countryside that remain unaltered by modern development are particularly valued by local people. The most important of these were identified by Little Addington History Society in the 2008 Little Addington Guide.
- 6.10. Locally important views are set out below and in more detail in Appendix 2. It is important to note that the significance of any vista cannot be realised in text and images. Seasonal changes as well as exact location can significantly impact on the focal point of the vista.



Figure 4: The church can be seen between buildings within the village

## Policy LA4: Locally Important Views

Development should be located and designed in a way that is sensitive to the local landscape. The potential to enhance the landscape should be considered wherever possible.

Views of and from the primary landmark of St Mary's Church are to be protected.

Particular sensitivity should be shown for the views that are regarded as highly characteristic of the area, as listed below and shown on Maps 3 and 4:

1. View of The Green from Chapel Hill
2. View of The Green from Dovecote Drive
3. View from Top End towards Church Walk

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4. Views of the sheep field from Main Street
5. View from footpath MB/004 northeast towards Great Addington
6. View from footpath UM/012 northwest towards Poplars Farm and Burton Latimer beyond
7. View from bridleway MB/005 southwards
8. View from footpath MB/001 looking northwards
9. View from footpath MB/001 looking northwards
10. View from Back Lane/ High Street junction southwards to St Marys Church

Major development proposals, and proposals that could affect the primary landmark of St Mary's Church and Locally Important Views should be supported by a Landscape Visual Impact Assessment.

### Access to the Countryside

- 6.11. Little Addington has a network of footpaths and a bridleway that extend from the village into the surrounding countryside. These Rights of Way are an appreciated and well-used community asset that contributes to health and wellbeing. Our 2025 Questionnaire Survey showed that 49% of respondents used the Rights of Way network daily, so the community is keen to see the existing footpath and bridleway network extended and enhanced.

### North Northamptonshire Greenway

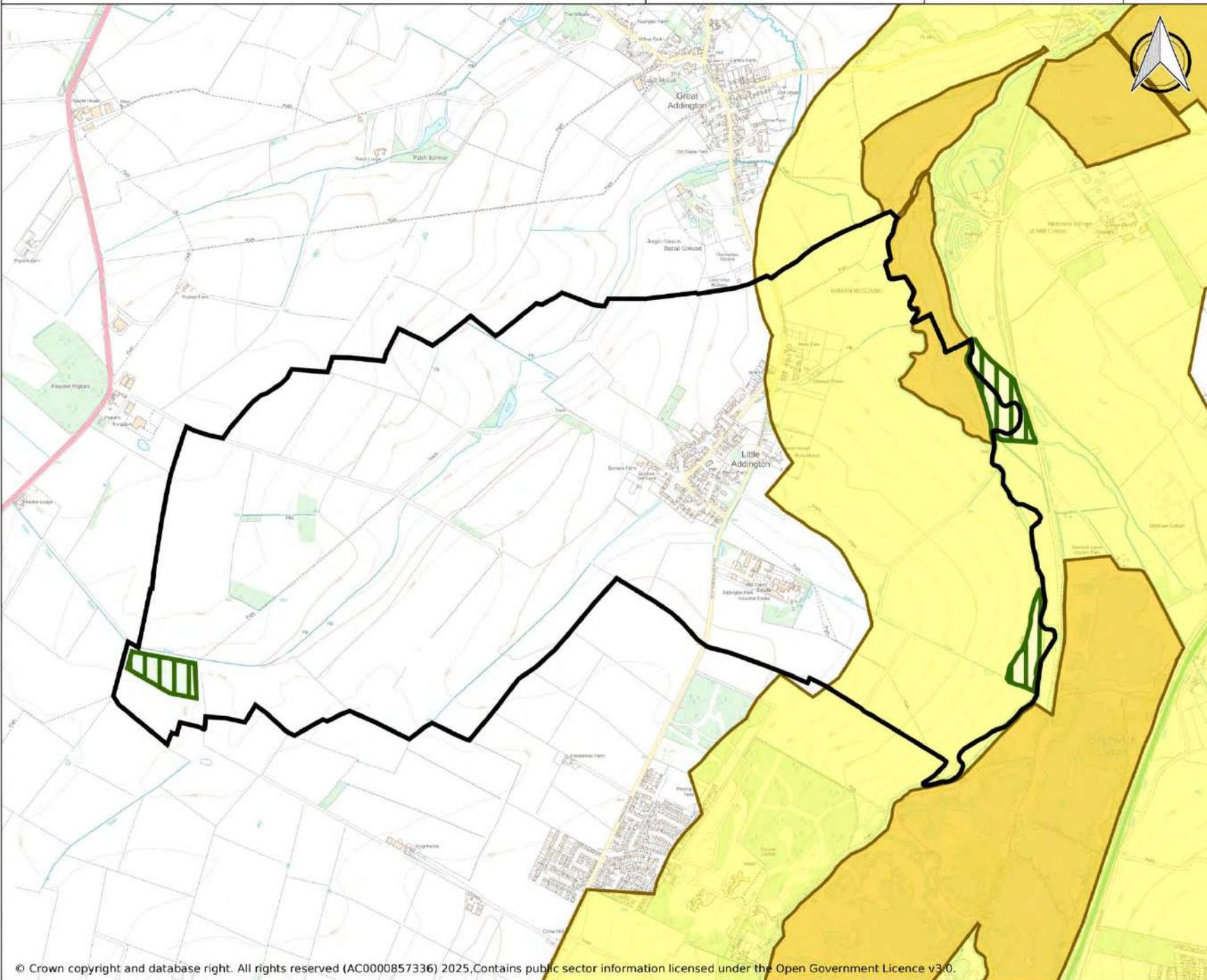
- 6.12. The North Northamptonshire Greenway is a proposed strategic rural network of safe, largely traffic-free routes suitable for walking, wheeling, cycling and horse riding, connecting settlements, employment, leisure and tourism destinations across North Northamptonshire and beyond. Its key objectives 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.

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- 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.
- 6.13. The [North Northamptonshire Greenway Strategic Masterplan](#) has identified a proposed network of 356km and connecting settlements within North Northamptonshire and in neighbouring authorities with a 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.
- 6.14. Little Addington lies close to a proposed new, high-level route crossing between Burton Latimer and Raunds (route 13). The route will connect to the Nene Way long-distance footpath that links Northampton, Wellingborough, Oundle, Peterborough and Wisbech. The Masterplan sets out a development contributions formula for the proposed North Northamptonshire Greenway network.
- 6.15. Our 2025 Questionnaire Survey showed that 75% of respondents supported an off-road cycle route between the village and the Greenway.

### Policy LA5: Public Rights of Way Network

Development should protect public Rights of Way and wherever possible create new links to the network including footpaths, bridleways and cycle ways. The creation of an off-road cycle/footpath link between Little Addington and The Greenway is supported.



- Nature Improvement Areas**
-  Nature Improvement Areas
- Special Protection Areas**
-  Special Protection Areas
- Potential Wildlife Site**
-  Potential Wildlife Site
- Neighbourhood Area**
-  Neighbourhood Area

## Ecology and Biodiversity

- 6.16. The parish contains several statutory and non-statutory nature conservation sites which are protected through a range of legal and policy mechanisms. They include part of the Upper Nene Valley Gravel Pits- an internationally important site for an assemblage of over 20,000 waterbirds in the non-breeding season and a rare example of wet floodplain woodland. 99% of respondents to our 2025 Questionnaire Survey wanted the Neighbourhood Plan to identify, protect and where possible enhance local biodiversity.

## Notable Species

- 6.17. Notable species that have been recorded by Northamptonshire Biodiversity Records Centre that were in the Parish include:
- **Bird:** Arctic Tern, Avocet, Baltic Gull, Barn Owl, Barnacle Goose, Bar-tailed Godwit, Bearded Tit, Bittern, Blak Tern, Black-headed Gull, Black-necked Grebe, Black-tailed Godwit, Black-headed Wagtail, Brambling, Brent Goose, Bullfinch, Caspian Gull, Caspian Tern, Cattle Egret, Cetti's Warbler, Collared Dove, Common Gull, Common Redpoll, Common Sandpiper, Common Scoter, Common Tern, Coot, Cormorant, Crane, Crossbill, Cuckoo, Curlew, Curlew Sandpiper, Dark-bellied Brent Goose, Dunlin, Dunnock, European White-fronted Goose, Ferruginous Duck, Fieldfare, Firecrest, Gadwall, Gannet, Garganey, Glaucous Gull, Glossy Ibis, Golden Plover, Goldeneye, Grasshopper Warbler, Great Black-backed Gull, Great Crested Grebe, Great Northern Diver, Great White Egret, Green Sandpiper, Greenfinch, Greenshank, Grey Heron, Grey Partridge, Grey Plover, Grey Wagtail, Greylag Goose, Hawfinch, Hen Harrier, Herring Gull, Hobby, House Martin, House Sparrow, Iceland Gull, Kentish Plover, Kestrel, Kingfisher, Kittiwake, Knot, Lapwing, Lesser Black-backed Gull, Lesser Redpoll, Linnet, Little Egret, Little Gull, Little Ringed Plover, Mallard, Marsh Harrier, Marsh Tit, Marsh Warbler, Meadow Pipit, Mediterranean Gull, Merlin, Mistle Thrush, Moorhen, Osprey, Oystercatcher, Peregrine, Pink-footed Goose, Pintail, Pochard, Purple Heron, Red Kite, Red-backed Shrike, Red-breasted Merganser, Red-necked Grebe, Red-necked Phalarope, Redshank, Redstart, Redwing, Reed Bunting, Ring Ouzel, Ringed Plover, Rook, Ruddy Shelduck, Ruff, Sanderling, Sandwich Tern, Savi's Warbler, Scaup, Sedge Warbler, Shag, Shelduck, Short-eared Owl, Shoveler, Skylark, Slavonian Grebe, Smew, Snipe, Snow Bunting, Song Thrush, Sparrowhawk, Spoonbill, Spotted Crake, Spotted Flycatcher, Spotted Redshank, Starling, Stock Dove, Stone-curlew, Swift, Tawny Owl, Teal, Temminck's Stint, Tree Pipit, Tree Sparrow, Tundra Ringed Plover, Turnstone, Turtle Dove, Water Pipit, Wheatear, Whimbrel, Whinchat, White Stork, White-fronted Goose, Whitethroat, Whooper Swan, Wigeon, Willow Tit, Willow Warbler, Wood Sandpiper, Woodcock, Woodpigeon, Wren, Wryneck, Yellow Wagtail, Yellow-browed Warbler, Yellowhammer, Yellow-legged Gull.

