



Harrington Parish Neighbourhood Plan 2011-2031 Made Version June 2023





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Foreword from the Chairman of the Advisory Committee and from the Chairman of Harrington Parish Council

The Localism Act 2011 gave residents the power to shape the future of their communities by putting neighbourhood plans at the heart of a new planning system. Under the Act, councils and local people are able to shape development in their area.

Harrington Parish Council, covering the settlements of Harrington and Thorpe Underwood, made the decision to draw up the 'Neighbourhood Plan', which will help to shape development across the whole parish over the lifetime of the Development Plan (up to 2031). Provision is made for the Neighbourhood Plan to be kept 'live'. It will be regularly monitored and formally reviewed every 5 years or whenever there is a significant change in the Development Plan. The creation of two unitary authorities in Northamptonshire in April 2021 reinforces the need to have a Neighbourhood Plan in place to provide greater certainty in planning matters affecting the Parish at a time of change.

Our Neighbourhood Plan provides a local framework for future development, which must be taken into account when planning applications within the Parish (the Designated Area) are determined. It has been compiled by local residents and a Neighbourhood Plan Advisory Committee as a formal committee reporting to the Parish Council.

Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Planning Authority and have regard to the Government's National Planning Policy Framework (NPPF) 2021.

Covid restrictions have impacted in the preparation of the Neighbourhood Plan. Until recently we could only meet virtually and consult residents in writing. Despite these problems there have been local consultations and surveys. The Advisory Group has met regularly and has welcomed the public to its meetings when possible. It has directed the work of separately established Theme Groups whose role it has been to develop the policies that are relevant to the people who live and work in our community.

The Plan, as a statutory document, recognises the community's hopes for the future.

The Neighbourhood Plan is a legal document that forms part of the statutory Development Plan for the North Northamptonshire Council. Planning decisions by the North Northamptonshire Council will be made having taken the Plan into account. Our policies, as stated in the Plan, will take priority over non-strategic policies in the Kettering Site Specific Part 2 Local Plan, which means that residents will have some influence over the future of our neighbourhood.

Liz Thomas - Chairman Advisory Committee

Katharine Cadbury - Chairman Harrington Parish Council

1 About this Neighbourhood Plan

Background

1.1 Neighbourhood Plans give local communities a much greater opportunity to influence future development in their areas. The NPPF is the Government's 'bible' on planning issues. It states that 'Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community.'

1.2 The Harrington Parish Neighbourhood Plan sits alongside, and is aligned with, the North Northamptonshire Joint Core Strategy and Kettering Site Specific Part 2 Local Plan. It cannot undermine its strategic policies contained within the North Northamptonshire Joint Core Strategy or the Northamptonshire Minerals and Waste Local Plan. Other than that, the Harrington Parish Neighbourhood Plan is able to shape and direct sustainable development in the Parish. The policies it contains will take precedence over non-strategic policies in the Local Plan.

1.3 On 9 September 2019, Kettering Borough Council approved the application for designation as a Neighbourhood Plan area. The area to be covered by the Plan is defined by the Parish boundary (see Figure 1).

Neighbourhood Plan Advisory Committee

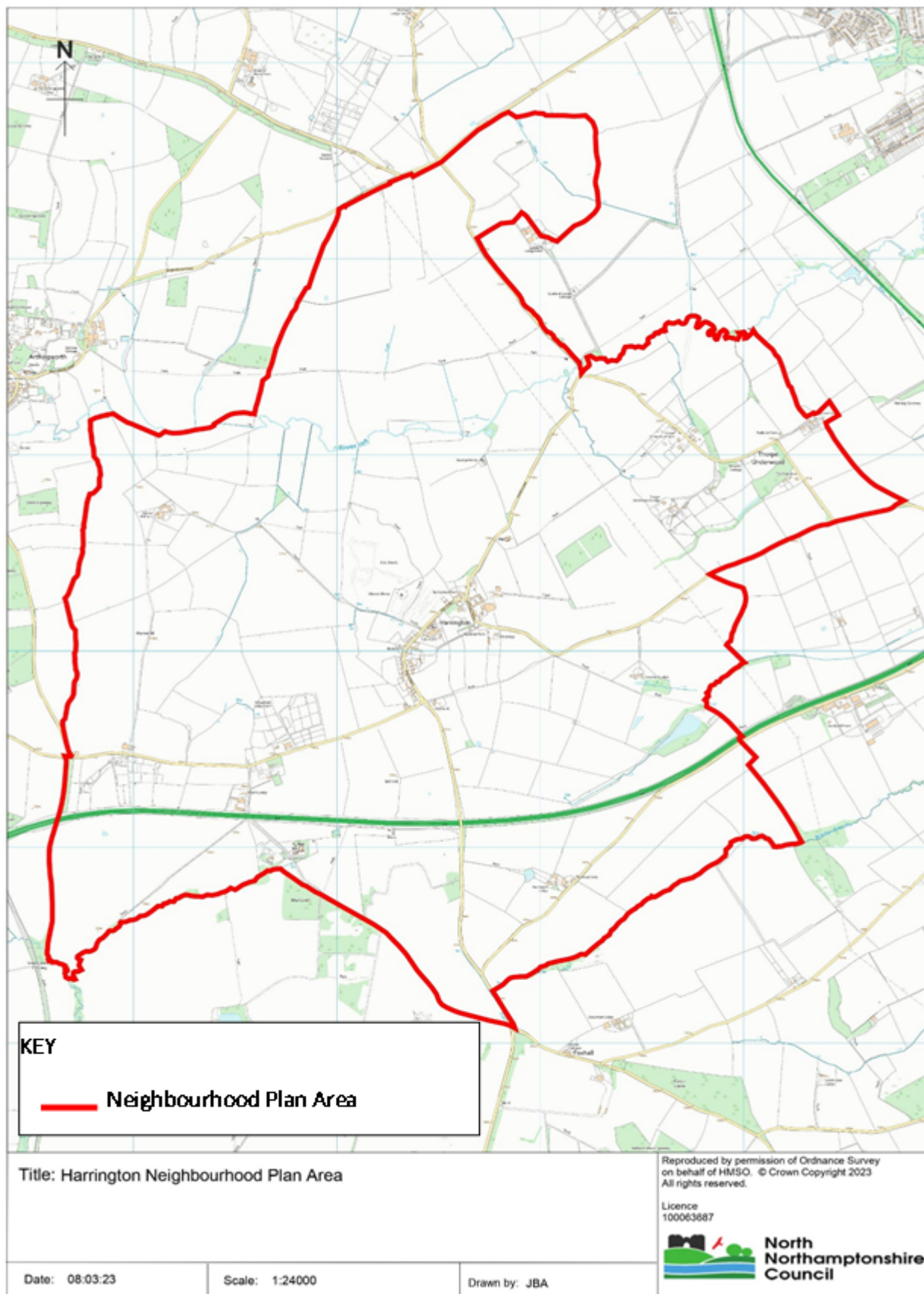
1.4 The Neighbourhood Plan Advisory Committee was fully established by the Parish Council and held its inaugural meeting on 15 October 2019. This group comprises both Parish Councillors and other volunteers from the community. The Committee members were approved by the Parish Council and given the authority and responsibility to deliver the Plan. The Group worked hard to drive the process forward, assisted by YourLocale Neighbourhood Plan consultancy.

1.5 Three Theme Groups of local volunteers were formed through the process of delivering the Neighbourhood Plan to draw up policies that will inform and guide the future development within the Plan. They focussed on the following Themes:

- Housing and the Built Environment
- The Natural and Historic Environment
- Community Sustainability

1.6 The groups were guided by facilitators provided by YourLocale. They reported back to the Advisory Committee, met regularly and gathered information to support the formation of the emerging Neighbourhood Plan policies. Much of the information, which supported the decisions and provided evidence bases, has been gleaned from the extensive research, consultation and local knowledge of the group members.

Figure 1 – Neighbourhood Area. Designated on 9 September 2019



Harrington Parish

1.7 The Adopted Village Design Statement describes the Parish as follows:

1.8 The Parish of Harrington and Thorpe Underwood is located about 3 miles from both Rothwell and Desborough, and totals approximately 1,040 hectares (2,570 acres). Originally a Roman settlement that was found at the edge of the River Ise, Harrington was mentioned in the Domesday Book as a mainly agricultural village.

1.9 Over the centuries the villages more famous Inhabitants and owners have been The Knights Hospitallers, The Earl of Dysart, The Tollemache family, Richard Naylor and more recently Desborough Co-operative Society in order to find employment for their members and to extend their mining operations. They sold the Harrington and Thorpe Underwood Estates at auction in 1927, having purchased it in 1911.

1.10 Harrington is well known for the vamping horn in the church, of which only five are in existence; the Falls, being the tiered gardens of the Manor House in the days of the Earl of Dysart; and the 17th century pub, The Tollemache Arms. This was famously acquired by the local vicar, and then closed on Sundays in an attempt to get more parishioners to attend church!

1.11 The village has changed little over the centuries, and the current population of 150 reached a peak of 250 In the mid-19th Century. The Parish continues to be dominated by agriculture, and even though there has been consolidation in this area, several working farms remain. Today however, the village is populated mainly by commuters working locally and further afield.

1.12 Harrington, Thorpe Underwood and the outlying farms currently have some 65 households, with 142 inhabitants. The village retains its rural setting and peaceful atmosphere despite the growth of nearby urban areas such as Rothwell and Desborough.

1.13 The main economic activity includes agriculture, although there has been significant growth of small and large businesses and ventures run from households within the village. A major recent addition to Harrington has been the conversion of an extensive range of redundant farm buildings to provide tourist and business accommodation.

1.14 However, employment for most of the villagers is centred in the towns and cities in the East Midlands with some commuting to London by train. Most villagers transportation is by car, as no public transport is available to the village. The increase in private car ownership over the past 20 years has resulted in an increase in younger people, within a generally ageing population.

1.15 With regard to the community there are 3 public buildings where villagers meet. The Church of St. Peter and St Paul is linked with 6 other parishes in the locality (The Faxton Group) and holds regular services. Events, gatherings and village meetings for different sections of the community are held in Harrington Village Hall. The Tollemache Arms continues to be a social meeting place for some of the villagers.

1.16 Thorpe Underwood was attached to Rothwell until middle of the 20th Century. The village of Newbottle was a part of the Parish until the early 20th Century, with only one house present and 4 residents.

1.17 The population of Harrington and Thorpe Underwood has grown slowly through the 19th Century when its population was greater than today. In 1841 there were 33 households comprising 150 residents. By 1891 there were 43 households and 176 residents.

Census 2011 information

1.18 At the time of the 2011 Census, the Harrington Parish was home to 146 residents living in 65 households. Analysis of the Census suggests that between 2001 and 2011, the population declined by around 8%. During this period, the number of dwellings increased by 1. By 2020, the population was 125 adults and 20 children under the age of 18, a further decline in overall numbers by 1 person.

1.19 There is some evidence of an ageing population with the number of over 60-year olds rising by 5% and up from 23% of total population in 2001 to 27% in 2011. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

1.20 Home ownership levels are very high with around 85% of households owning their homes outright or with a mortgage or loan and at 3% the share of households living in social rented accommodation is very low when compared with regional and national rates.

1.21 There is a predominance of large detached and an under representation of housing for single people with just 2% of dwellings having one bedroom.

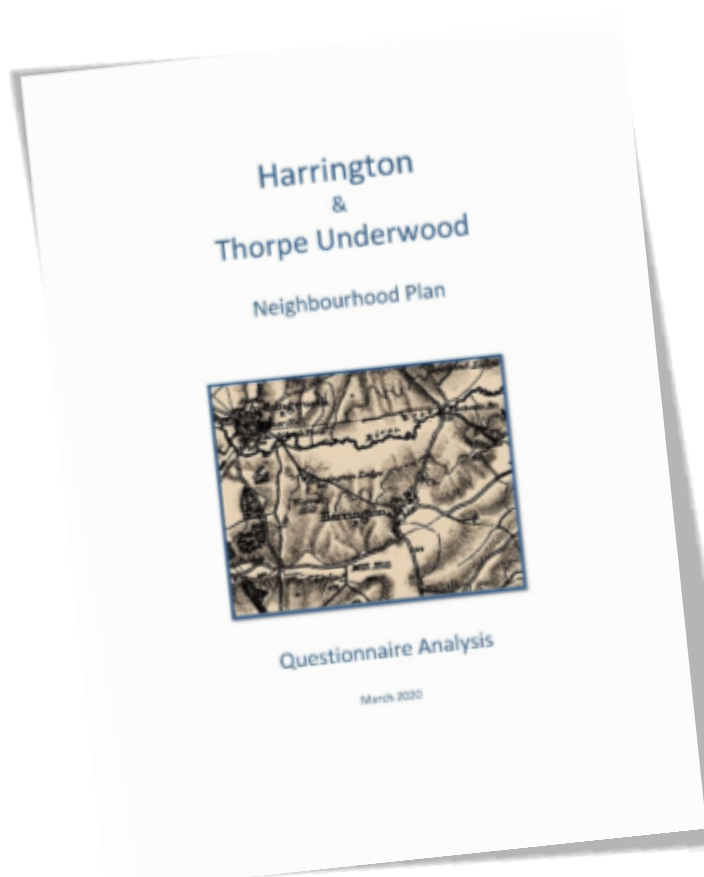
1.22 Land Registry data indicates no new build housing market activity over recent years.