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- **Plants:** Basil Thyme, Bithynian Vetch, Bluebell, Columbine, Common Eyebright, Common Valerian, Corn Chamomile, Corn Mint, Corn Parsley, Dwarf Spurge, Field Gromwell, Field Pepperwort, Field Scabious, Fringer Water-lily, Good-King-Henry, Greater Butterfly-orchid, Hairy Buttercup, Heath Cudweed, Henbane, Hoary Plantain, Hound's-tongue, Long-stalked Yellow-sedge, Marsh Sow-thistle, Mudwort, Needle Spike-rush, Night-flowering Catchfly, Pennyroyal, Pheasant's-eye, Purple Milk-vetch, Quaking-grass, Ragged-Robin, Round-fruited Rush, Sea Barley, Smooth Brome, Stinking Chamomile, Strawberry Clover, Tawny Sedge, Treacle-mustard, Tubular Water-dropwort, White Helleborine, Wild Clary, Wild Strawberry.
- Insect- beetle: Musk Beetle.
- **Insect- butterfly:** Small Heath, Wall.
- Insect- dragonfly: Scarce Chaser
- **Insect- moth:** Beaded Chestnut, Blood-vein, Broom Moth, Brown-spot Pinion, Buff Ermine, Centre-barred Sallow, Cinnabar, Cream-bordered Green Pea, Deep-brown Dart, Dot Moth, Dotted Fan-foot, Dusky Brocade, Dusky Thorn, Flounced Chestnut, Ghost Moth, Giant Water-veneer, Grey Dagger, Knot Grass, Large Nutmeg, Large Sallow Bell, Large Wainscot, Mottled Rustic, Mouse Moth, Powdered Quaker, Red-belted Clearwing, Rosy Rustic, Sallow, Shaded Broad-bar, Shoulder-striped Wainscot, Silky Wainscot, Small Square-spot, Spinach, Sulphur Pearl, Webb's Wainscot, White Ermine.
- **Reptile:** Grass Snake;
- **Mammal:** Brown Hare, Eurasian Badger, European Otter, European Water Vole, West European Hedgehog.

### Upper Nene Valley Gravel Pits Special Protection Area

- 6.18. The Upper Nene Valley Gravel Pits Special Protection Area (SPA)/Ramsar site (Map 5) was formally classified by the UK Government in 2011. It covers 1,358 hectares in North and West Northamptonshire. It is a composite site comprising 20 separate blocks of land and water fragmented by roads and other features.
- 6.19. The SPA is legally protected by the Conservation of Habitats and Species Regulations 2010 (Habitat Regulations) for several reasons. It is a wetland of international importance used regularly by more than 20,000 water birds and by 2.3% of the UK Golden Plover population.
- 6.20. Key threats to the SPA are recreational disturbance to water birds, and poorly designed or located development. A [Supplementary Planning Document](#) (SPD) is in place to safeguard the site's nature conservation interest while allowing new

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sustainable development. All new residential development within 3km of the SPA will result in a significant effect on the SPA. This is through an increase in visitors that will in turn increase the level of disturbance to the wintering waterbirds, particularly through dog walking. Residential developments within 3km of the SPA can avoid and mitigate likely significant effect on the SPA by making a financial contribution towards Strategic Access Management and Monitoring (SAMM) and/or other suitable mitigation. As of 1 April 2025, the rate is £397.51 per dwelling. This would reduce the adverse impact of people visiting the SPA through specific measures and monitoring.

- 6.21. In line with the SPD requirements, consultation is required by Natural England in advance of submitting any planning application. As part of that consultation, further mitigation may be needed where Natural England advise. If a bespoke process is required, then a project level Appropriate Assessment will be required to accompany any planning application. Furthermore, work is ongoing to update the SPD and there will be a need to apply this as appropriate as the Neighbourhood Plan is implemented.
- 6.22. Any plan which is likely to have a significant effect on the Upper Nene Valley Gravel Pits SPA will require an assessment of its impacts on the SPA under the Habitats Regulations. So, this Neighbourhood Plan has been the subject of a Habitats Regulations Assessment Screening which has been published separately.

### **Policy LA6: Upper Nene Valley Gravel Pits Special Protection Area Mitigation Strategy**

For all residential development within the Upper Nene Valley Gravel Pits SPA/Ramsar site 3km buffer zone, as shown in the Local Plan, financial contributions to mitigate the adverse impacts of development upon the SPA/Ramsar site will be sought in accordance with the Addendum to the SPA Supplementary Planning Document: Mitigation Strategy or a later update of the SPD.

Consultation with Natural England on residential development proposals may identify a requirement for mitigation measures beyond simply a payment. In such circumstances, and in the case of other types of development potentially resulting in loss of functionally linked habitat to the Upper Nene Valley SPA, a project level Appropriate Assessment will be required to accompany any planning application.

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### River Nene Nature Improvement Area

- 6.23. The Nene Valley is one of 12 Nature Improvement Areas (NIAs) that were selected through a national competition announced in the Natural Environment White Paper in 2011. The Nene Valley NIA, covering an area of 41,350 hectares in the centre of England, contains a fragmented ecological network of statutory and non-statutory sites. The Nene Valley Nature Improvement Area (NIA) is re-creating and re-connecting natural areas along the Nene and its tributaries from Daventry to Peterborough. Local organisations and individuals are working together to make a better place for nature. Funding through the NIA programme ended in March 2015, but the project continues.
- 6.24. Our Neighbourhood Plan supports the creation of more and better-connected habitats in the NIA to provide the space for wildlife to thrive and adapt to climate change. Development within the NIA is expected to take account of the natural environment early in the design process and that ecological connection through and around the development site to the wider habitat networks is delivered.

### Great Addington Gravel Pits

- 6.25. Great Addington Gravel Pits are part of the Upper Nene Valley Gravel Pits Special Protection Area and lie within the River Nene Nature Improvement Area. They comprise two large gravel pits surrounded by grassland. The south pit lies on the eastern boundary of the Little Addington Neighbourhood Area and has branches of the river Nene on both sides. The water in the lake is very clear and with no algae and no aquatic plants. This lake had abundant fishing platforms, especially on the western side, with a dirt track allowing vehicle access, and with frequent mown areas for parking.

### Biodiversity Net Gain

- 6.26. Biodiversity net gain is an approach which aims to leave the natural environment in a measurably better state than beforehand. Biodiversity Net Gain is proposed in the 25 Year Environment Plan and mandated as a condition of planning permission in the Environment Act 2021. Biodiversity Net Gain requires a 10% increase in biodiversity after development, compared to the level of biodiversity prior to the development taking place.

### Policy LA7: Ecology and Biodiversity

Development should not harm the network of local ecological features and habitats (Map 5).

New development should maintain and enhance these and other ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines). New development should secure measurable net gains for biodiversity. The priority for biodiversity enhancement is to link the wetland habitat reservoirs through the River Nene corridor.

Within the Nene Valley Nature Improvement Area, planning applications should be accompanied by an ecological survey unless the type and location of development is such that the impact on biodiversity will be insignificant.

### Trees, Hedgerows and Woodland

- 6.27. Many of England's ancient woodlands, forests, trees and hedgerows have been destroyed over the past few hundred years. Just 10% of England is covered in woodland, compared to an EU average of 38%. In the Little Addington/Great Addington/Woodford area existing tree cover is just 5.25%. Most of the Parish's trees can be found in the form of spinneys, and alongside watercourses and field boundaries (Map 6).



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- 6.28. There are many significant mature trees within Little Addington village and these all play a role in framing key buildings, softening the built fabric and enhancing the special character of the village. There are many trees that are subject to Tree Preservation Orders (TPOs) which protects and preserve trees for public enjoyment, environmental and aesthetic purposes. Many of the trees in the churchyard and in the grounds of Manor Farm House, Little Addington House and Copper Beech House are the subject of TPOs along with trees on Dovecote Drive, The Green, the sheep field and Addington Park Industrial Estate.
- 6.29. 92% of respondents to our 2025 Questionnaire Survey thought that the Neighbourhood Plan should try to retain existing trees and hedgerows of arboricultural or amenity value.

### Policy LA8: Trees and Hedges

Existing trees and hedgerows should be retained where possible and integrated into new developments. Development that damages or results in the loss or deterioration of ancient trees, hedgerows or trees of good (BS 5837 retention categories A and B) arboricultural and amenity value will not be supported. Proposals should be designed to retain ancient trees, hedgerows or trees of arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees and hedgerows, indicating replanting where appropriate.

### Flood Risk

- 6.30. The National Planning Policy Framework sets strict tests 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.

# 7 Services and Facilities

## Key Services and Facilities

- 7.1. Little Addington has limited services and facilities with just a pub, church and allotments. There is also a playing field that serves the villages of Little and Great Addington.
- 7.2. Some residents would like to see additional services and facilities including a village shop, but the most pressing need is for a better bus service.

### The Bell Inn

- 7.3. Over time, the Bell Inn on High Street has undergone numerous alterations. Most recently, in 2020, planning permission (Ref: 20/00554/FUL) was granted for the reduction in the public house trading area to facilitate the conversion of part of the building to a dwelling. Assurances were given by the owner, that the changes would secure the future of The Bell as a ‘traditional village pub’ and the works took place in 2021. Having become a restaurant, the Bell Ottoman, for a short time, the Bell Inn has recently reverted to a traditional pub.
- 7.4. In 2024 the Parish Council secured the designation of the Bell Inn as an [Asset of Community Value \(ACV\)](#). This means that if the asset comes up for sale, the parish council or a community group would be given a fair chance to make a bid to buy it on the open market.