1.23 Deprivation and overcrowding is not a significant issue in the local area.

1.24 Home ownership is dominant in Harrington and affordable rental properties may be difficult to access for people on low incomes.

2 The Consultation Process

2.1 The Neighbourhood Plan Advisory Committee's mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and prepare the Plan for consideration and ultimately approval by Harrington Parish Council. A detailed chronology of the approach to consultation and the outcomes is contained within the Consultation Statement that is included as appendix B of the Submission Neighbourhood Plan.



2.2 A community questionnaire produced in February 2020 represented the comments of 55 residents of the Parish, an excellent return of approximately 44% of the adult electorate, and this helped to identify some of the key issues that would need to be addressed through the Neighbourhood Plan.

2.3 The Advisory Committee also gathered statistical information about the parish from a range of sources to provide a body of evidence on which to base the Plan's emerging Policies.

2.4 From November 2019 onwards, 'Theme Groups' were formed of members of the Advisory Committee along with other residents and stakeholders. The groups met over the following 6 months and gathered the evidence needed to progress ideas and to formulate policies.

2.5 The Neighbourhood Plan was developed from these discussions, from all the other consultations and interviews conducted by members of the Advisory Committee and from research and evidence collected.

2.6 An Executive Summary was prepared to share with residents as the Coronavirus Pandemic prevented open events from taking place in the Parish during the preparation of the Neighbourhood Plan.

2.7 Pre-Submission consultation took place between 6 December 2021 and 24 January 2022. All comments and agreed responses are available to see in the supporting information.

2.8 Throughout the Plan's development the Advisory Committee liaised with officers from Kettering Borough Council (now North Northamptonshire Council) to ensure that emerging policies were in general conformity with the Adopted Kettering Site Specific Part 2 Local Plan (SSP2) and Adopted North Northamptonshire Joint Core Strategy.

3. A Plan for Harrington Parish

3.1 The policies of the Harrington Neighbourhood Plan are set within the context of the plan-making framework for England. The scope and content of the Harrington Neighbourhood Plan has been shaped by the priorities and aspirations of the local community, led by the Parish Council's Neighbourhood Planning Advisory Committee. This Plan covers the period up to 2031.

3.2 In drawing up this Plan, the following vision and objectives have been prepared:

A Vision for 2031

The vision for Harrington and Thorpe Underwood is that by 2031 the Parish will continue to be a high-quality and sought-after rural location set within attractive open countryside and continues to be a place that people want to live and work in and to visit, with a range of services and facilities that meet people's needs within a vibrant and thriving community.

This will be achieved by:

- a) supporting the Settlement Boundary for the village of Harrington as identified in the Kettering Site Specific Part 2 Local Plan, within which limited, proportionate, timely and sustainable residential development could be accepted;
- b) promoting good design as described in the Kettering Site Specific Part 2 Local Plan;
- c) maintaining and enhancing where possible the high-quality natural environment with protected wildlife interests;
- d) protecting open spaces that are important to the community and/or wildlife;
- e) ensuring that the community continues to have good access to the surrounding countryside and green spaces;
- f) safeguarding important community facilities that are special to the local community; and
- g) acknowledging the character and appeal of the existing Conservation Area (Figure 2) and unique assets of the parish, including footpaths, open green spaces and community and recreational facilities.

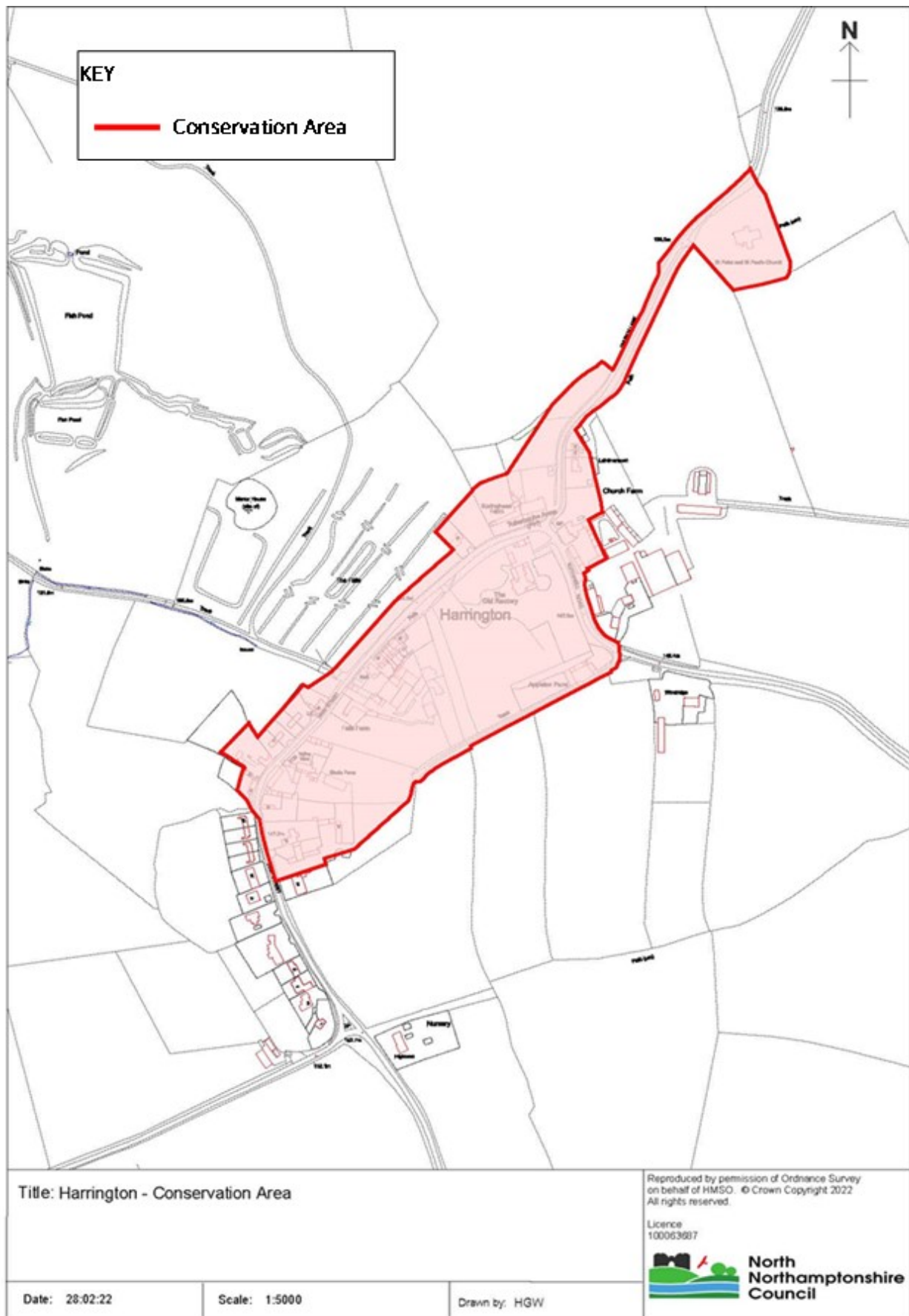
Planning Context

3.3 The procedure for the making of a Neighbourhood Plan is prescribed within the Neighbourhood Planning (General) Regulations 2012 (as amended). The Regulations have informed

the preparation of policies for the Harrington Neighbourhood Plan, in particular ensuring that the Neighbourhood Plan:

- Contributes to the achievement of sustainable development.
- Is in general conformity with the strategic policies of the North Northamptonshire Joint Core Strategy and Northamptonshire Minerals and Waste Local Plan and has regard for the policies contained within the NPPF, as well as meeting a range of EU obligations.

Figure 2 – Harrington Conservation Area



Sustainable Development in Harrington

3.4 A definition of sustainable development is provided within the NPPF. It describes three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles:

An economic role

3.5 Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

3.6 The community of Harrington is primarily residential, but there is a strong desire to safeguard its employment locations, including the farming community. We therefore wish to retain the current level of employment and develop it further where possible and appropriate in line with the North Northamptonshire Joint Core Strategy.

A social role

3.7 Supporting strong, vibrant and healthy communities, by promoting the supply of housing required to meet the needs of present and future generations through support for the strategic planning policies contained in the North Northamptonshire Joint Core Strategy and by maintaining a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

3.8 The Harrington Neighbourhood Plan does not anticipate more than limited residential development over the lifetime of the Neighbourhood Plan and has taken the decision to rely on the North Northamptonshire Joint Core Strategy policies to direct and shape development in the Parish. We are also seeking to support and enhance existing community facilities.

An environmental role

3.9 Contributing to protecting and enhancing our natural, built and historic environment. As part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including supporting the move to a low carbon economy. In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that:

- Special open spaces within the Neighbourhood Area are protected from development, to protect the village identity and retain the rural nature of its surroundings;

- Development preserves and contributes to the attractive local countryside including replacement of any natural boundaries lost, improvement of existing hedging and encouraging new planting;
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats and includes adding hedging to boundaries of new developments.

4 Housing and the Built Environment

Introduction

4.1 Significant discussion took place through the preparation of the Neighbourhood Plan to determine the level of influence needed locally to ensure that development meets the needs of the local community.

4.2 One of the key ways in which the planning system can ensure sustainable development is to direct residential and employment growth to the most sustainable locations.

4.3 This is a core principle of the NPPF, which promotes “guiding developments towards sustainable solutions but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area”. It is also at the heart of the Kettering Site Specific Part 2 Local Plan which seeks to direct growth to the most sustainable settlements based on a Settlement Hierarchy.

4.4 In the Kettering Site Specific Part 2 Local Plan, Harrington is a Category A village within what is classed as the Rural Area. The housing requirement within Kettering Borough’s Rural Area is 480 dwellings up to 2031. There are no specific housing requirements for individual settlements within the Rural Area such as Harrington.

Development in these villages will need to:

- a) Be in accordance with Policy 11 of the JCS, unless the exceptional circumstances set out in JCS Policies 13 or 25 apply;
- b) Take into account the level of existing infrastructure and services in the individual villages, as well as the proximity of these to larger settlements;
- c) Include the re-use, conversion or redevelopment of existing buildings within the defined settlement boundary, as shown on the policies map; or classed as infill development within the defined settlement boundary; and
- d) Show consideration and be sympathetic to the existing size, form, character and setting of the village.

4.5 These general development principles are expanded in Policy HAR1 which identifies five further specific criteria. The policy says that development in Harrington will:

- a) Reflect the linear character of the settlement;
- b) Be positioned behind stone boundary walls or abut the public highway;
- c) Use limestone with welsh slate, clay pantiles or thatched roofs, dependent on the individual site and its specific setting within the village;
- d) Retained historic boundary walls and avoid new development where this may involve making new openings in the walls; and

e) Not result in the subdivision of gardens, as these contribute to the rural character of the village.

4.6 Thorpe Underwood is a Category C village where development will be restricted to the re-use, conversion or redevelopment of existing rural buildings.

4.7 The North Northamptonshire Joint Core Strategy Policy 11 describes the approach to development in the network of urban and rural areas. It says the following in relation to rural areas including Harrington:

a) Development in the rural areas will be limited to that 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;

b) Small scale infill development will be permitted on suitable sites within Villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services. Part 2 Local Plans and/or Neighbourhood Plans may identify sites within or adjoining Villages to help meet locally identified needs or may designate sensitive areas where infill development will be resisted or subject to special control;

c) Local and Neighbourhood Plans will identify sites within or adjoining the villages to meet the rural housing requirements identified in Table 5. Other than small scale infilling or 'rural exceptions' schemes, development above these requirements will be resisted unless agreed through the Part 2 Local Plan or Neighbourhood Plans to meet a particular local need or opportunity;

d) Rural diversification and the appropriate re-use of rural buildings will be supported in accordance with Policy 25. Renewable energy developments will be considered under Policy 26. Other forms of development will be resisted in the open countryside unless there are special circumstances as set out in Policy 13 or national policy.

4.8 Policy 13 of the North Northamptonshire Joint Core Strategy outlines the 'Rural Exceptions' that may be permitted in rural areas as follows:

1) Development adjoining established settlements, beyond their existing built-up area or defined boundary, where the proposal satisfies all of the following criteria:

a. The form and scale of the development should be clearly justified by evidence that it meets an identified need arising within a village or network of villages through a local needs survey;

b. Sites should be well-related to a settlement that offers services and employment to meet the day to day needs of occupants of the development;

c. Development should enable access to local services and facilities by foot, cycle or public transport;

d. The scale and nature of the development will not exceed identified needs and must be appropriate to the surroundings, minimise impacts on the environment and be supported by existing or new infrastructure. Rural Exception Housing schemes should be purely affordable housing unless an element of market housing is essential to enable the delivery of the development. In such cases, the scale of market housing will be the minimum necessary to make the scheme viable and should be tailored to meeting specific locally identified housing needs;

e. Occupation of affordable units within the development will be controlled through a legal agreement or conditions to ensure that it remains available and affordable in perpetuity to meet local needs.

2) In open countryside, away from established settlements, permission will not normally be granted for new built residential development, with the exception of:

a. Individual dwellings of exceptional quality or innovative design as set out in paragraphs 5.42 and 5.43; and

b. Dwellings for rural workers at or near their place of work in the countryside, provided that:

i. The dwelling is required to enable someone who is in full time employment in agricultural, forestry or similar rural businesses to meet the essential need of the enterprise concerned; and

ii. It can be demonstrated the functional, financial and viability tests in paragraph 5.41 have been met

4.9 Consultation shows that the community do not wish to see significant housing and other growth in the Parish but are generally sympathetic to limited development within the settlement boundary that helps meet local needs, supports local services and facilities, and fosters diverse and mixed communities.

4.10 The Community Questionnaire which was distributed to residents in February 2020 revealed that 78% of respondents (42 people) agreed with the policy of restricted infill development. 48% (26 people) support planned growth whilst 42% (22 people) wanted to encourage development within the village boundary. Comments received through the Questionnaire revealed a mix of views about whether development should be restricted to within the settlement boundary or extended beyond. As a Category A village, development in this village will be on a small scale, in-fill sites in accordance with policy 11 of the North Northamptonshire Joint Core Strategy.

Approach to residential development

4.11 Significant discussion took place through the preparation of the Neighbourhood Plan to determine the level of influence needed locally to ensure that development meets the needs of the local community.

4.12 It was ultimately decided that the interests of the Parish are best served by relying on the strategic policies contained in the North Northamptonshire Joint Core Strategy and the Kettering Site Specific Part 2 Local Plan.

Settlement Boundary

4.13 The parish is predominately rural in nature, with the built-up area of Harrington surrounded by open and attractive countryside. In planning terms, land outside a defined Settlement Boundary is

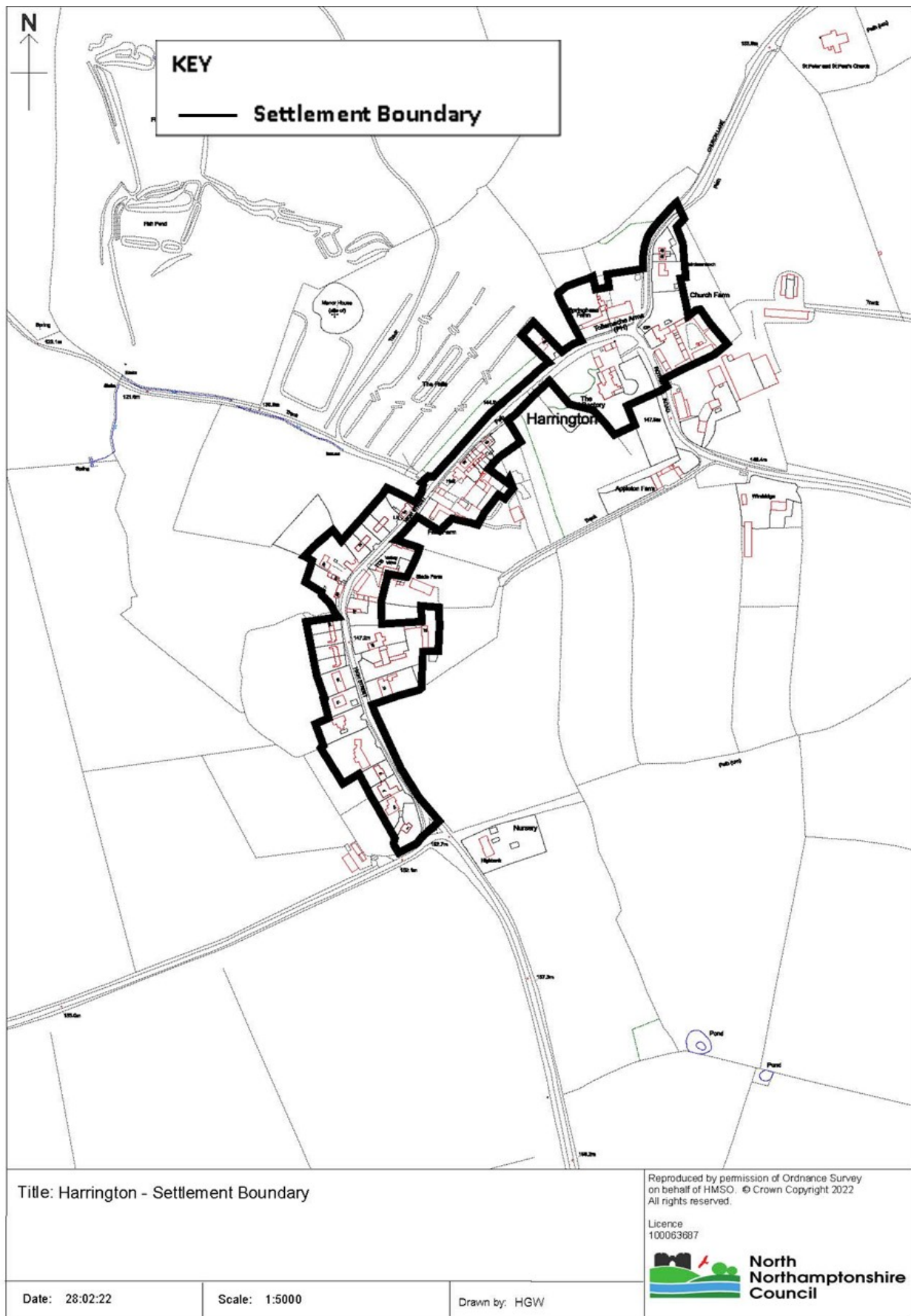
treated as countryside. This includes any small groups of buildings or small settlements that may be found there.

4.14 Settlement Boundaries were established by Kettering Borough Council in order to clarify where new development activity is best located. They are used to define the extent of a built-up part of a settlement and distinguish between areas where, in planning terms, development would be acceptable in principle, such as in the main settlements, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside.

4.15 The Neighbourhood Plan supports the retention of a Settlement Boundary for Harrington village and supports the Settlement Boundary contained in the Kettering Site Specific Part 2 Local Plan. Focusing development within the agreed Settlement Boundary will support existing services within the village and help to protect the countryside and the remainder of the Neighbourhood Plan area from inappropriate development. A limited amount of developable land is available within the Settlement Boundary to meet the restricted housing growth desired to support local services.

4.16 It is national and local planning policy that development in the countryside should be carefully controlled. Supporting “the intrinsic character and beauty of the countryside” is identified as a core planning principle in the NPPF (paragraph 174 b). This approach is also supported by this Plan.

Figure 3 – Settlement Boundary for Harrington



5. The Natural, Historic and Social Environment

Introduction

5.1 This chapter of the Neighbourhood Plan deals mainly with the *environmental* agenda of *sustainable development* together with open spaces of community value from the *social* agenda, as described in the NPPF, page 5. The chapter aims to balance the requirement for appropriate development in the Plan Area against the value of environmental and other features that are both *special* – appreciated, in their own right and as community assets, by local people - and *significant* for their wildlife and history. It also deals with broader environmental issues of concern to the community, including protection and enhancement of local biodiversity and planning for resilience to climate change.

5.2 Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan’s lifetime. Only 9.5% by area of all the open and currently undeveloped land in the parish is protected through the planning system from potential environmentally damaging development:

1. Total area of Neighbourhood Plan Area	c.1110 ha
2. Open and undeveloped land	c.1098 ha
4. Area designated or recognised in this Plan for environmental protection	c.105 ha

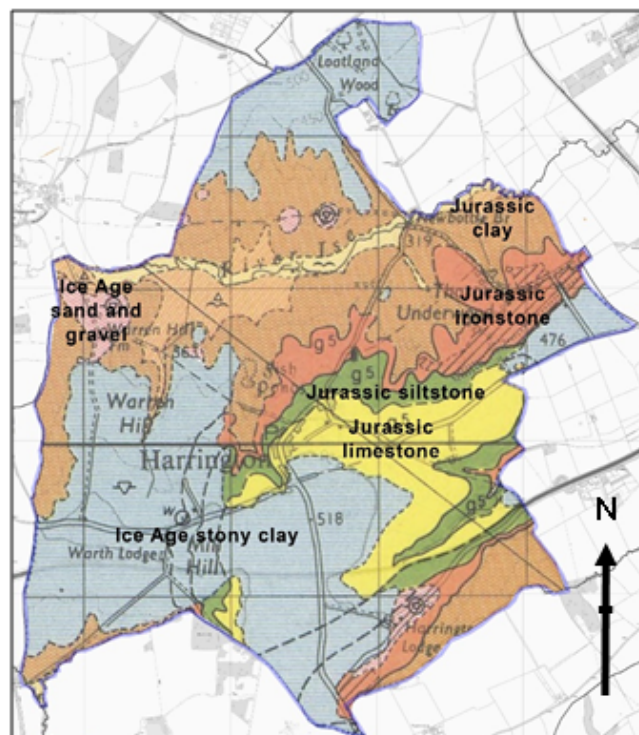
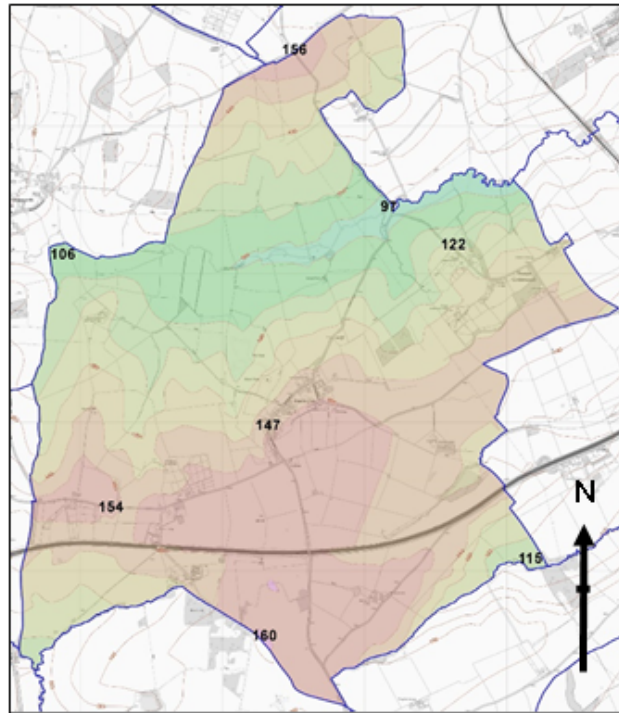
Landscape, geology and setting

5.3 The Plan Area is located on the south side of the broad River Ise valley. Harrington village overlooks this broad sweep of farmland and water meadows, with another range of hills beyond, from its setting on the edge of the escarpment formed by the outcrop of Jurassic age limestone which stretches away northeast into Lincolnshire and southwest to the Cotswolds. The village street curves into a small dry valley (limestone is a porous rock) that cuts southward into the escarpment. The outlying settlement of Thorpe Underwood also occupies a tributary valley of the Ise, but is near the bottom of the escarpment slope, on older Jurassic ironstone. Both the ironstone and limestone were important sources of iron ore and building stone from Roman times until the 20th century, and much of the Plan Area is still characterised by their presence, with areas of worked and restored land, surviving quarry faces, railways and ‘gullets’, as well as the distinctive and attractive local buildings and walls constructed from the ironstone and, most characteristically, from the cream-coloured limestone.

5.4 The difference in height between the limestone plateau in the far south, the escarpment itself and the lowest point on the Ise is 63m (almost 200ft), giving the whole Plan Area an open, rural

appearance and providing impressive views in all directions, including uninterruptedly from many of the houses in Harrington village.

Figure 4: Topography (below) and geology of the Plan Area (further below). Geological map adapted from British Geological Survey online mapping. Both © Crown copyright and database rights. All rights reserved 100017647) 2021.



Historic environment

5.5 Archaeological finds show that the Plan Area was probably inhabited in the prehistoric Mesolithic, Neolithic and Bronze Age periods and that there were Romano-British farmsteads in several locations during the time of Roman occupation. The road through Harrington from Kelmarsch to Rothwell is also ancient, being part of one of several ‘ridgeways’ running across this part of England that probably originated in prehistoric times.