Figure 5: The Bell

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- 7.5. The 2025 Questionnaire Survey shows that 71% of respondents wanted the Neighbourhood Plan used to protect the pub. Community services and facilities are already given a level of protection by Policy 7 of the North Northamptonshire Joint Core Strategy 2011-2031 which resists the loss of community facilities, but The Bell is not specifically identified.

### Policy LA9: The Bell Inn

The Bell Inn will be safeguarded in accordance with North Northamptonshire Joint Core Strategy 2011-2031 Policy 7. Development that would make it more difficult to retain the village pub will not be supported.

### Saint Mary The Virgin Church

- 7.6. [Saint Mary the Virgin](#), Little Addington is a sister Church of the Nene Crossings Benefice. Holy Communion is celebrated on every first Sunday of the month, with morning prayer on the second and fourth Sunday.
- 7.7. Saint Mary The Virgin Church dates from 1280 and is constructed of local ironstone and limestone under a leaded roof. Its principal feature is the west doorway that contains perished figures in a wide cavetto.

### Allotments

- 7.8. Research indicates that increased access to healthy, affordable food for the general population is associated with improved attitudes towards healthy eating and healthier food purchasing behaviour. It also indicates that improved dietary behaviours, such as increased fruit and vegetable consumption, are associated with increased access to healthy, affordable food. Gardening an allotment may also result in numerous positive physical and mental health-related impacts and outcomes.



Figure 6: Allotments at rear of St Mary's Church

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- 7.9. The allotments in Little Addington are next to St Mary's Church and on Woodford Road. These facilities provide an excellent community resource, encouraging physical activity, social interaction and healthy eating. The allotments at the Church are identified as Local Green Space (Policy LA1) which will prevent development except in very special circumstances.

### The Addingtons Playing Field

- 7.10. The Addingtons Playing Field is located on Lower Street between Little Addington and Great Addington. It is managed by a charity, The Addingtons Playing Field Association, for use by the residents of both villages. The playing field contains a multi-sports hard area, trim trail, tyre play, picnic area, five-a-side football pitch and community orchard. The playing field lies in Great Addington parish and is designated as an AVC and as a Local Green Space.

### Mobile Network

- 7.11. A good mobile connection has a positive impact on the economy and promotes efficient delivery of public services, social inclusion and many other benefits. Across the UK, research by Ofcom has shown that in recent years, more people rely on a mobile phone than on a landline, and that people on lower incomes are even more likely to live in a mobile-only household, or to access the Internet using a mobile connection.
- 7.12. Good mobile coverage promotes sustainability. For example, it enables home working, thus reducing the need for travel, and so contributes to minimising pollution, and mitigating climate change and helps in the move towards a low carbon economy.
- 7.13. Mobile telecommunications networks are a crucial piece of infrastructure in economic, community and social terms. The 2025 Questionnaire Survey shows that 40% of respondents would like to see an improved mobile phone signal. Ofcom's mobile availability checker shows that Little Addington village is likely to have limited indoor coverage, but outdoor coverage is likely for all networks. There is no 5G mobile internet service in the village.
- 7.14. Each operator needs its own network 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.



**Mixed Use Site**



**Neighbourhood Area**



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### Internet

- 7.15. 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, online gaming and on-demand television, high-speed internet connections have become essential to modern life and without which rural businesses and communities cannot prosper.
- 7.16. Traditional connections cannot handle the data volumes and speeds required to make realistic use of the latest technology. This can only be delivered by making fibre-optic based internet connections accessible. The Building Regulations introduced national gigabit broadband infrastructure and connectivity requirements for certain types of development in 2022.
- 7.17. In Little Addington village, most properties can get full fibre broadband with speeds up to 910Mbps, but some parts of the village, including Evergreen Drive and Dovecote Drive, can only get speeds of up to 67Mbps.

### Village Hall

- 7.18. Village halls are the heart of rural life for most villages across the country and provide a lifeline for the local community. They act as 'community hubs' and serve as meeting places where friendships are formed and strengthened. They offer extensive social and cultural benefits, particularly for those living in rural areas who are at heightened risk of social isolation. Village halls are typically used for a variety of public and private functions, such as parish council meetings, polling stations, sports and exercise groups, local drama productions, dances and private parties.
- 7.19. With no village hall, St Mary's Church has been used as a community meeting space for Little Addington. However, the church does not provide a warm, energy-efficient, good quality, flexible space or have the facilities that reflect the needs and aspirations of the community.
- 7.20. The 2025 Questionnaire Survey shows that 32% of respondents would like to see a community hall and the Parish Council would like to see a small (about 180sqm), simple, single-storey facility capable of accommodating a range of events and activities on a financially sustainable basis. The development of housing in the village provides an opportunity to help deliver a village hall for Little Addington.

## Policy LA10: Village Hall

Land for the development of a village hall is allocated east of Irthlingborough Road, Little Addington (Map 7). The development shall provide for:

- A. A village hall of approximately 180sqm comprising a hall, toilets, community room, kitchen and storage. The village hall should be designed and built to maximise energy efficiency and minimise energy and maintenance costs. The design should also have regard to Sport England's guidance notes on village and community halls;
- B. The village hall shall be located to the south of the site; and
- C. Car parking and bicycle parking, including electric vehicle charging points.

## Infrastructure

- 7.21. New development can 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.
- 7.22. To enable new housing development to take place, there will need to be improvements to local services and facilities. However, the Neighbourhood Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened.
- 7.23. There are also 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.

## Policy LA11: Infrastructure

New development will be supported by the provision of new or improved infrastructure, together with financial contributions for the following off-site infrastructure requirements where appropriate:

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- A. The provision of a new Village Hall;
- B. Countryside access improvements in accordance with Policy LA5;
- C. Upper Nene Valley Gravel Pits Special Protection Area Mitigation in accordance with Policy LA6;
- D. Community infrastructure improvements including the provision of traffic speed reduction measures, parish notice boards, seats, children's play area equipment, litter bins.

The level of contributions should not undermine the deliverability of the Neighbourhood Plan.

## 8 Heritage and Design

### Historic Development<sup>1</sup>

- 8.1. Archaeological studies of the Nene Valley show that the area has been occupied for thousands of years. Archaeological projects conducted in the valley have yielded fascinating historical insight into the whole valley area. Between 6,000 BC and 3,000 BC, small groups cleared the mixed oak forest for pasture and arable land. From 1,800 BC there were sizeable populations indicated by burial mounds of the late Neolithic period at Three Hills (Woodford) and Burrows Hill (Little Addington). By 400 BC, Iron-Age migrants settled north and east of the present village and traces of their early enclosures can still be seen, with shards of pottery and burnt limestone in the fields.
- 8.2. In 43 AD, the Romans took the lands of the Belgic Catuvellauni and Iceni and settled on the lower terraces of the Nene valley. A Roman road ran along the east of the parish, joining Irchester to Lowick and a large site existed by it, containing ditches and rectangular buildings. A short distance west from Little Addington along the valley is the site another Romano-British settlement also next to the river.
- 8.3. By 515 AD, the Romans had withdrawn, and Anglo-Saxons had killed, driven-out or absorbed the native British. A Saxon coffin lid was found in Little Addington churchyard and nearer the river shield bosses and spearheads have been found.
- 8.4. For the next six-hundred years an agricultural economy developed. Until the Enclosures Act of 1830, the agricultural landscape consisted mainly of four large fields: Longlands, Starnhill, Little and Solme.
- 8.5. The North-Western Railway between Blisworth and Peterborough opened in June 1845. The Ringstead and Addington station had eight sidings at its height and contributed to the transit of local limestone and agricultural produce. The railway closed through lack of use, largely because of the distance from the villages. Although some industry developed during the 1800s - mainly quarrying, basket weaving, lace and shoe making – mixed agriculture still dominated and the Addingtons were noted for their clover production.

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<sup>1</sup> Little Addington History Society 2008



Scheduled Monuments



Listed Buildings (England)



Neighbourhood Area



## Designated Heritage Assets

- 8.6. A Scheduled Monument and 11 Listed Buildings have already been designated in Little Addington Parish under relevant legislation.
- 8.7. 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.
- 8.8. 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.



Figure 7: Church Hill Cottage

## Scheduled Monument

- 8.9. Scheduling is shorthand for the process through which nationally important sites and monuments are given legal protection. A scheduled Roman Villa lies a kilometre northeast of the village close to the River Nene on limestone and gravel. The

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Roman Road from Lowick to Irchester passes to the west of the site. Aerial photography shows a long range of rectangular buildings with other buildings to the south. Elsewhere in the area is a series of linear ditches forming no coherent pattern. On the ground the position of the range of buildings is visible as a low mound covered by a dense scatter of Roman pottery, limestone, roofing and flue tiles, fragments of painted wall-plaster, tesserae, bones and oyster shells.

### Listed Buildings

- 8.10. 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.
- 8.11. In general terms listed building consent is required for all works of demolition, alteration or extension to a listed building that affect its character as a building of special architectural or historic interest. The requirement applies to all types of works and to all parts of those buildings covered by the listing protection (including objects or structures fixed to the listed building, and to objects or structures within the curtilage, such as outbuildings). It is an offence to carry out works that require listed building consent without such a consent being obtained. The maximum penalty is two years' imprisonment or an unlimited fine.
- 8.12. 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 1850.
  - 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.
- 8.13. 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.

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8.14. 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 Grade I and II\* listed buildings should be wholly exceptional.