5.6 The present Harrington village was founded after the ending of Roman occupation by Anglian settlers who moved into the Midlands area from north Germany, into the Wash and up the river Nene and its tributaries. The Old English placename suggests a date in the 5th century:

Harrington	Thorpe Underwood
'Farm/settlement connected with Haethere' or 'farm/settlement of the heath dwellers'.	'Outlying settlement (i.e. dependant on Harrington) downhill from a wood'
Elements and their meanings	Elements and their meanings
Either:	þorp (Old Norse) A secondary settlement, a dependent outlying farmstead or hamlet + Underwood (Old English, but could be later)
<i>Hæþhere</i> (Old English) personal name + <i>ingas</i> (Old English) The people of . . . ; the people called after . . . + <i>tūn</i> (Old English) An enclosure; a farmstead; a village; an estate.	
Or:	SOURCES: adapted from Ekwall 1960 and Key to English Placenames (Nottingham University online resource)
<i>hæddre</i> (Old English) Heather, heathland + <i>ing-</i> (Old English) Connective particle, linking a first element to a final element + <i>tūn</i> (Old English) An enclosure; a farmstead; a village; an estate.	

5.7 Thorpe Underwood, however, is later, having a placename element used widely by Danish ('Viking') settlers in the 9th century. As is known happened elsewhere, it is probable that a Norse-speaking family set up home in a part of the Harrington territory where no-one else lived – or which was already called 'the underwood'. Thorpe Underwood never grew large, and the early medieval settlement there seems to have largely abandoned, probably in the 14th century at about the same time that another small Anglo-Saxon township in the Plan Area, Newbottle, was depopulated. Earthworks and cropmarks in the modern fields show where these old settlements were.

5.8 Harrington also shrank in the later middle ages; important earthworks of house platforms and streets survive outside the modern village boundary, surrounded by remnants of the village's open field ploughlands (now ridge and furrow). Also of historical importance are the earthworks remains of the medieval Manor House, its fishponds and ornamental terraced garden. The manor of

Harrington was acquired in the late 17th century by the Tollemache family (hence the name of the public house). Most of the surviving buildings in the village date from this time through to the late 20th century; all, however, are arranged largely within the plots and street layout of the early medieval settlement, which is in itself a heritage asset recognised by the Conservation Area designation.

5.9 As mentioned above, quarrying has been important for the appearance and economy of the Plan Area, although the physical signs of this industry are now gone or returning to nature.

Natural environment

5.10 Two millennia of human habitation, farming and mineral extraction mean that there is no entirely natural habitat in the Harrington Plan Area. But earlier methods of farming were not industrialised, did not use synthetic plant and pest control chemicals, and were inherently 'untidy', meaning that until the mid-20th century there were places for wildlife to adapt to living close to people. These 'semi-natural' habitats – permanent pasture, woodland, wetlands, 'rewilded' corners of fields, churchyards and disused quarries – still survive, although in decreasing amounts, while private gardens and public open spaces also provide refuges for biodiversity. These kinds of spaces are threatened by development and public misunderstanding of their value, but this Neighbourhood Plan identifies the most significant in the Area and proposes them for protection.

Existing environmental designations

5.11 The Plan Area is located in National Character Area (as defined by Natural England to guide Planning) *89 Northamptonshire Vales*, and in three North Northamptonshire Council Landscape Character Types (*Rolling ironstone valley slopes*, *Wooded clay plateau* and *Undulating hills and valleys*). There are five *Listed Buildings*, one *Scheduled Monument* and one *Registered Park & Garden*, and some 40 further sites and features of historical or heritage significance (North Northamptonshire Council Historic Environment Record / Historic England).

5.12 Part of the *Nene Valley Nature Improvement Area* (a DEFRA; local authorities and landowner partnership) covers the River Ise and surrounding land. There are *no SSSIs* (the nearest are more than 5 kms distant) but there are four areas of *Priority Habitat* (as defined by Natural England) and two further sites in the national *Forest Inventory*, together with four Local Wildlife Sites and eight sites with locally significant habitats, all as mapped by North Northamptonshire Council. There are no Kettering Borough Council *Local Green Space* designations.

Environmental inventory

5.13 An environmental inventory (Appendix F) of Harrington was carried out between January and October 2020. The work comprised two elements:

- Review of all existing designations and other available information in the public domain and
- Fieldwork to identify and confirm environmentally significant (in the context of the Plan Area) sites and features.

5.14 The review compiled information from many sources, including DEFRA, Natural England, Historic England, North Northamptonshire Historic Environment Records, North Northamptonshire Environmental records (biodiversity and geology), North Northamptonshire Council, Environment Agency, British Geological Survey, old maps (Ordnance Survey, archive), local history and archaeology, publications and local knowledge.

5.15 Fieldwork reviewed all open and currently undeveloped land in the Plan Area. Significant species, habitats, public open spaces, landscape characteristics, earthworks and other extant heritage features, views and viewpoints were checked and recorded.

5.16 These data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and each site was scored and evaluated using a system based on the seven criteria for Local Green Space selection in the *NPPF* (Appendix F).

Local Green Spaces

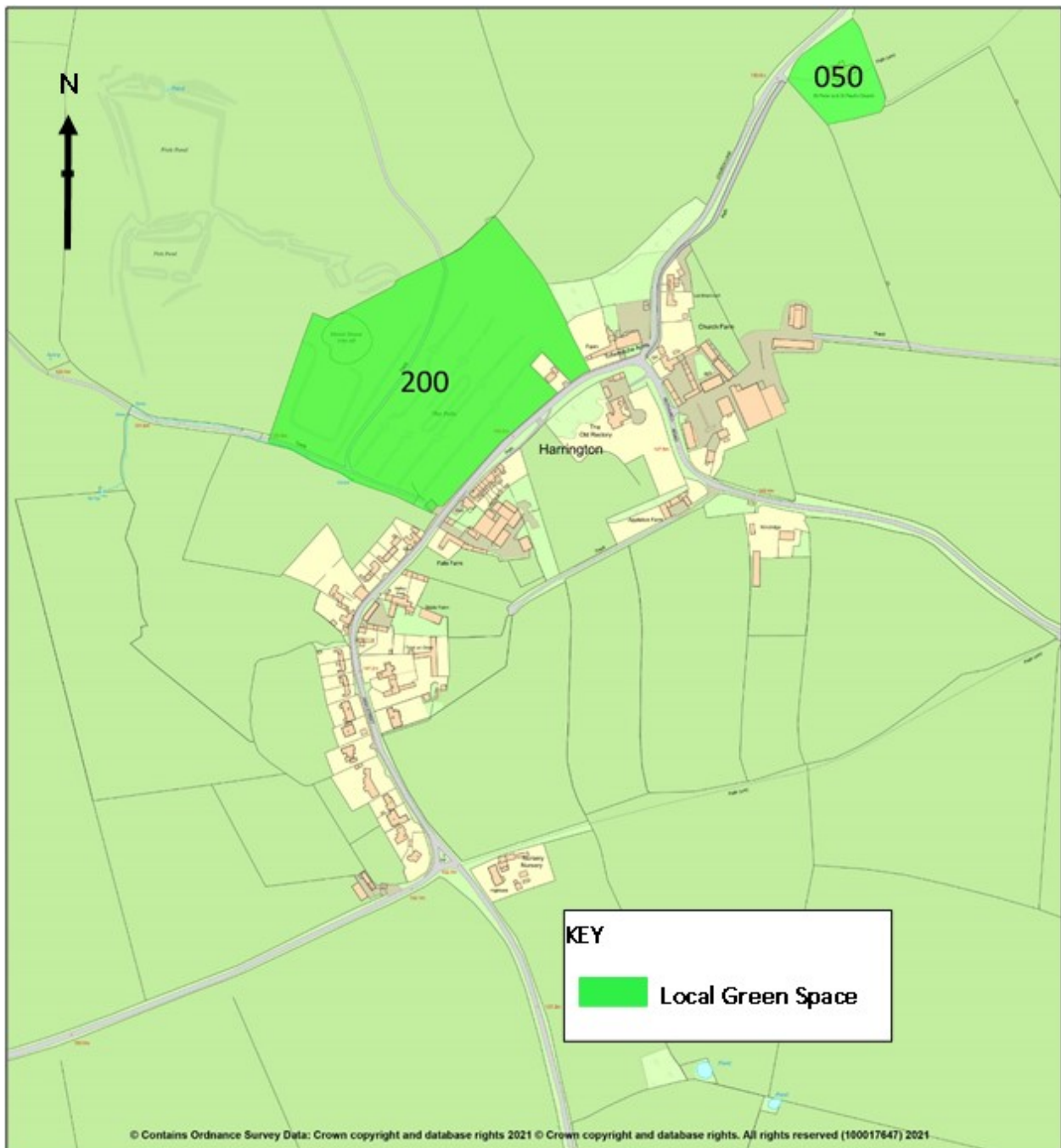
5.17 Of the approximately 130 inventoried parcels of open land in the parish, about 40 were identified as having notable environmental (natural, historical and/or social) features. As described above, these sites were scored, using the seven criteria for Local Green Space designation noted in the *NPPF 2021* (see Table 1 Appendix E for the criteria and scoring system devised for this Plan).

5.18 Previously, Kettering Borough Council (KBC) have undertaken a site assessment of potential Local Green Spaces across the Borough in preparation for the Kettering Site Specific Part 2 Local Plan (see *Historically and Visually Important Open Space* 2016). Although it referenced the *NPPF* criteria, the focus of this exercise was to identify historically and visually important sites, placing lesser or no emphasis on, for example, wildlife (contribution to local biodiversity) or community amenity/recreational value. This approach potentially leaves further Local Green Spaces (provided they meet the full range of *NPPF* criteria) to be identified and designated in Neighbourhood Plans.

5.19 Two sites score 70% (17/25) or more of the maximum possible and meet the essential requirements for designation as Local Green Space as outlined in the *NPPF* (paragraphs 101 - 103).

5.20 Their statutory protection will ensure that these most important places in Harrington's natural, historic and social environment are protected for future generations.

Figure 5: Local Green Spaces



POLICY ENV 1: LOCAL GREEN SPACES -

Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details table 2 Appendix F; map figure 5) will not be permitted other than in very special circumstances.

St Peter's and St Paul's churchyard (inventory reference 050)

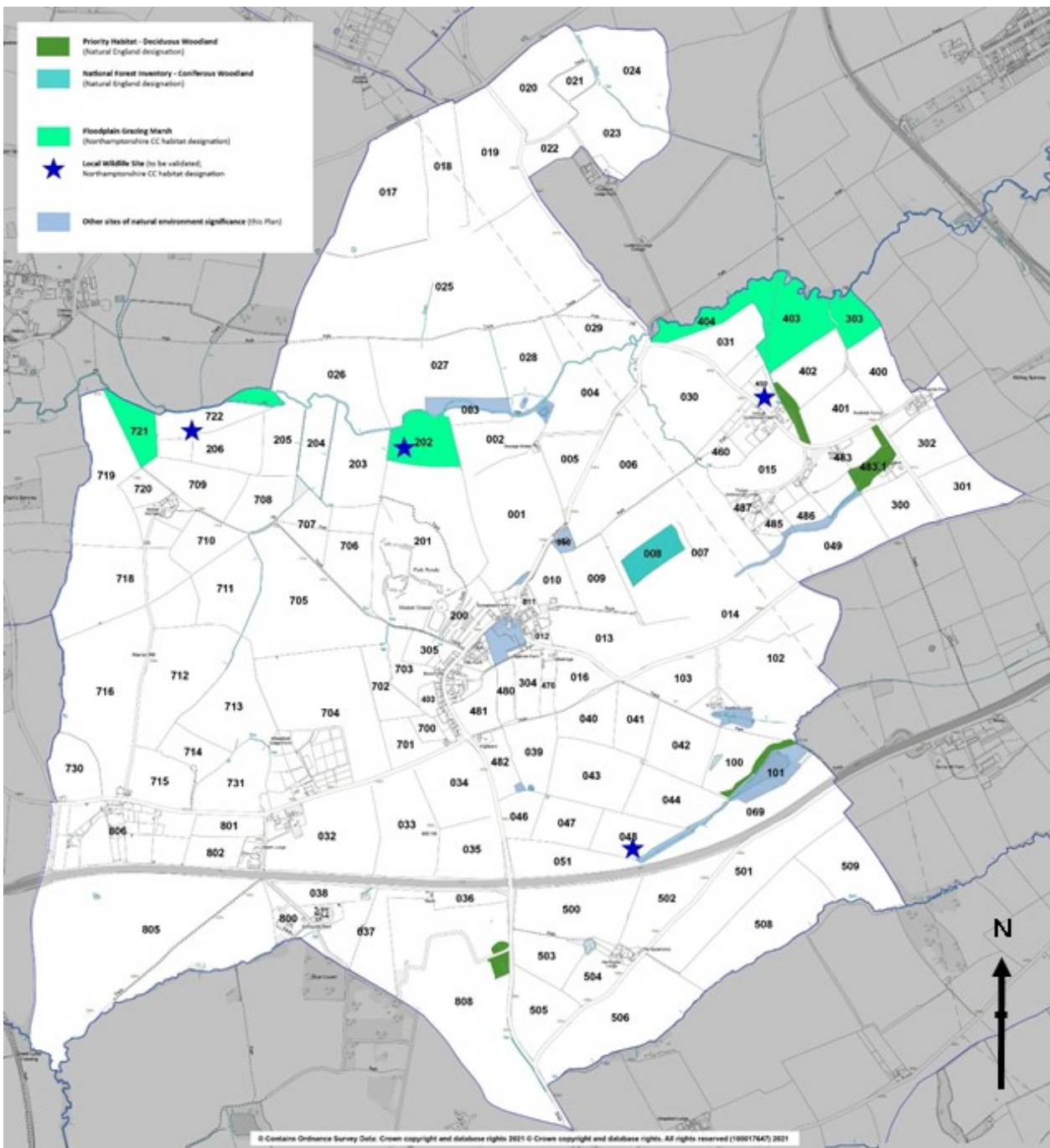
The Falls (200)

Natural Environment and Biodiversity

Sites of natural environment significance

5.21 A group of inventory sites scores highly for 'wildlife' (scoring at least 3/5 under either of these two criteria). The features for which the identified sites have been selected and notified are listed in the environmental inventory (Appendix F). These natural environment sites comprise a) statutorily protected sites, if any, b) those where *priority habitats* occur (Natural England mapping) or where *biodiversity action plan (BAP) species* have been recorded as breeding or as regular visitors; c) sites identified as ecologically significant by North Northamptonshire Council, including Local Wildlife Sites, and d) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan Area. The map (figure 7) shows their locations.

Figure 7: Sites of natural environment significance



5.22 Policy ENV 2 delivers site-level compliance in the Plan Area with the relevant North Northamptonshire Council policies, the Wildlife & Countryside Act 1981 (as amended) and the Natural Environment and Rural Communities Act 2006, and (as and when current) the European Habitats and Species Directives, any Transitional legislation in the Withdrawal Act 2018 and/or the Draft Environment Bill 2019. It also protects the areas of semi-natural and planted woodland surviving in what is, for land-use history reasons, a parish which has very little of this important ecological and environmental (for carbon sequestration, etc.) habitat.

POLICY ENV 2: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE -

Development proposals that affect sites of natural environment significance shown in Figure 7 should protect the identified habitats and/or species, according to their status, and give appropriate weight to the contribution they make to the wider ecological network. Development proposals should demonstrate that the need for, and benefits of, the development clearly outweigh the ecological loss.

Protecting and enhancing biodiversity

5.23 It might be said that Harrington is a 'typical' area of English Midlands countryside because it has no nationally important wildlife hotspots, and thus that it has little or no biodiversity significance to be taken into account in the Planning system. This would be a misunderstanding of the concept of biodiversity. England's biodiversity is entirely and only the sum of the wildlife in all of its individual parishes: Harrington is as important in this regard as every other parish, and residents want it to play its essential part in protecting what remains of England's threatened and diminishing biodiversity.

5.24 This policy is therefore about parish-level compliance with the relevant North Northamptonshire and Kettering Borough Local Plan policies, the Wildlife & Countryside Act 1981 (as amended), the Hedgerows Regulations 1997 (as amended), the European Habitats and Species Directives [or their transitioned English equivalents] and other relevant English regulations – and about how Harrington can play its part in maintaining and enhancing biodiversity by taking it into account, at a Neighbourhood Plan level of detail, in the Planning system. The policy is supported by NPPF paragraphs 170 (a) and (d); 174; 175 (a) on which this policy's wording is partly based, 175(c); and 177. The community expects planning decisions affecting Harrington to follow the spirit of the Government's *25-year environment plan (2018)* and the *Environment (principles and governance) Bill (2018)*.

POLICY ENV 3: BIODIVERSITY -

As appropriate to their scale, nature and location development proposals should minimise their impacts on the natural environment and provide net gains for biodiversity, including those of local significance.

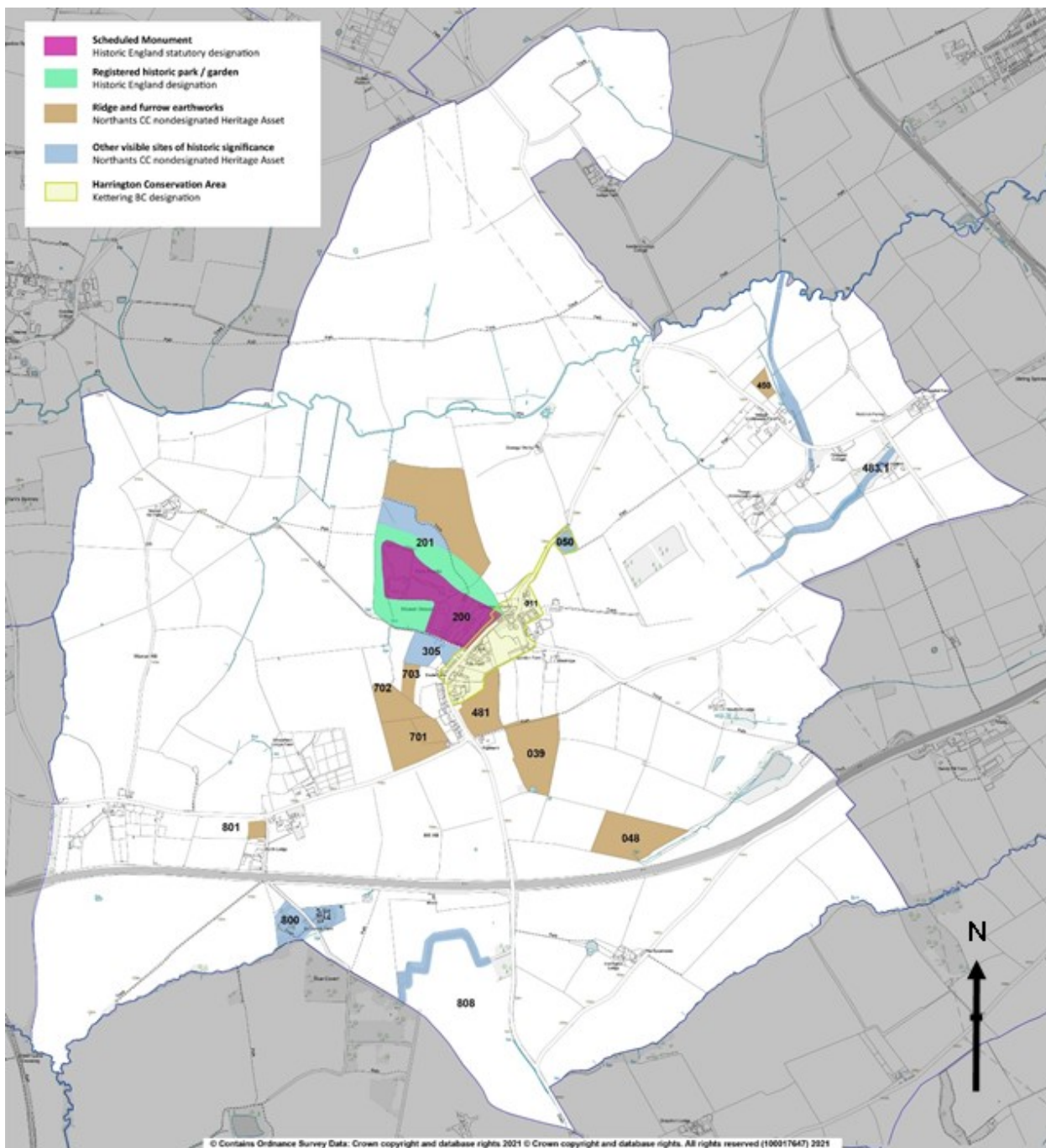
Development proposals which would cause unacceptable harm to biodiversity will not be supported unless the harm can be avoided through relocating to an alternative site with less harmful impacts, be adequately mitigated, or compensated for by other means.

Historic environment

Sites and features of historic environment significance

5.25 A group of inventory sites scores highly for 'history' (scoring at least 3/5 under this criterion). The features for which the identified sites have been selected and notified are listed in the environmental inventory (Appendix F). The map (figure 8) shows their locations.

Figure 8: Sites and features of historic environment significance



5.26 These historic environment sites comprise a) sites with *extant and visible* archaeological or historical features or proven buried archaeology, as recorded in the Historic England and North Northamptonshire *Historic Environment Records* databases, b) surviving ridge and furrow earthworks recorded in the *Turning the Plough* surveys (see below) by Northants CC and Historic England, and c) other sites of historical and social significance recorded as non-designated heritage assets by North Northamptonshire Council.

POLICY ENV 4: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE –

The sites mapped in figure 8 (details in Appendix F) have been identified as being of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present should be balanced against the local benefit of any development that would affect or damage them.

Ridge and furrow

5.27 The medieval township of Harrington and the outlying settlement of Thorpe were primarily agricultural and, beginning in the 8th or 9th century AD, were farmed using the *Open Field* system. All the open land, other than small fields (closes) backing onto the houses, meadows in stream valleys and a few patches of woodland or waste, was worked in a seasonal and yearly rotation of arable crops (cereals, beans), grazing and fallow. Medieval ploughs were pulled by oxen and, because they were not reversible, the soil was always turned rightwards as the plough team progressed up and down the furlongs, to produce a corrugated pattern of ridges and furrows whose dimensions increased with every season.

5.28 The open field system was practised for most of the medieval period until changes in land ownership and use gave rise to a change from large communal open fields to enclosed, privately-owned smaller fields with hedged boundaries, and a change from arable to pastoral (livestock) farming. The land in the Plan Area was enclosed in this way in several phases, beginning in the Tudor period with the creation of landscaped ornamental grounds for the manor house and ending in the Parliamentary Enclosures in the mid- to late- 18th century.

5.29 The result of Enclosure, although socially disruptive, was to ‘fossilise’ the ridges and furrows under grass and hedgerows, and this situation persisted until the mid-20th century, when a second agricultural revolution after the Second World War effectively reversed the first one. British governments, later the European Union, encouraged farmers, mainly through subsidies, to plough the pastures and turn them over to intensive arable production. Wherever this happened, modern reversible ploughs quickly obliterated the ridge and furrow. Harrington also lost ridge and furrow to quarrying in the 20th century. In most English open field Parishes, the loss of ridge and furrow since 1950 has been over 90%. In the 1990s, English Heritage (now Historic England), realising the scale of this

destruction, undertook the first of a series of surveys (*Turning the Plough*) across the Midlands, including North Northamptonshire, and made recommendations for protection and management.

5.30 The extent of ridge and furrow in Harrington was mapped in the 1990s for the *Turning the Plough* (Historic England and North Northamptonshire Council) survey. This provided the baseline for a new survey undertaken as part of the inventory for this Plan in 2020. The summary results show the decline since World War II; the situation is now as follows:

1950s		[ESTIMATED] c. 400 ha
c.1999s	c. 60.3 ha	
2020	c. 34.6 ha	

5.31 In English legislation ridge and furrow fields (except for the few that are Scheduled Monuments) are not statutorily protected, despite recognition that *“as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance”* (English Heritage, 2001).

5.32 While the nine individual fields with surviving ridge and furrow in Harrington are not claimed to be of international importance, their rarity across the Midlands and their relationship with the other important medieval heritage assets in the Plan Area means that any further, avoidable, loss would be irreversibly detrimental. In conformity with paragraph 194 of the NPPF (including footnote 63) and following the recommendation of Historic England all surviving ridge and furrow in the Plan Area should now be regarded as a non-designated heritage asset and taken into account in the planning system as the visible evidence of a component of national heritage comparable in significance to that of surviving medieval buildings. In future, and whenever possible, increased local housing need or new targets required at a higher level in the planning system should be fulfilled by allocating development to available sites with no surviving ridge and furrow.