8.15. There are 11 Listed buildings in the Neighbourhood Area (all Grade II except St Mary's Church which is Grade I):

- [Stoneycroft, Back Lane](#)
- [Manor Farmhouse, Church Walk](#)
- [Church Hill Cottage, Church Walk](#)
- [Little Addington House, Church Walk](#)
- [Church of St Mary, Main Street](#)
- [Surrenden House, The Green](#)
- [Hill Farmhouse, Chapel Hill](#)
- [Chancel Cottage, Main Street](#)
- [Barn approximately 15 metres east of Manor Farmhouse, Church Walk](#)
- [Vine Cottage, Church Walk](#)
- [Little Addington War Memorial](#)

### Non-Designated Heritage Assets

8.16. The above Listed Buildings have already been designated and offered protection through national and local planning policies, however there are other buildings and sites in the Neighbourhood Area 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.

### Features of Local Heritage Interest

8.17. A list of Features of Local Heritage Interest (Map 9 and Appendix 3) has been compiled for the Parish Council to identify those heritage assets which are of local architectural or historic value. This list has been compiled from the 2025 Questionnaire Survey when local people nominated places that should be protected for their local heritage interest.



Parish



Traditional Stone Walls



Features of Local Heritage Interest



Neighbourhood Area



## Walls

- 8.18. Squared coursed limestone walls are an important feature of Little Addington village, but other than those associated with listed buildings they have limited protection. This is because planning permission is not always needed to alter or take down an existing wall.
- 8.19. Our 2025 Questionnaire Survey showed that 95% of respondents wanted to see the village's traditional stone walls protected by the Neighbourhood Plan. To protect the most important walls in the village as much as we can, they have been identified as Locally Valued Heritage Assets.

## Ridge and Furrow

- 8.20. 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. Areas of ridge and furrow remain in and around the Neighbourhood Area. Ridge and furrow sites are non-designated heritage sites of archaeological interest.



Figure 8: Stone walls

## Policy LA12: Non-Designated Heritage Assets

Development proposals that will affect the following locally valued heritage assets or their setting will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset:

Features of Local Heritage Interest (Map 9):

1. Parliament Row, 1-4 High Street
2. Old School House, High Street

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3. The Gables, High Street
4. Telephone call-box and post-box, High Street
5. Rose Cottages, 1-5 Chapel Hill
6. The Old Chapel, Chapel Hill
7. Oakroy, The Green
8. Linden House, The Green
9. The Green
10. The Old Bakery and cottages, Bakehouse Hill

Traditional stone walls (Map 9)

Ridge and Furrow areas

### Design

- 8.21. We expect all development to contribute positively to the creation of well-designed buildings and spaces. Through good design we want to maintain and enhance the individual character of the parish and create places that work well for both occupants and users and are built to last. 90% of those responding to our 2025 Questionnaire Survey thought that the Neighbourhood Plan should include guidance on the design of new buildings.

### National Design Guide

- 8.22. 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.
- 8.23. 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.

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- 8.24. 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

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

### Little Addington Design Guide

- 8.26. The main objective of the Little Addington Design Guide (Appendix 4) is to develop design guidelines that any potential development in Little Addington should follow in order to retain and protect the rural, tranquil character and historic beauty of the area.



Figure 9: Weekly Close housing

## Policy LA13: Design

To support the creation of high quality, beautiful and sustainable buildings and places, development should reflect the Little Addington Design Guide (Appendix 4). Development that is not well designed will not be supported, especially where it fails to reflect the Little Addington Design Guide and government and local guidance on design.

# 9 Housing

## Housing Requirement

### North Northamptonshire Joint Core Strategy 2011-2031

- 9.1. The Little Addington Neighbourhood Plan must support the strategic development needs set out in the North Northamptonshire Joint Core Strategy, including policies for housing development.
- 9.2. Policy 29 of the Joint Core Strategy sets the housing requirement for East Northamptonshire at 8,400 dwellings net over the Plan period 2011 – 2031 equating to an annual average of 420 dwellings. It also establishes how it will be distributed in line with the spatial strategy and sets out housing requirements for each of the main towns and rural areas. Rushden as a growth town is required to accommodate 3,285 dwellings. Higham Ferrers (560), Irthlingborough (1,350), Raunds (1,060), Thrapston (680) and Oundle (645) are allocated a requirement in accordance with their role as market towns. In addition, the rural areas are identified as accommodating 820 dwellings over the Plan period. Little Addington is a village within the rural area of East Northamptonshire.
- 9.3. Policy 11(2)(a) of the Joint Core Strategy states that development in the rural area will be limited to that which is required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement. Development within villages that have only a limited range of services and facilities is likely to be limited to small scale infill development and ‘rural exceptions’ affordable housing schemes, unless Local or Neighbourhood Plans identify growth as a means of sustaining or improving the range of services in the village.

### East Northamptonshire Local Plan Part 2

- 9.4. Table 16 of the East Northamptonshire Local Plan sets out a rural housing need for Parish Council areas of a particular scale in terms of population. The figures are intended as indicative guidance for potential/emerging Neighbourhood Plans in terms of helping meet future housing need, as opposed to a policy requirement.
- 9.5. The indicative housing requirement for Little Addington is 11-20 dwellings.



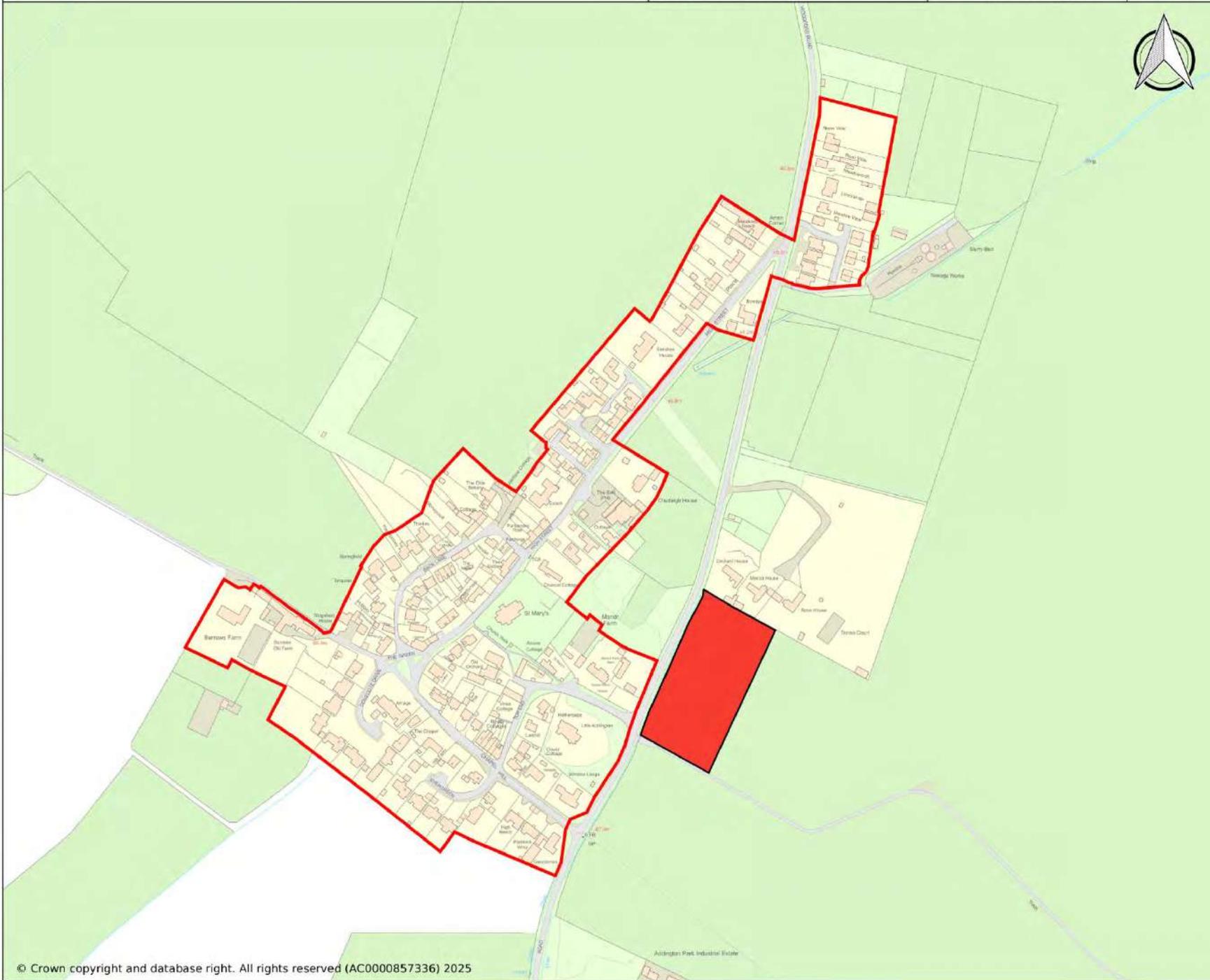
Mixed Use Site



Settlement Boundary



Neighbourhood Area



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### Little Addington Housing Requirement

- 9.6. The Little Addington Neighbourhood Plan must be in general conformity with the strategic policies of the Joint Core Strategy, and it should not promote less development or undermine its strategic policies by planning for major growth.
- 9.7. Although we do not need to plan for 11-20 dwellings, we are mindful that we want to plan beyond 2031 and the opportunities for young people to live in the village are limited and unaffordable. Further some more homes are needed to improve the viability of the village and support community infrastructure improvements. Our 2025 Questionnaire Survey showed that most residents felt that the Neighbourhood Plan should make some provision for more housing.

### Policy LA14: Housing Requirement

The housing requirement for Little Addington Neighbourhood Area for the period 2021 to 2045 is for approximately 11 to 20 dwellings. This will be met by:

- A. Dwellings built since 2021 (including 11 dwellings at Howards Way) and existing committed developments;
- B. Infill development in accordance with Policy LA15; and
- C. The allocation of land east of Irthlingborough Road, Little Addington for the development of approximately 20 dwellings in accordance with Policy LA16.