POLICY ENV 5: RIDGE AND FURROW –

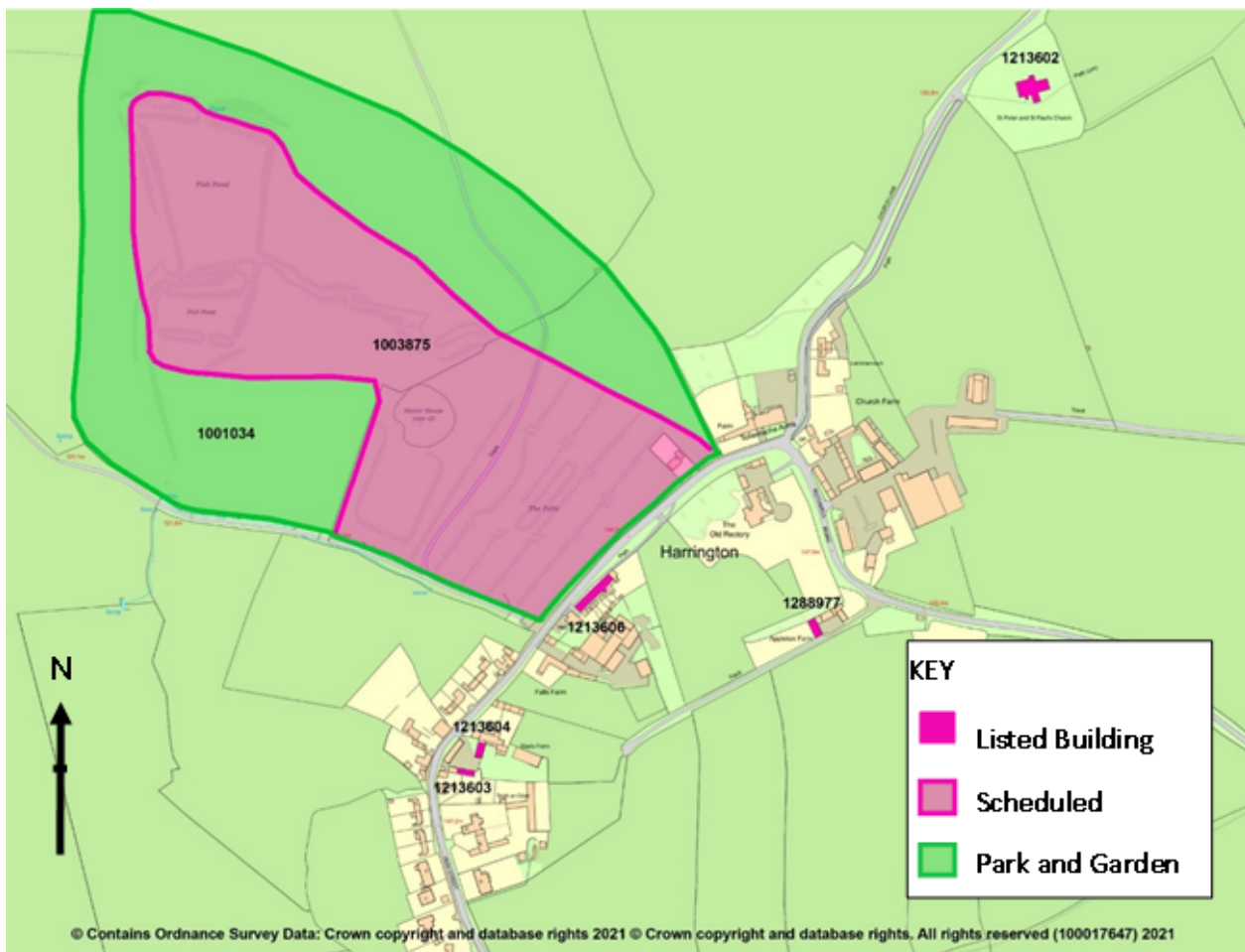
The areas of ridge and furrow earthworks mapped in figure 8 are non-designated local heritage assets.

Proposals for new development within the ridge and furrow fields shown on Figure 8 will only be supported where the benefits arising from the development would outweigh the harm to the heritage asset of the field or fields concerned.

Statutorily protected heritage assets

5.33 Seven buildings and structures in the Plan Area have protection through **Scheduling, Listing at Grade II* or II, or Registration as a Park and Garden**. The Neighbourhood Plan lists them in Appendix G for reference, and to note that new development will be required to take into account their significance and *settings* as defined on a case-by-case basis by Historic England.

Figure 9: Statutorily designated heritage assets – noted for protection of their *settings*

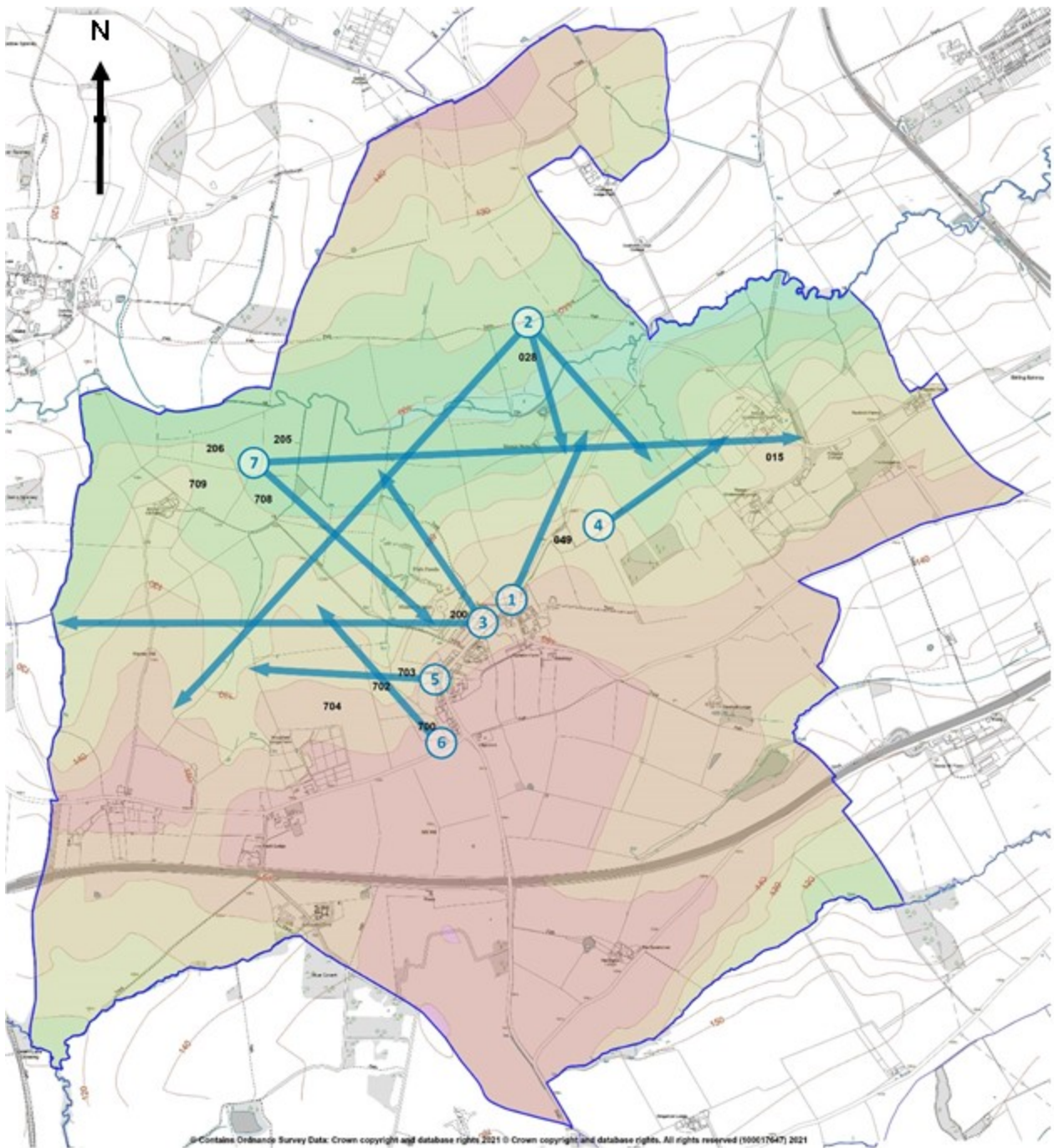


Important views

5.34 Consultation during the Neighbourhood Plan’s preparation identified a widely held wish to protect Harrington’s rural setting, in particular its visual relationship with the surrounding landscape, including its location in the landscape of Natural England National Character Area 89 *Northamptonshire Vales*.

5.35 One of the main ways in which residents expressed this wish was by describing several highly valued views within and around the village and toward the surrounding countryside. These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed the sightlines of the suggested views and mapped them (below, figure 10). The community’s objective of protecting the best views is also supported by the Adopted Village Design Statement (2008).

Figure 10: Important views



POLICY ENV 6: IMPORTANT VIEWS -

The following views (map figure 10, details Appendix H) are important to the setting and character of the village.

1. From the east end of Harrington village (including from the Tollemache Arms PH garden), northeast along and down the limestone escarpment over Thorpe Underwood and the Ise Valley to the high ridge forming the Plan Area boundary

2. From the lower slope of the north bank of the Ise valley, panoramic views over the river, primarily southwest, south and southeast
3. From High Street, Harrington, northwest and west down the hillside over 'The Falls' historic landscape and across the Ise valley toward the Plan Area boundary with Arthingworth. This is a highly valued midsummer sunset view, and an important viewpoint for observing the night sky (policy ENV8)
4. From footpath GP5 between the church and Thorpe Underwood, northeast toward the latter taking in the new pond and wildflower meadow in field 460.
5. From the gateway to the left of Harrington House, west over fields 702-704 toward the Kelmarsh parish boundary.
6. From Kelmarsh Road, northwest over fields 700, 702-703 over the Ise valley to the parish boundary and the ridge beyond
7. From bridleway GP 6 and footpath GP7 in the area of fields 205, 206, 708 and 709, panoramic views in all directions, primarily from north through east to southeast

Development proposals should respect and whenever practicable protect the identified Important Views.

Development which would have an unacceptable impact on the identified Important Views will not be supported.

Footpaths and other walking routes

5.36 The network of footpaths and other rights of way in the Plan Area is not extensive compared with other parishes in North Northamptonshire. Because walking routes everywhere tend to be survivors from before the 18th century Enclosure of the farmed landscape and from before the development of paved motor roads, there are good historical reasons for this, including in the case of Harrington the way some medieval tracks were converted to roads (now public highways), the wide area of seasonally flooded water meadows of the River Ise, the impact of quarrying, and the development of Harrington airfield and the new A14 road. However, with modern recognition of the value of walking routes for health and wellbeing, the lack is unfortunate and any erosion of the network's extent and character will be resisted.

5.37 In the consultation questionnaire (March 2020) 87% of respondents supported 'access to the countryside' as a highly valued part of the Plan Area's character.

5.38 Notice boards have been erected concerning the history of the Falls and the dismantled Manor House.

5.39 The History Group are preparing texts of Harrington history including the walks to display in the converted telephone kiosk which will be regularly changed with different themes. The monthly

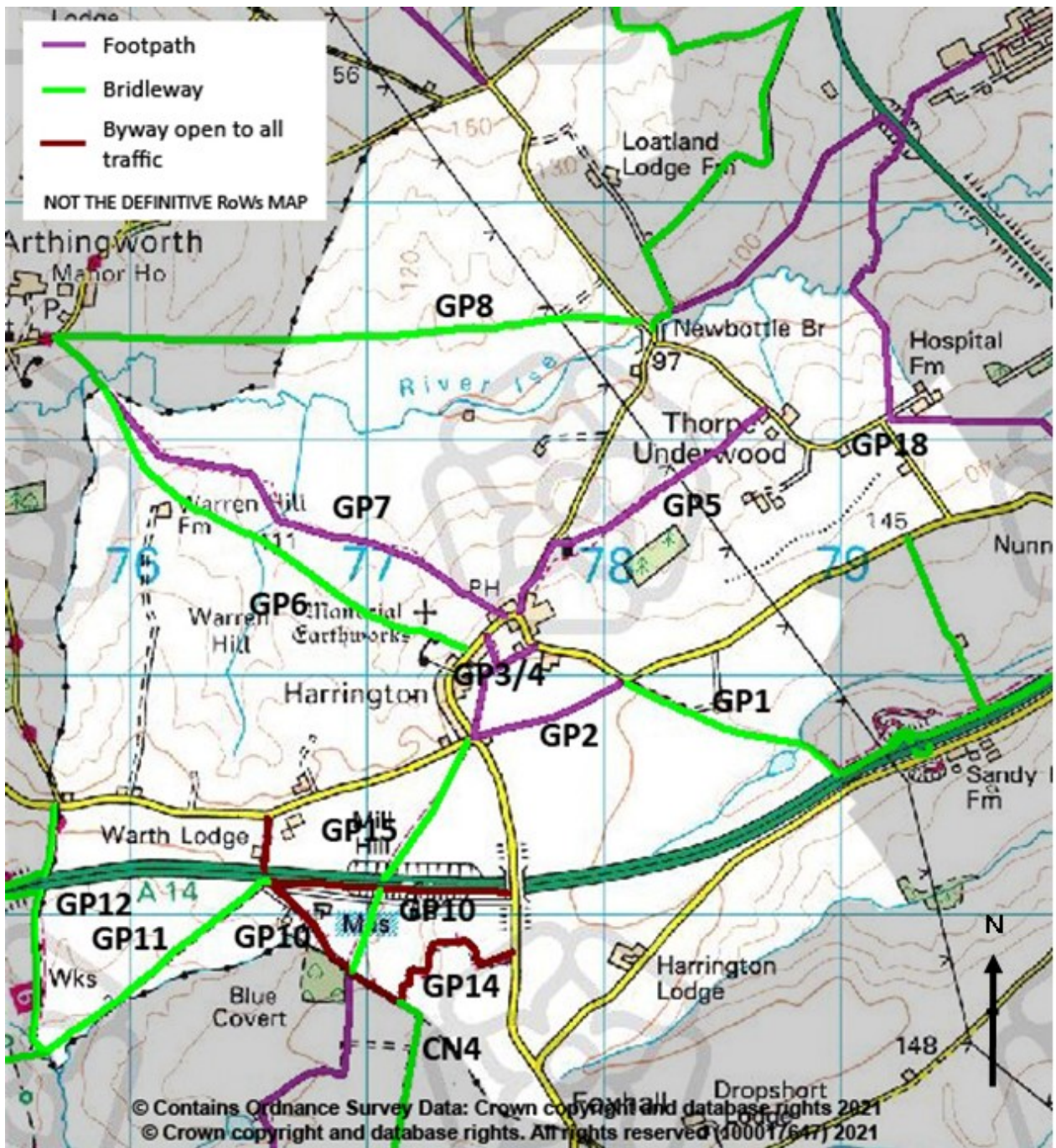
newsletter delivered to each house and displayed on the website often reminds people of the various walks.