### Housing Supply

- 9.8. Since 2021, the principal residential development in Little Addington has been the development of 11 dwellings at Howards Way.

### Infill

- 9.9. Joint Core Strategy Policy 11 allows for small-scale infill development in Little Addington. 'Infill' development tends to be the development of a small gap within an otherwise built-up street frontage.

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- 9.10. Settlement boundaries, or planned limits of development, have long been used to manage development around the periphery of built-up areas to prevent the sprawl of development into the countryside and to protect the landscape setting of settlements. The Rural North, Oundle and Thrapston Plan defined a Settlement Boundary for Little Addington, but this has been replaced by the East Northamptonshire Local Plan Part 2 which no longer defines settlement boundaries but allows for neighbourhood plans to decide their own.
- 9.11. Our 2025 Questionnaire Survey shows that 65% of respondents think that a Settlement Boundary is a good way of managing housing development, therefore the Neighbourhood Plan defines a new Little Addington Settlement Boundary to help identify opportunities for infill development. The new Settlement Boundary is based on the one included in the Rural North, Oundle and Thrapston Plan, but updated to take account of recent developments.
- 9.12. Beyond the Settlement Boundaries new built residential development will not generally be supported. However, housing proposals may be supported where:
- it is for rural exception affordable housing scheme in accordance with Joint Core Strategy Policy 13;
  - it meets an essential need for a rural worker in accordance with Joint Core Strategy Policy 13;
  - it is a replacement dwelling in accordance with East Northamptonshire Local Plan Policy EN4;
  - in accordance with the National Planning Policy Framework:
  - the development would represent the optimal viable use of a heritage asset;
  - the development would re-use a redundant or disused building and enhance its immediate setting;
  - the development would involve the subdivision of an existing residential building; or
  - the design is of exceptional quality.

### Policy LA15: Infill

Housing development proposals will be supported within the Settlement Boundary identified on Map 10 provided the other requirements of the Neighbourhood Plan's policies are met.

### Site Allocation

- 9.13. The starting point for the identification of potential housing sites was a local 'call for sites' undertaken by the Neighbourhood Plan Steering Group in the Summer and Autumn of 2025. Two sites were put forward by the ED Peck Settlement who is one of the area's largest landowners.
- 9.14. Each option was appraised for its suitability, availability and achievability. The Steering Group was also keen to ensure that the preferred option would provide more opportunities for young people to live in the village, improve the viability of the village and support community infrastructure improvements- most notably a small village hall. Factors such as heritage, nature conservation and landscape have also been considered. The Group has been keen to avoid a location that would add traffic to the village centre's narrow streets.
- 9.15. The preferred site is on the east side of Irthlingborough Road. The site will provide around 20 dwellings and a new village hall. A new village hall is an essential part of the development and new housing development would not be supported without it.
- 9.16. It is unlikely that the mixed development could viably fully meet requirements such as affordable housing or other developer contributions in addition to the new village hall. However, the Howards Way development has recently boosted the local supply of affordable housing while contributions to education and healthcare provision would be directed away from the parish. A Viability Assessment would be required if the full developer contributions are not to be met.

### **Policy LA16: Land east of Irthlingborough Road, Little Addington**

Approximately 1.1 hectares of land east of Irthlingborough Road, as shown on Map 10, is allocated of for a mixed development comprising housing and a village hall. Development will be supported subject to the following criteria:

- A. The development shall provide for the construction of a new village hall in accordance with Policy LA10. The hall is critical to the overall development which would not be supported without it;
- B. The development shall provide for approximately 20 dwellings with a housing mix in accordance with Policy LA17;

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- C. Affordable housing shall be provided in accordance with the National Planning Policy Framework, Joint Core Strategy and Policy LA18 unless this would make the development unviable;
- D. Vehicular access should be off Irthlingborough Road with a pedestrian crossing provided to link the site with the rest of the village;
- E. The residential amenities of adjoining properties are protected;
- F. A sustainable drainage system with suitable surface water and foul water drainage strategies devised in consultation with the relevant infrastructure bodies;
- G. A landscaping scheme to provide for:
  - (a) On-site Mandatory Biodiversity Net Gain unless it is not possible to provide this on-site;
  - (b) Other than where necessary to provide for site access, boundary hedgerows to be retained and reinforced or replaced, using native hedgerow species;
  - (c) Woodland screening along the eastern boundary of the site to minimise the impact of the development on the wider landscape; and
- H. The proposal must demonstrate that there is an adequate solution to mitigate the effects of development on the Upper Nene Valley Gravel Pits SPA to ensure no adverse effects on the integrity of the Habitats Site result prior to any grant of planning permission.

### Housing Mix

- 9.17. In planning for new homes, there should be a mix of housing to meet the needs of people living locally.
- 9.18. Joint Core Strategy Policy 30 seeks to ensure that new development provides a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs, taking account of the need to accommodate smaller households and the composition of the existing stock. Replacement District wide Local Plan Policy 30 provides local policy direction based on evidence which shows that there are significant spatial differences in housing needs.

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9.19. In July 2023, the [North Northamptonshire Housing and Economic Needs Assessment](#) (HENA) was published. The HENA provides an evidence base on housing need to inform local planning policy in North Northamptonshire. The analysis concludes that the following represents an appropriate mix of affordable and market homes in North Northamptonshire:

	1-bedroom	2-bedrooms	3-bedrooms	4+ bedrooms
<b>Market</b>	5-10%	35-40%	35-40%	15-20%
<b>Affordable home ownership</b>	15-20%	45-50%	25-30%	5-10%
<b>Affordable housing (rented)</b>	30-35%	35-40%	20-25%	5-10%

9.20. Within this context, new housing also needs to reflect local characteristics:

- Little Addington has a high proportion of larger properties (4+bedrooms). The total proportion of large dwellings (4+bedrooms) in Little Addington was 53.8% compared with 21.1% nationally and 23.4% in North Northamptonshire.
- Little Addington has a significantly higher proportion of detached properties with a lower proportion of terraced houses. Further, Little Addington has no flats, maisonettes or apartments.
- There are relatively high levels of under-occupancy. 69.2% of dwellings in the parish have an occupancy rating<sup>2</sup> of 2+ compared with 41.1% in North Northamptonshire and 35.6% in England (2021 Census).
- Local people would like to see more 2 or 3-bed housing. Responses to our 2025 Questionnaire Survey showed that the top three priorities for housing were 3-bed houses (60%), 2/3-bed bungalows for downsizing older people (57%) and 2-bed houses (43%).
- Five respondents to our 2025 Questionnaire Survey said that members of their household left the Parish due to a lack of available, suitable housing in the last five years. 19 respondents expected their household, or someone in their

<sup>2</sup> Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under occupied. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of rooms/bedrooms required is subtracted from the number of rooms/bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room/bedroom than required, whereas +1 implies that they have one more room/bedroom than the standard requirement.

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household, to move within the Parish in the next five years. Of these, the greatest need was for 2-bed housing (44%). The largest need arises from young people wanting to live independently.

### Housing needs of older people

- 9.21. The 2021 Census shows that 35.3% of the Parish's population were aged 65 and over. The older person population of North Northamptonshire is projected to see a notable increase, with the total number of people aged 65 and over projected to increase by 52% over the period 2021 to 2041. The number of people aged 75 and over is projected to increase by 77%.
- 9.22. Given that the number of older people is expected to increase in the future and that the number of single person households is expected to increase this would suggest (if occupancy patterns remain the same) that there will be a notable demand for housing for the ageing population. However, the proportion of older person households who are outright owners (with significant equity) may mean that market solutions will be required to meet their needs.
- 9.23. It is likely that the age profile will impact upon the numbers of people with a long-term health problem or disability, as older people tend to be more likely to have health problems.
- 9.24. With no Care Homes, Residential Homes or Nursing Homes in the parish, it is important that new developments in Little Addington help increase the availability of homes that can meet their needs as they get older and experience changes to their health and social circumstances, so delaying the need for them to move to alternative accommodation. The housing needs of older people can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs. The recently completed Howards Way development includes six, 2bed bungalows.

### Policy LA17: Housing Mix

Unless informed by more up to date evidence of housing need, on developments of five or more dwellings, the proportion of market housing that is four or more bedrooms should be at the lower end of the 15-20% range. Wherever practicable, development proposals should also demonstrate how they will contribute to meeting the housing needs of older people.

## Affordable Housing

- 9.25. Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Affordable housing can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership. New affordable housing will be allocated initially to people with a local connection, including those living, working or with close family ties in the Little Addington Neighbourhood Area.
- 9.26. The Joint Core Strategy requires 40% of new dwellings on large (11 or more dwellings or 1,000sqm (gross) floor space) sites to be affordable.

## Rural Exception Sites

- 9.27. Rural exception sites are small sites used for affordable housing in perpetuity in places which would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
- 9.28. The Howards Way development of 11 dwellings was developed as a rural exception site. It comprises seven affordable dwellings and four market homes. With these seven affordable dwellings and potentially some affordable homes planned as part of the allocated site on land east of



Figure 10: Howards Way rural exception site

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Irthlingborough Road, the need for affordable housing in the locality will be met for many years to come. Indeed, our 2025 Questionnaire Survey shows that most respondents (66%) do not support further rural exception sites for affordable housing, so our Neighbourhood Plan has no plans to develop such sites in the Neighbourhood Area.

### Policy LA18: Affordable Housing

All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated, priority is given to people with a local connection to Little Addington Neighbourhood Area (i.e. including living, working or with close family ties in the Area).