5.40 Footpaths need regular maintenance to ensure that they can be readily used and appreciated. We have a dedicated Parish Councillor who is very observant of the state of the paths and also regular walkers who inform of any difficulties.

POLICY ENV 7: FOOTPATHS AND OTHER WALKING ROUTES –

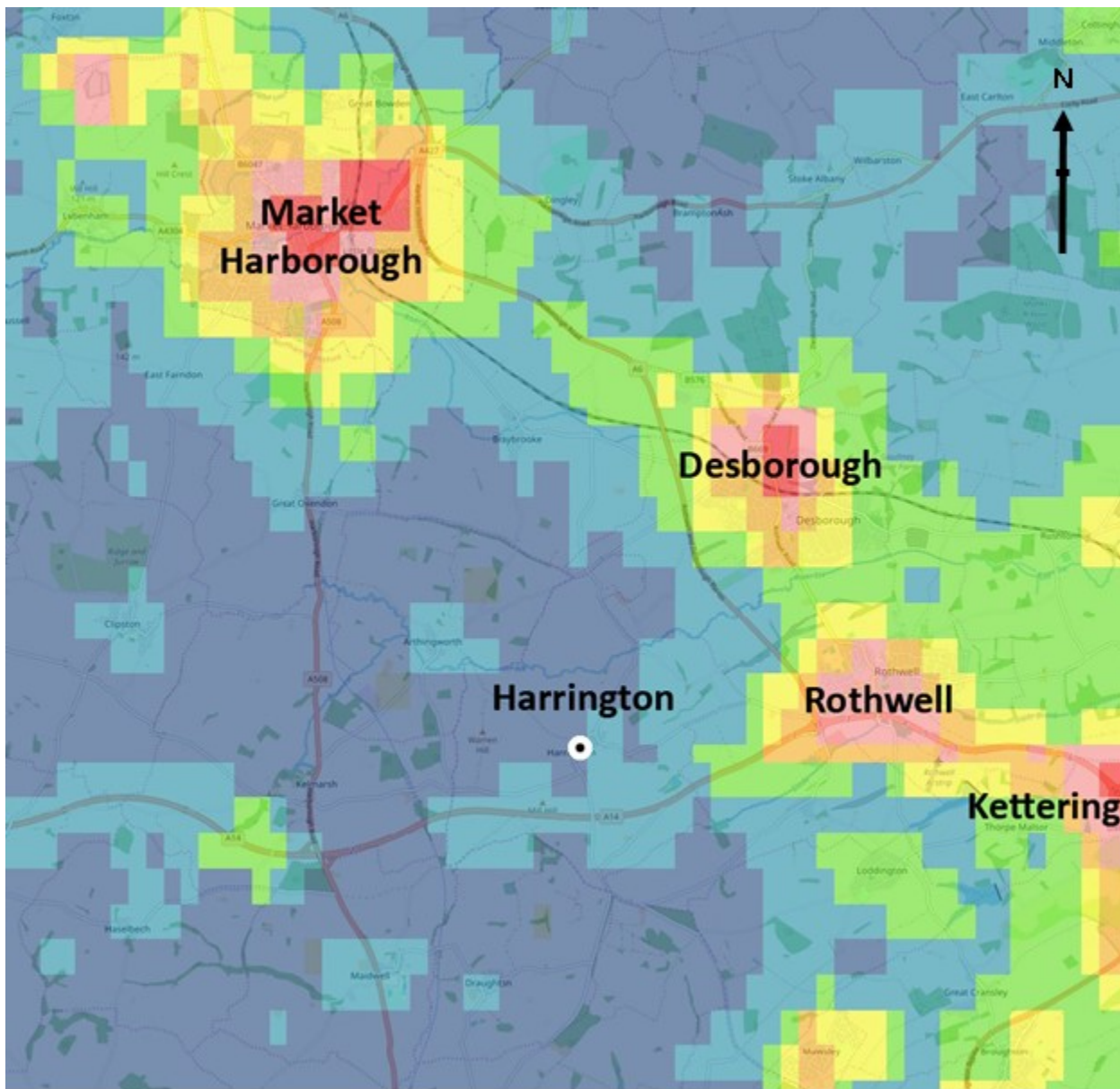
Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths (figure 12) will only be supported where appropriate mitigation is incorporated into the overall design and layout.

Figure 12: Footpaths and other walking routes



Dark Sky

5.41 CPRE (previously the *Campaign to Protect Rural England*) has mapped areas of dark skies across the country. The Plan Area is demonstrably one of the relatively rare places in the East Midlands which fall in the lowest two categories of measured light pollution (below) and is also judged to be among the 'most tranquil'.



Harrington in CPRE Dark Sky Mapping (data from <https://www.nightblight.cpre.org.uk/>)

5.42 The topography of the Plan Area places the village in an ideal hilltop location, overlooking a wide valley with no significant illumination and with uninterrupted northward views of the sky. As well as revealing constellations and planets, this is one of the most southerly places in Britain from which the aurora borealis has been seen. The closest locations with high light levels are either more than six kms away or partly hidden behind high ground.

5.43 There are no streetlights in Harrington or Thorpe Underwood, and residents want this situation to remain unchanged; it is a cherished part of the dark sky character of the Plan Area. With the exception of the A14 Trunk Road, the Parish Council would not support proposals for new streetlights on any roads that are defined as highways.

5.44 Policy ENV8 addresses this important matter. Based on the scale and nature of development proposals concerned planning applications should include a proportionate lighting scheme setting out how the scheme would meet the requirements of the policy. Where appropriate, it should include details about the beam angle of external lighting. The second part of the policy comments that lighting schemes should reflect best practice on this issue. Plainly such best practice may evolve within the Plan period. However, at this stage best practice includes the guidelines in Guidance note 08/18 Bats and artificial lighting in the UK (Bat Conservation Trust / Institution of Lighting Professionals, 2018) and Lighting Guide 21 Protecting the Night-time Environment (Society of Light & Lighting 2021).

5.45 While this Neighbourhood Plan cannot influence development proposals outside the Plan Area, Harrington's present status as a dark sky location makes it susceptible to the adverse effects of uncontrolled artificial light within the Plan Area; this policy aims to deal with this susceptibility. It has been guided by the DCLG and Dept. for Transport *Manual for Streets* (2007), the Institute of Lighting Professionals' *Guidance note 1 for the reduction of obtrusive light* (2020) and is in general conformity with NPPF paragraph 180(c) and North Northants Joint Core Strategy Policy 4 (iii).

POLICY ENV 8: DARK SKY -

In recognition of the Plan Area's status as part of a dark sky zone, development proposals incorporating external lighting should demonstrate that the lighting is the minimum required for its purpose and that it will not have an unacceptable impact individually or cumulatively on the character of the area, the residential amenity of residents, or wildlife.

The lighting design, location, type, lux levels and times of use should follow current best-practice for bats and other nocturnal wildlife.

Flood risk resilience

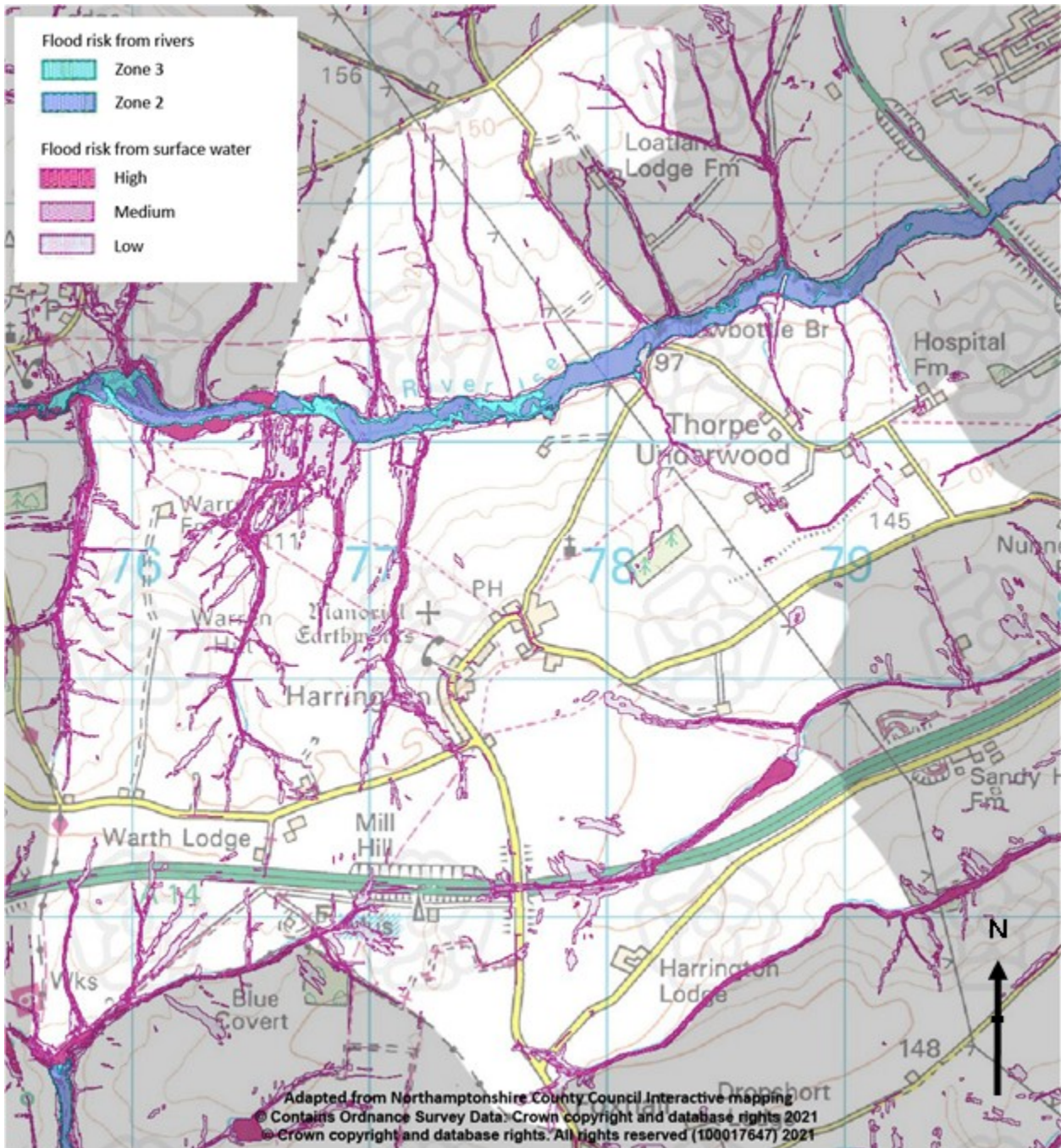
5.46 Even if international cooperation and national strategies and policies eventually succeed in halting the human and industrial contributions towards climate change, the effects of recent and current warming on weather events will likely persist for decades. It is therefore desirable to plan for at least a medium-term future, in which weather events will continue to become more extreme, by putting in place measures that mitigate the challenge of climate change for the lifetime of this Plan and beyond. This objective is explicitly supported by the Environment Agency (EA) draft *National Flood and Coastal Erosion Risk Management Strategy for England* (2019), in which the strategic emphasis for the EA shifts from mitigation to resilience; in other words from requiring new development to reduce its adverse effects on flood risk and to avoiding creating or adding to flood risk at all.