### Self-build and Custom Housebuilding

- 9.29. Self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation ('turnkey'). The [Self-build and Custom Housebuilding Act 2015](#) (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding.
- 9.30. Amongst other matters the purpose of the Act is to allow individuals wishing to build their own home to register their interest in acquiring a suitable plot of land with the relevant authority. Specifically, the Act makes provision for Local Authorities to maintain a register of people who are seeking to acquire a serviced plot in their area in order that they may build houses for them to occupy as homes; and for Local Authorities to have regard to the demand for custom build housing as evidenced by the registers when exercising certain functions including those relating to planning and housing.
- 9.31. North Northamptonshire Council maintains a [register](#) of individuals and associations who are seeking to acquire serviced plots of land which provides a useful starting point to assess the demand for this type of development.
- 9.32. North Northamptonshire Joint Core Strategy Policy 30 (g) supports proposals for individual and community custom build developments that are in line with the spatial strategy and states that Sustainable Urban Extensions and other strategic developments should make available serviced building plots to facilitate this sector of the market. East Northamptonshire Local Plan Policy EN28 expands on this approach providing greater local emphasis. It requires housing developments of 50

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or more dwellings to provide 5% of plots to be made available as custom build serviced plots. In Little Addington, proposals for self-build and custom housing developments in accordance with Policy LA15 are also acceptable.

# 10 Employment and Business

## Employment

- 10.1. Historically, the area was famous for clover production, shoes were stitched, lace was produced and the land tilled by over half the working population. Agriculture remains part of village life and the local economy, but it no longer employs many local people.
- 10.2. At the time of the 2021 Census, 55.5% of people aged 16 years and over were economically active. Of those in employment, 68.3% were full-time (31+ hours) and 31.7% part-time.
- 10.3. A high proportion of residents were employed as managers, directors and senior officials (25.7%) compared with the North Northamptonshire (12.2%) and national (12.9%) averages. There was also a high proportion working in professional occupations (22.3%). Only 8.8% of residents were in elementary occupations such as farming, construction labourers or plant workers.

## Business

- 10.4. Little Addington Neighbourhood Area is home to range of businesses at the Addington Industrial Park/Hill Farm Estate. There are also a small number of home businesses in the village. However, the largest local employers lie further afield in the surrounding, larger settlements of Kettering, Burton Latimer, Rushden, Thrapston and Raunds.



Figure 11: Addington Industrial Park

### Addington Industrial Park/Hill Farm Estate

- 10.5. The former Prisoner of War camp is now the site of an industrial estate which is two parts, each with its separate access. Addington Industrial Park contains 20 business units in around seven main buildings. The Hill Farm estate lies to the rear of Addington Industrial Park and contains a similar number of business units. The two sites provide accommodation for a range of businesses including motor vehicle repairs and sales, timber frame and steel fabrication, industrial engineers, packaging supplies etc.
- 10.6. The site is well occupied and is identified as a Protected Employment Area by the East Northamptonshire Local Plan Part 2 (Policy EN16) in recognition of its important role in the local economy. This means that the site is protected for employment use.

### Working from Home

- 10.7. Many of the area's businesses are home-based. The coronavirus pandemic is likely to have caused a permanent shift to homeworking. The 2021 Census shows that 40.3% of Little Addington's residents that were in employment worked mainly at or from home compared with 31.5% nationally.
- 10.8. 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. Our survey showed that 80% of respondents supported home working.

## Policy LA19: Working from Home

Insofar as planning permission is required, 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 significantly adversely affect the amenities of residents in the area; and
- C. Has safe and suitable access to the site for all people.

# Appendix 1: Local Green Space

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. The green area will need to meet the criteria set out in paragraph 106 of the National Planning Policy Framework which states that designation should only be used where the green space is:

- a. in reasonably close proximity to the community it serves;
- b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c. local in character and is not an extensive tract of land.

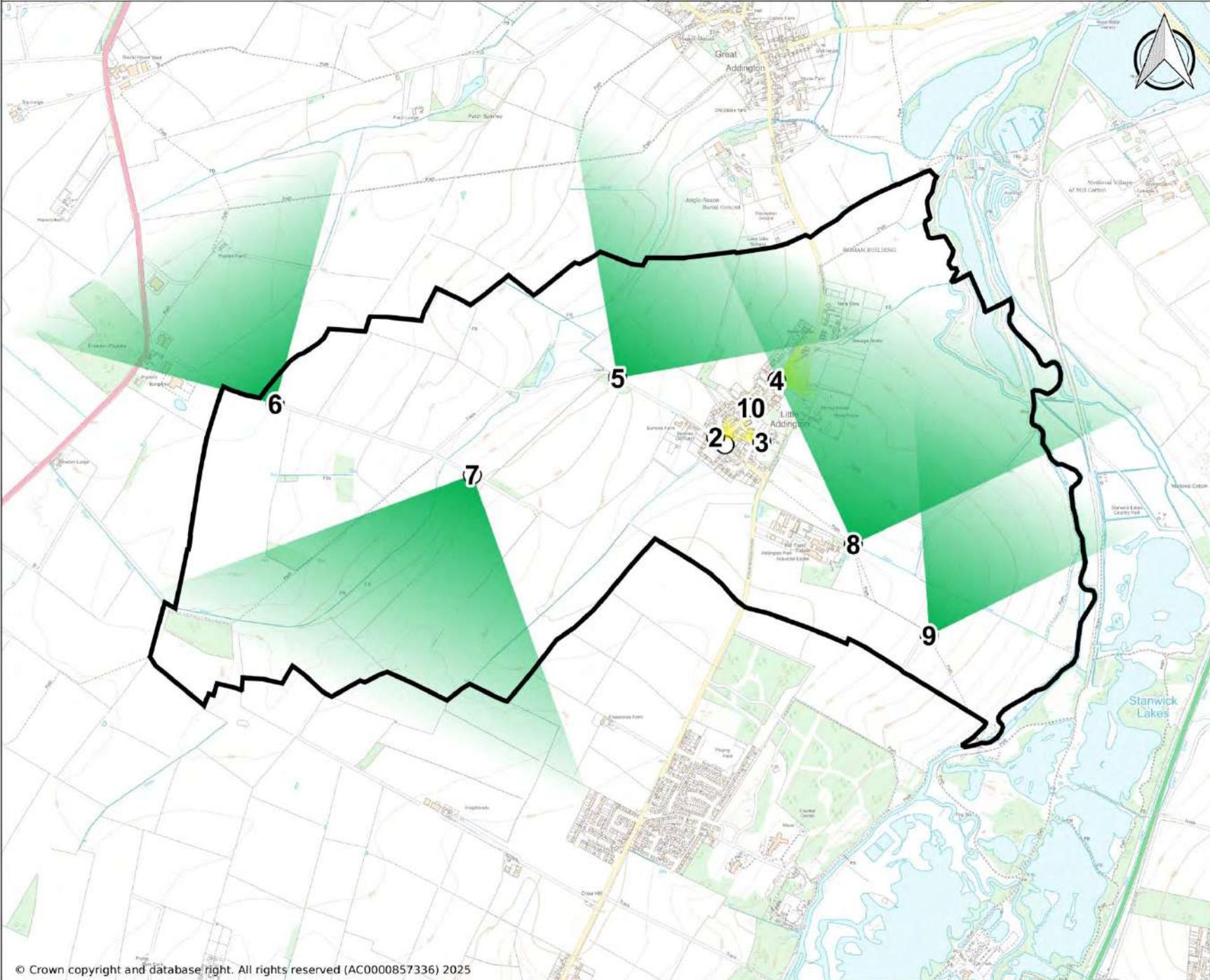
No.	Local Green Space	Reasonably close proximity to the community it serves	Demonstrably special to a local community	Local in character and is not an extensive tract of land	Holds a particular local significance for its beauty	Holds a particular local significance for its historic significance	Holds a particular local significance for its recreational value	Holds a particular local significance for its tranquillity	Holds a particular local significance for the richness of its wildlife	Holds a particular local significance for any other reason
1	The Green	✓	✓	✓	✓	✓				
2	Saint Mary the Virgin churchyard, allotments and Top Green	✓	✓	✓	✓	✓	✓	✓	✓	

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No.	Local Green Space	Reasonably close proximity to the community it serves	Demonstrably special to a local community	Local in character and is not an extensive tract of land	Holds a particular local significance for its beauty	Holds a particular local significance for its historic significance	Holds a particular local significance for its recreational value	Holds a particular local significance for its tranquility	Holds a particular local significance for the richness of its wildlife	Holds a particular local significance for any other reason
3	The Sheep Field	✓	✓	✓	✓				✓	

# Appendix 2: Important Views and Vistas

The following views have been identified as important in defining the character of the Neighbourhood Area. The views highlight the open countryside and extensive vistas enjoyed across the Neighbourhood Area together with key views within the settlement.



Important Views & Vistas



Neighbourhood Area





Parish



Important Views & Vistas



# Little Addington Neighbourhood Plan (2021-2045): Pre-Submission Draft

No.	View	Description	Photograph
1	View of The Green from Chapel Hill	The Green is a focal point for the village with a key view being from Chapel Hill showing Surrendon and other buildings overlooking The Green.	

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No.	View	Description	Photograph
2	View of The Green from Dovecote Drive	The Green is a focal point for the village with a key view being from Dovecote Drive showing Oakroy, the former public house, and other houses overlooking The Green.	

# Little Addington Neighbourhood Plan (2021-2045): Pre-Submission Draft

No.	View	Description	Photograph
3	View from Top End towards Church Walk	This view is of the oldest part of the village with St Mary's Church prominent.	

# Little Addington Neighbourhood Plan (2021-2045): Pre-Submission Draft

No.	View	Description	Photograph
4	Views of the sheep field from Main Street	View from the edge of the village across the Sheep Fields showing how the pasture contributes to the rural character of Little Addington village.	

# Little Addington Neighbourhood Plan (2021-2045): Pre-Submission Draft

No.	View	Description	Photograph
5	View from footpath MB/004 northeast towards Great Addington	Splendid vista of the Nene Valley unfolds. In the spinney behind are burial grounds of the Neolithic period.	

Little Addington Neighbourhood Plan (2021-2045): Pre-Submission Draft

No.	View	Description	Photograph
6	View from footpath UM/012 northwest towards Poplars Farm and Burton Latimer beyond		

# Little Addington Neighbourhood Plan (2021-2045): Pre-Submission Draft

No.	View	Description	Photograph
7	View from bridleway MB/005 southwards	Good views across 'Wellington's landscape' and Finedon Tower can be seen clearly.	

Little Addington Neighbourhood Plan (2021-2045): Pre-Submission Draft

No.	View	Description	Photograph
8	View from footpath MB/001 looking northwards	Glorious view down the Nene valley, with Ringstead to the fore.	

# Little Addington Neighbourhood Plan (2021-2045): Pre-Submission Draft

No.	View	Description	Photograph
9	View from footpath MB/001 looking northwards	From this point the valley floor unfolds and it is easy to envisage it being carved by a mile-wide torrent of icy water from retreating glaciers thousands of years ago.	

# Little Addington Neighbourhood Plan (2021-2045): Pre-Submission Draft

No.	View	Description	Photograph
10	View from Back Lane/ High Street junction southwards to St Marys Church	Entering the village centre along Main Street, this view shows the relationship between the Church and other buildings on the street.	 A photograph showing a view down a street towards a church spire. The street is paved and has a low wall on the left side. On the right, there are stone buildings with windows. The church spire is visible in the distance, partially obscured by trees. The sky is overcast.

# Appendix 3: Features of Local Heritage Interest

## Introduction

Historic England has prepared a series of advice notes including [Local Heritage Listing: Identifying and Conserving Local Heritage](#). This advice focuses on the production and review of local heritage lists but also helps in the general identification of non-designated heritage assets. The preparation of local heritage lists is a way for neighbourhood plan-making bodies to identify and celebrate the historic buildings, places and spaces which enrich and enliven the Neighbourhood Area.

A local heritage list based on sound evidence and criteria delivers a consistent and accountable way of recognising non-designated heritage assets, no matter how they are identified, to the benefit of good planning for the area and of owners, developers and others wishing to understand local context fully. The process of preparing a local heritage list has allowed the neighbourhood plan-making body to identify local heritage that the community would like recognised and protected.

A two-step approach has been taken to define non-designated Features of Local Heritage Interest:

## Step 1: Identify candidate non-designated heritage assets

A list of potential non-designated heritage assets was prepared using feedback from the 2023 household questionnaire.

## Step 2. Determine whether candidate assets should be Identified as a non-designated asset in the Neighbourhood Plan

Each asset identified in Step 1 was then assessed by its ability to meet the following criteria:

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### Criteria:

No.	Criterion	Description
1	Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
2	Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
3	Rarity	Appropriate for all assets, as judged against local characteristics.
4	Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
5	Group Value	Groupings of assets with a clear visual design or historic relationship.
6	Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
7	Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.
8	Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

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No.	Address	Description	Criteria	
1	Parliament Row, 1-4 High Street	Parliament Row is a terrace of two-storey cottages with off-white render at ground floor and brick above. Stone at gable ends. Allegedly the name Parliament Row was derived from someone noticing that the level of noise from talking was like that coming from Parliament. The cottage on the corner of Back Lane was once a grocery store.	Asset type ✓	
			Age	
			Rarity	
			Architectural and artistic interest ✓	
			Group value ✓	
			Archaeological interest	
			Historic interest ✓	
Landmark status				
2	Old School House, High Street	19th Century detached building of stone construction under a clay pantile roof. The building was originally the village school which was converted to residential use in the 1950's. The Old School, which is opposite the Church, opened in 1874 and has distinctive carvings and internal mouldings. The chimney plaque reads 'Nisi Dominus' (Unless the Lord). Although much altered, some of the original features remain.	Asset type ✓	
			Age	
			Rarity	
			Architectural and artistic interest ✓	
			Group value ✓	
			Archaeological interest	
			Historic interest ✓	
Landmark status				

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No.	Address	Description	Criteria	
3	The Gables, High Street	The Gables was once Dairy Farm and cattle stalls can still be found in the barn. A dovecote adjoins the main house. The front of the house was replaced in 1890 and is now of buff brick with red brick courses. Other details include sash windows with stone cills and headers, and iron railings.	Asset type ✓	
			Age	
			Rarity	
			Architectural and artistic interest ✓	
			Group value ✓	
			Archaeological interest	
			Historic interest ✓	
			Landmark status	
4	Telephone call-box and post-box, High Street	The K6 kiosk is identified as Britain's red Telephone Box. The K6 was designed by Sir Giles Gilbert Scott to commemorate the Silver Jubilee of the coronation of King George V in 1935. Now houses a defibrillator. Royal Mail post boxes are also a cherished feature of the British street furniture scene.	Asset type ✓	
			Age	
			Rarity	
			Architectural and artistic interest	
			Group value ✓	
			Archaeological interest	
			Historic interest ✓	
			Landmark status	

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No.	Address	Description	Criteria	
5	Rose Cottages, 1-5 Chapel Hill	Rose Cottages were originally built to house workers for Sudborough's shoe factory, which closed in the 1930s. The cottages are built of stone with red brick dressings under a grey tile roof.	Asset type ✓	
			Age	
			Rarity	
			Architectural and artistic interest ✓	
			Group value ✓	
			Archaeological interest	
			Historic interest ✓	
			Landmark status	
6	The Old Chapel, Chapel Hill	The former Wesleyan Chapel has been converted to a dwelling. On Sunday 30 March 1861 the Chapel had a congregation of 179, but it gradually fell out of use and closed in the 1960s.	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest	
			Group value	
			Archaeological interest	
			Historic interest ✓	
			Landmark status	

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No.	Address	Description	Criteria	
7	Oakroy, The Green	Oakroy is the former Royal Oak pub that overlooked The Green. It was formerly owned by William Darlow who also ran a stable, piggery and a butchery from the premises in 1878. Next-door there was a blacksmith's forge, but it is now a garage. Two-storey stone building under slate roof.	Asset type ✓	
			Age ✓	
			Rarity ✓	
			Architectural and artistic interest	
			Group value	
			Archaeological interest	
			Historic interest ✓	
			Landmark status	
8	Linden House, The Green	Coursed-limestone detached cottage with brick dressings.	Asset type ✓	
			Age	
			Rarity	
			Architectural and artistic interest	
			Group value ✓	
			Archaeological interest	
			Historic interest ✓	
			Landmark status	

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No.	Address	Description	Criteria	
9	The Green	The village sign was erected on The Green to commemorate the millennium and depicts various aspects of village life- farming, pheasants and the church.	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest	
			Group value	
			Archaeological interest	
			Historic interest ✓	
			Landmark status ✓	
10	The Old Bakery and cottages, Bakehouse Hill	In the Old Bakery, an oven of 20sq.ft baked most of the villagers' Sunday lunches, bread and cakes until the 1930s. At the end of the close are the attractively pantiled Jasmine Cottage and Lilac Cottage.	Asset type ✓	
			Age	
			Rarity	
			Architectural and artistic interest	
			Group value ✓	
			Archaeological interest	
			Historic interest	
			Landmark status ✓	

# Appendix 4: Little Addington Design Guide

## Introduction

This Appendix outlines the positive physical, historic and contextual characteristics of Little Addington and how these features should be considered in new development or changes to existing buildings.

## Layout, Grain and Pattern of Development

### Pattern of Development

The Parish owes much of its character to the historic pattern and layout of the roads and buildings as well as its close relationship with the surrounding countryside. There is limited opportunity to site residential development in the built-up area of the village. Future development within the village, therefore, needs to consist of bespoke housing which is relatively limited in extent, and which reflects the local context so that it makes a positive contribution to existing built form and character. Larger scale development can only be accommodated by extending the village into the surrounding countryside.



Figure 12: Little Addington <https://www.youtube.com/watch?v=TGbkgNHVLv0>

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Code	Implementation
<b>DC.01</b> <b>Pattern of Development</b>	Large-scale development is not appropriate within the Settlement Boundary. Any development within the Settlement Boundary shall be limited in extent and well-integrated with existing built development and the surrounding landscape. Development affecting the transitional edges between the settlement and the surrounding countryside shall be softened by new landscape planting to provide a more harmonious interface between built development and the wider landscape.

## Layout and Grain

The linear pattern of development that has occurred over time has allowed every house within the village to be near the countryside. As well as this, the building heights allow for views outwards for many properties within the village.

The linear pattern of development in Little Addington has been extended by small housing estates where the use of standardised road geometries and layouts can result in development that does not relate well to local character and settlement patterns, and which lack a distinctive identity. Understanding and appreciating the local historic environment can help to ensure that potential new development is properly integrated with what is already there and does not result in the loss of local distinctiveness.



Figure 13: Standardised road geometries and layouts can result in development that does not relate well to local character



Figure 14: Little Addington's historic settlement pattern is predominantly linear with properties one plot deep

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Code	Implementation
<b>DC.02</b> <b>Layout and Grain</b>	Development shall sustain or enhance the characteristic and historic locally distinctive grain of development with its mix of form, layout and size. The siting and layout of new developments must be sympathetic to the character of the area and must respect the historical linear character of Little Addington. From within the settlement, existing viewing gaps towards the countryside and the Church should not be blocked by new development. Development which is high density and does not reflect the current grain of the village shall be avoided. Proposals need to consider existing density and the relationship between buildings and plot sizes. The size of plots and their pattern should be varied to contribute to the rural character of the village.

### Relationship with the Street and Other Spaces

The arrangement and grouping of buildings, the relationship between one building and another and with the street, open spaces and the surrounding area, are all important elements in defining the character of an area.

Within Little Addington almost all buildings have their main facade towards the street. There are a small number of examples where a building lies at right angles with gable ends onto the street.

There are variations in the positioning of buildings which are sometimes located directly onto the street or set back with small or more generous open frontages.

In Top End, there is a less formal relationship between buildings and the street and surrounding spaces. While at The Green, the surrounding buildings tend to overlook the open space.