5.47 In light of this, it is particularly important that the location and technical standards of all new development proposals in the Plan Area should in future be judged on their likely contribution to flooding in a climate change world. To complement this, the community will support proposals to improve the infrastructure within the built-up areas for managing flooding from the rivers and from surface water run-off events, providing this is not unduly detrimental to the historic built environment, biodiversity sites, or open and green spaces.

5.48 This policy is in general conformity with North Northants JCS 2016 Policy 5 and SSP2 Policy NEH1.

Figure 13 Areas susceptible to flooding from watercourses and surface water

Based on Environment Agency mapping. Source: North Northamptonshire Council Interactive map



POLICY ENV 9: FLOOD RISK RESILIENCE –

New development should demonstrate that the site is safe from flooding and does not increase the risk of flooding, taking account of climate change.

6 Community sustainability

Traffic and Transport

6.1 A 7.5 weight restriction is in place throughout the Parish due in part to the narrow and winding roads around both Harrington and Thorpe Underwood. This restriction must be protected from any future possible change for reasons of road safety, traffic congestion, structural damage to the highway including the footpaths and verges and community safety i.e., walkers, horse riders, cyclists and other road users.

6.2 Any temporary suspension of the weight limit caused by the closure of the A14/A6 should only be permitted when there is no other alternative route and should be for as short a period as possible. If this does happen then the Parish Council must be informed of the diversion in place.

Community Facilities

6.3 Community facilities and amenities provide important infrastructure for the residents of Harrington and Thorpe Underwood supporting and enhancing the quality of daily life and contributing to the vitality of the village.

6.4 Some of these facilities and amenities offer local employment opportunities whilst others provide a focal point for social interaction and support important services; thereby reducing the need to travel, which is particularly important for those who do not have access to a car.

6.5 The loss and threatened closure of facilities and services is, however, a common dilemma for rural communities. The viability of many rural services is likely to be challenged further in future as a consequence of squeezed local authority budgets and more car owning residents commuting to work, driving to retail centres and accessing leisure facilities and other amenities further afield.

6.6 Harrington and Thorpe Underwood has a range of facilities which include:

St Peter and St Paul Church

6.7 Situated outside the village with a large churchyard – a possible indication that earlier cottages surrounded it, possibly destroyed at the time of the Black death which killed many residents and may have destroyed their cottages.

6.8 Its design has signs dating back to the Saxon age, but it was mainly built in the first half of the 14th Century, and consists of a nave and side aisles, north and south transepts, chancel, south porch, and a tower, which adjoins the south transept.

6.9 The chancel is separated from the nave by a carved oak screen, and the nave is supported by four pairs of clustered columns connected by pointed arches.

6.10 The staircase leading to the old rood loft is still in existence, but the rood loft has disappeared.

6.11 The Church tower fell down around 1800, and “Wilbraham, Earl of Dysart, with his accustomed liberality, undertook to rebuild it at his own expense, thereby exonerating the parishioners from the heavy burden which must otherwise have fallen on them”.

6.12 The foundation stone of the tower was laid on June 10th, 1809, and the whole was finished July, 1810, without the least accident of any sort.

6.13 A Faculty has recently been secured to rehang the bells and build a kitchenette and toilet in the base of the tower.

Tollemache Arms formerly called the Red Cow

6.14 Built of ironstone with thatched roof in 1857. Rev Hugh Tollemache rector of Harrington for 58 years died in 1890. He bought the public house, took it over installing his coachman as landlord and closed it from Saturday night until Monday morning hoping that more residents would attend church on Sundays.

Manor House site now called Falls Field and Park.

6.15 Falls Field was originally the site of an old medieval Manor House with fishponds which though empty can still be seen.

6.16 Records reveal that at the time of Domesday the manor was held by Roger Montgomery, Earl of Shrewsbury and through several other owners eventually in 1222 was given to the Priors of the Knights of the Hospital at Jerusalem: the Knights Hospitallers remained at Harrington for three hundred years. When the Order was dissolved the manor was given to one of their tenants the Saunders family and in the 17th century the manor passed through marriage to the Stanhopes and then to the Tollemache family. It is understood additions were made to the House by each family but sadly there are no drawings to indicate how the priory or the house looked. The house was pulled down in 1745 by Lionel Tollemache, 4th Earl of Dysart as he had other houses to maintain. The Falls field contains the remains of terraces and a sunken garden which may have had a fountain, laid out around 1620, and can still be seen. The site is now listed as an historic, archaeological site.

6.17 A Heritage Information Board was erected in 2020 in High St, overlooking the site to give visitors an explanation of the historic setting.

The Village Hall (formerly the School)

6.18 The Church Council built the school in 1825, at that time there were many children living in the village and two teachers were employed. When the school ceased in 1938 there were only 12 pupils aged from 5-14 years with one teacher. The school closed because of her impending retirement.

6.19 Converted to the Village Hall and is now functional for many activities. Maintained by a Village Hall Committee with the Church still the landlords.

The Carpetbagger Aviation Museum

6.20 The Museum was formed in 1993 for the 50th Anniversary reunion of the USAAF's 801st/492nd Bomb Group (The Carpetbaggers) at Harrington. It is housed in the Group Operations Building on the Administration Site of the former Station 179 airfield at Harrington.

6.21 The Museum is administered by members of the Harrington Aviation Museum Society. Displays and exhibits within the museum depict and vividly show the work carried out and their secret missions to deliver agents and supplies to resistance groups in Occupied Europe during the Second World War by the American servicemen.

6.22 Other exhibits and displays include the secret work of the British Special Operations Executive from their RAF base at Tempsford; the cold war roles of the airfield at Harrington with the Thor rockets and the Royal Observer Corps.

6.23 A memorial to those who lost their lives in this operation is sited on the Lamport road, on a part of the old airfield. In 2020 an information board was erected at the memorial site, facing the airfield, giving an explanation to visitors and showing a map displaying the position of runways and buildings when the airfield was active.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES –

Development leading to the loss of an existing community facility (including St Peter and St Pauls Church; the Village Hall; the Tollemarch Arms Public House; Falls Field and Park and The Carpetbagger Aviation Museum) will only be supported where it can be demonstrated that any of the following apply:

- a) There is no longer any need or demand for the existing community facility or amenity;
- b) The existing community facility or amenity is no longer economically viable; and
- c) The proposal makes alternative provision for the relocation of the existing community facility or amenity to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

Employment

6.24 The strength of the local economy and of the community go hand in hand. Supporting the growth of a stronger local economy is recognised as an important theme of strategic planning policies. Indeed, the North Northamptonshire Joint Core Strategy 2011-2031 recognises the need for sustainable development which both delivers local employment opportunities, supports and

diversifies the rural economy and enables the expansion of local enterprise. Harrington and Thorpe Underwood is a rural parish with a traditional agricultural heritage and is relatively distant from the major employment centres. Employment opportunities within the parish are therefore limited in scale.

6.25 Harrington possesses a plant nursery, livery stables, a gin distillery, a whiskey franchise, a bed and breakfast establishment with a conference centre and a public house with restaurant. There are also some established businesses which are run from home-based facilities within the village. There is an increasing trend for residents to work from home (13.9% of people living in the parish (aged 16-74) compared to 3.4% across Kettering Borough) and with continuing changing employment patterns nationally, this trend is likely to continue.

6.26 For the majority of workers resident in the parish the lack of significant local employment opportunity means that their only option is to work away from the area, commuting increasingly greater distances to secure employment. 49.1% of residents go to work by car, above the rates for the East Midlands (46.1%) and England (36.9%). The lack of both local employment and affordable housing impacts particularly on the young people of Harrington and Thorpe Underwood.

6.27 Where there are buildings dedicated to business use in the parish it is important that they are protected against being lost to other uses. It should be clearly demonstrated that there is little prospect of existing building or land generating employment before allowing demolition or redevelopment.

POLICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES –

Development proposals that would result in the loss of, or have an unacceptable adverse effect on, a site or building mainly in employment use will only be supported where it can be demonstrated that the site or building is no longer economically viable or no longer suitable for employment use and has been actively marketed for employment use for at least six months.

Home Working

6.28 This policy supports people wanting/needing to work from home by allowing extensions and alterations to properties to facilitate extra space.

6.29 The reduction of CO2 omissions to net zero by 2050 is now enshrined in law, so it is important to consider new employment opportunities in the right location for the residents of Harrington and Thorpe Underwood in order to help reduce vehicle usage and carbon footprint. The last census of 2011 identified 31 residents who were self-employed (28.7% and more than three times the Kettering average) and 15 working mainly from home. 53 regularly drove to work and back making a total of 106 vehicle journeys.

6.30 Numbers of people working from home is likely to have increased dramatically since the outbreak of the Coronavirus Pandemic.

POLICY E2: WORKING FROM HOME –

Insofar as planning permission is required, proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made;
- b) No unacceptable impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and
- c) Any extension or free-standing building shall be designed having regard to policies in this Plan and should be in keeping with the quality and character of the building through the height, scale, massing, location or the facing materials used in their construction.

Farm Diversification

6.31 This policy supports farmers needing to diversify to sustain their business but sets conditions for doing so which protects the community.

6.32 There are five functional farms in the Parish.

6.33 These include Church Farm, an arable farm and bed and breakfast establishment; Falls Farm with gin distillery and livestock; Warren Hill Farm for mixed use; Red House Farm in Thorpe Underwood, mainly livestock and Hospital farm also in Thorpe Underwood for mixed use.

6.34 There is also a smallholding where rare sheep are bred. Harrington Lodge is completely contracted out and 2 former small farms in Thorpe Underwood now own a small number of fields with horses for personal use and one with bed and breakfast accommodation. Wheatcroft Farm on Kelmarsh Road is now a livery.

6.35 Two non-resident farmers own fields in the parish, one has recently diversified converting a field into a private dog training field, and the other has conventional arable fields.

6.36 Some years ago a non-resident farmer sold two large fields to different people by sectioning them into small hectares resulting in two with stables, one smallholding, one keeping sheep, one has developed woodland, one for training working dogs, one has sheep/bees and one for grazing cattle.

6.37 The conversion of former agricultural buildings enables farm diversification, leads to the sustainable reuse of vacant buildings and provides opportunities for the establishment and development of small businesses which generate income and employment opportunities for local people. This is a national trend, which the Parish Council would like to encourage within the Plan area

to maintain a balanced and vibrant community, subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues.

6.38 To help maintain the rural economy and protect the open countryside from inappropriate development, the Plan supports the sustainable growth and expansion of business and enterprise through the development and where appropriate conversion of farm existing buildings in the countryside. Specifically, this is intended to: Promote a viable and sustainable farming and rural economy in the Neighbourhood Area and the diversification of rural businesses; encourage new businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract both visitors and tourists to the parish and maintain and enhance the local environment of rural and agricultural lands.

6.39 The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders. The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state-funded schools, under the prior approval system.

POLICY E3: REUSE OF AGRICULTURAL AND COMMERCIAL BUILDINGS –

The reuse, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the local character of the surrounding area;
- c) The development will not have an unacceptable impact on any archaeological, architectural, historic or environmental features;
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site;
- e) There is no unacceptable impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

Broadband and telecommunications

6.40 The North Northamptonshire Core Strategy supports superfast broadband as a necessary outcome to deliver its strategy. Policy 10 says that Next Generation Access broadband should be provided to serve all areas.

6.41 Giga Clear and BT Connection are available in the parish. Where practicable telecommunication providers will be encouraged to improve existing mobile coverage and provide new 5G service.

6.42 This Neighbourhood Plan recognises the fundamental importance of ultra-fast broadband to the development of the local economy and that rural communities must not be disadvantaged with a poor communication infrastructure. Such facilities are particularly important for promoting and developing homeworking as outlined in policy E2.

6.43 Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecom providers to ensure superfast broadband is available as soon as initial build on the development is complete.

POLICY E4: BROADBAND INFRASTRUCTURE -

Proposals to provide increased access to a super-fast or ultra-fast broadband service and to improve the mobile telecommunication network that will serve businesses and other properties within the parish will be supported. Any such works requiring above ground network installations should be sympathetically located and designed to integrate into the landscape and should not be located in or near to open landscapes, the Conservation Area and listed buildings.

Wherever practicable, development proposals should incorporate access to superfast broadband (of at least 30Mbps).

7 Monitoring and Review

7.1 The Plan will last up to 2031. During this time, it is likely that the circumstances which the Plan seeks to address will change.

7.2 The Plan will be regularly monitored. This will be led by Harrington Parish Council on at least an annual basis. The policies and measures contained in the Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Plan will also be included.

7.3 The Parish Council proposes to formally review the Plan on a five-year cycle commencing in 2026 or to coincide with the review of the North Northamptonshire Joint Core Strategy/Kettering Site Specific Part 2 Local Plan or national planning policies if this cycle is different.