Figure 15: Main façade positioned directly onto the footpath

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Boundary treatments are important to define public and private space and encourage a sense of ownership. Consistent and high-quality boundaries make a large contribution to the perceived quality of streets, together with buildings, plots and parking. Coursed limestone walls are a common feature of boundaries in the village core, but towards the edge of the village hedgerow boundaries help link the settlement to the surrounding landscape. Unfortunately, there are some examples of timber fencing along boundaries facing the street- these look very suburban and should only be used for rear boundaries away from the street scene.



Figure 16: Properties set back behind limestone boundary walls

Code	Implementation
<b>DC.03</b> <b>Relationship with the Street and Other Spaces</b>	<p>Proposals shall sustain or enhance the characteristic arrangement of the village with buildings having frontages with enclosed front gardens or buildings directly positioned on the street.</p> <p>Proposals will have regard to the existing relationship between buildings and the street or open spaces and how the siting and position of any new buildings can positively respond to this. Building setbacks should be slightly irregular to introduce an informality, but, in general, the building lines along the main roads should maintain a linear character.</p> <p>Backland development, involving building on plots behind existing properties which are often gardens or unused service areas, should be avoided.</p> <p>Square course limestone walls should be used as the principal boundary treatment. Hedgerows should be used on the edge of the village. The loss of traditional boundaries to make way for car parking is discouraged. Timber panel fencing should be avoided, other than for boundaries that do not affect the street scene.</p>

## Building Scale and Form

### Scale, Form and Massing

Little Addington derives much of its character from the scale of its buildings in relation to surrounding buildings and spaces; and the proportions of their walls and pitch of their roofs. Most dwellings are low profile, two-storey in height, although the listed Manor Farmhouse and Little Addington House (former vicarage) are grander in scale. Single-storey dwellings tend to be limited to the more recent, small estates of Evergreen Drive, Dovecote Drive and Howards Way, or the conversion of former barns and outbuildings.

New development in the village needs to react sensitively to preserve and enhance these characteristics. The aim of new development should be to create buildings that are unsurprising in their context, and that have a harmonious relationship with neighbouring buildings, spaces and streets.



Figure 17: Buildings are well proportioned with a simple rectangular plan

Code	Implementation
<b>DC.04</b> <b>Scale, Form and Massing</b>	<p>New buildings should not generally be taller than the highest existing building and should not be visually dominant when viewed in conjunction with existing buildings or in the street scene overall.</p> <p>In areas where there is a mixed character and away from the historic core of the village, there may be scope for alternative design approaches, but careful consideration should be given to the scale, height, form and massing of any new buildings and their visual relationship with existing buildings. Simple, rectangular floorplans will remain the most appropriate form for new development.</p> <p>Development shall be of a scale and design to reinforce the locally distinctive character of the area and not more than two storeys high.</p>

## Roofline

Traditional buildings within Little Addington are unified by their simplicity of form, with gables and pitched roofs, which combined with variations in the height of eaves and ridges levels, make an important contribution to defining the vernacular character of the area.



Figure 18: The village has a varied and dynamic roofline, but never more than two-storeys

Code	Implementation
<b>DC.05 Roofline</b>	Rooflines shall be in proportion with the dimensions of the building mass, with subtle changes to avoid monotonous elevations and avoid a bulky, featureless appearance.

## Architectural Style, Materials and Details

### Architectural Styles

Little Addington has a wide variety of architectural styles spanning several historical periods.

In the village, buildings are generally two storeys tall and are generously spaced out to allow for views towards the countryside. Buildings are generally simple in form with a rectangular plan, gables and pitched roofs with chimneys.



Figure 19: Examples of traditional building styles

The many stone buildings across the parish are broken up by red brick buildings and the occasional using buff brick. The use of render in a white or cream finish can also be found.

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There have been several instances of modern infill within the village, some of it in traditional styles and some of it contemporary. The Weekly Close housing development is a particularly good example of how modern development can be successfully integrated into the village's built environment. It also demonstrates that the inclusion of affordable housing does not excuse poor design or the use of cheap materials.

Code	Implementation
<b>DC.06 Architectural Styles</b>	Architectural design shall reflect high quality local design references in both the natural and built environment and reflect and reinforce local distinctiveness.

### Building Proportion

The relationships between the building and its elements can provide visual interest and enhance the local character.



Figure 20: Horizontal and vertical window alignment

Code	Implementation
<b>DC.07 Building Proportion</b>	<p>The proportions of individual elements shall relate to each other as well as to the overall scale and proportion of the building.</p> <p>The proportions shall be dictated by and respond to the type of activity proposed as well as the composition of the existing streetscape.</p> <p>The front elevation of the buildings must be arranged in an orderly way to avoid creating cluttered facades.</p> <p>Features such as windows, doors and solid walls shall create vertical and horizontal rhythms along the façade providing variety.</p>

## Windows

The detailing, proportions and materials of windows affects the character of a property and the street. Within Little Addington there are a variety of window styles with a predominance of sash and casement windows in older buildings that should be used as guidance for future developments. Plain timber lintels are common but red brick window dressings and arches can also be found.



Figure 21: Examples of locally distinctive windows

Code	Implementation
<b>DC.08 Windows</b>	Windows should match the general orientation, proportion and alignment of other windows in the same building as well as those on adjacent properties, reinforcing the continuity and consistency of the streetscape. Window subdivisions shall be arranged symmetrically about the horizontal and vertical areas of the openings. Large panes of glass that are not subdivided should be avoided. Windows in new developments should have consistent colour, thickness of frame and quality of windows across all elevations. Lintels should be finished in timber or be of red brick. Timber windows are preferred over uPVC.

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## Doors

Different types of doors are used throughout Little Addington creating an interesting and varied streetscape.



Figure 22: Examples of locally distinctive doors and porches

Code	Implementation
<b>DC.09 Doors</b>	New development must use the existing architectural styles as inspiration in order for new doors to be in keeping with the village. Small timber porches at the entrance of buildings shall respect the building line of the street, particularly where a strongly defined building line is an important characteristic of a street. The roof pitch should match that of the original building to ensure it blends in. Fully enclosed porches should be avoided. Recessed doorways are a feature of the village- particularly in smaller, terraced properties.

## Chimneys

Chimneys can be seen across the village in all housing types and should be included in all developments. In the case of small dwellings without fireplaces, gas fuel or soil and vent outlets can be combined into chimney structures. Decorative chimneys make an important contribution to the roofscape and are a distinctive feature when seen on the skyline. Domestic chimneys are not a traditional feature of barns and other farm outbuildings.



Figure 23: Examples of local chimney types

Code	Implementation
<b>DC.10 Chimneys</b>	All new houses should feature at least one chimney. Chimneys must match the primary elevation material and placed symmetrically to the ridge line. Chimneys shall rise above the roof and when on an end elevation should connect to the ground. Chimneys should be positioned on the ridge of the roofs. On residential conversions of farm buildings, simple black flues are preferred.

## Roofs

Traditional buildings are unified by their simplicity of form, with gables and pitched roofs. Articulated by variations in the height of eaves and ridge levels and the number of storeys, the roofscape make an important contribution to defining the vernacular character of the area.

Hipped roofs are common on post-war housing at the north end of High Street, but not elsewhere.

Code	Implementation
<b>DC.11 Roofs</b>	Roofs should have a simple form and avoid shallow pitches. Hipped roofs should be avoided except at the north end of High Street. Development shall use locally distinctive roofing materials comprising: Reed thatch on traditional thatched roofs with ridges finished with long straw; or Swithland slates/Welsh slate, red clay pantiles or plain tiles for gable and pitched roofs. Roof renovation shall have regards of any existing feature of interest and ensure the use of matching details and materials. Roofing materials on new buildings should be in harmony with neighbouring properties.

## Architectural Details

The architectural style of building in Little Addington is unified by the use of squared, coursed limestone throughout much of the village. Its use in new developments, like Weekly Close, helps ensure that new buildings integrate well with the existing character of the settlement. Coursed limestone is often paired with red brick dressings. Other locally distinctive features include decorative brickwork, chimneys and gables.



Figure 24: Coursed limestone is found throughout the village

Code	Implementation
<b>DC.12</b> <b>Architectural</b> <b>Details</b>	<p>Poorly detailed and proportioned versions of traditional architectural features shall be avoided. Development shall use a common palette of locally distinctive vernacular architectural details, comprising:</p> <ul style="list-style-type: none"> <li>squared, coursed limestone walls;</li> <li>decorative red brick or stone dressings to windows, doors and cornices;</li> <li>simple timber lintels or brick arch details to window and door openings; and</li> <li>Side hung timber casement windows or vertical sliding sash windows, with glazing bars.</li> </ul> <p>Existing, traditional windows, doors, roofing materials and external finishes should not be lost.</p>

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## Materials

Local building materials make a key contribution to the character of the area and provide an important link between built development and the surrounding landscape. A variety of local building materials are evident throughout the area, particularly local limestone. There are also a number of examples of buildings with cream or off-white coloured external render. Traditional roofing materials include the use of long straw thatch and slate. Other traditional roofing materials include unglazed red clay pantiles.

The use of sustainable materials is highly welcomed but they must respect the existing materials palette in the village to conserve the distinctive local character of Little Addington.

Code	Implementation
<b>DC.13 Materials</b>	<p>Development shall employ materials and features to conserve and enhance the distinctive local character and historic interest of Little Addington.</p> <p>Development shall use a common palette of locally distinctive vernacular building material comprising:</p> <ul style="list-style-type: none"><li>Local limestone, red brick, cream or off-white rendered facades for external walls;</li><li>Reed thatch, with ridges finished in long straw for traditional thatched roofs;</li><li>Swithland slate/Welsh slate or red clay pantiles for gable and pitched roofs;</li><li>Painted timber for doors and windows.</li></ul> <p>The use of cheaper material or artificial stone that imitates traditional material shall be avoided and alteration in existing buildings shall use local material to maintain the character of the area.</p>

### Colour Palette

