Rural Masterplanning Village Evaluation: Braybrooke

1. Evaluation Matrix

1. Profile	
Population	338
Demographic Split	Tenure: Owned Outright: 32.2% Owned with a mortgage or loan: 51.4% Shared Ownership: 0% Rented from Council: 11.4% Rented from Housing Association or RSL: 0% Private rented: 2.1% Rented other: 2.9% Age: Under 16 – 14.7% , 16-24 – 10.6% , 25-59 – 49.7%, 60+ - 25%
No. of Jobs	School is main employer
Businesses / employers	Primary School, The Swan Public House, Brookeside Care Home, Rob Busby Garage
2. Functional Relationships	
Regional Catchment	Nearest regional centres: Northampton and Leicester
Primary Movement Infrastructure	Average distance travelled to a fixed place of work 22.75km
Nearest major employment centre	• Market Harborough – 4.1km to town centre • Desborough – Great Bear 3.4km
Modal Split	Number of people who own 1 or more cars – 91.4%
Public Transport Provision	Bus services: • Route 18, Market Harborough – BRAYBROOKE – Desborough – Rothwell – Kettering, mon to sat, hourly or better • Route 303 – Rothwell – BRAYBROOKE – Melton Mowbray, tues, monthly Nearest Railway Station • 3.7km to Market Harborough Station
Foot / cycle path links to other settlements	Footpath links to countryside, links to settlements require some walking along roads. • Footpath link to Stoke Albany and Wilbarston • Footpath links to Desborough and Market Harborough require some walking along roads/ lanes
Leisure / tourism features / attractors, e.g. visitor attractions or accommodation	The Old Rectory Bed and Breakfast
3. Quantum	
Total Area	169451m2/ 16.9ha
No. Houses	177 Parish Council update 2011: 147
Residential Density	10.5 dph
Land Use Split	Predominantly residential
No. of affordable housing units & tenure split	7 x 2 bed bungalows 7 x 3 bed houses 1 x 4 bed houses

No. of elderly / supported housing units	N/A
No. of bungalows	N/A
Housing type split, e.g. terraced, semi-detached, detached etc.	N/A
4. Planning Designations / Constraints	
Conservation Areas coverage	Yes, covers the central area of the village
No. Listed Buildings	8
SAM	Braybrooke Castle: the remains of a medieval moated manor and medieval settlement remains (Scheduled Ancient Monument 21674) is located east of the village adjacent to the village boundary and the conservation area. Braybrooke Bridge (Scheduled Ancient Monument SAM73) crosses the River Jordan on Desborough Road
Flood Plain	Yes – some areas of flood zone 2 and 3 running through the centre of the village along the River Jordan
Ecological (SSSI, RAMSAR etc.)	None
Landscape Designation / typology	**Landscape Character Assessment** – Wooded Clay Plateau – Geddington Chase and Broad Unwooded Vale – Welland Vale **Environmental Character Assessment** – West Northamptonshire Uplands **Biodiversity Character Assessment** – Liassic slopes – Upper Welland Liassic Slopes and Minor Floodplain – Upper Welland **Historic Landscape Character** – 19th Century Parliamentary Enclosure – Thorpe Malsor – Braybrooke Uplands
5. Landscape	
Setting	Braybrooke is in a valley between two ridges. The River Jordan runs through the village and the green space along this is an important part of the village's character. The surrounding land in the parish is a mixture of pasture and arable.
Agricultural Uses	Predominantly grazing land surrounding the village with areas of arable land to the north and west of the village
Ecology	No wildlife sites
Watercourses	The River Jordan flows north east – south west through the village
6. Amenities	
Shops	No
Post office	No
Bank / cash machine	No
Pub	Yes
Restaurant/café	No
Takeaway	No
Other	No
Pre-school provision	No
Schools, primary, secondary etc.	Braybrooke Primary School
School capacity / subscription	There are issues between the Primary School and the village community in Braybrooke. There are surplus

	places at the school but these issues will need to be taken into account when looking at development.
Healthcare provision, inc. dentists	No
Green Infrastructure Sub-regional & local GI corridors Natural and semi-natural green space Amenity green space Outdoor sports facilities Cemeteries and churchyards Children's play areas Allotments	 Local corridor 23 – Macmillan Way No Braybrooke Griffin Road AGS – Id 800, 0.04ha Braybrooke Primary School – Id 424, 0.37ha Braybrooke Castle Cricket ground – Id 516, 2.16ha All Saints Church – ID 420, 0.43ha No No
Museum/library (inc mobile libraries) etc	Mobile library every three weeks on a Thurs
Broadband facilities / speed	Yes, 0.8 Mb
7. Social Infrastructure	
Community Buildings	Village Hall
Places of Worship	All Saints Church and Baptist Chapel
Local Organisations/Groups, e.g. Mums and toddlers and after school activities clubs	Braybrooke Morris Dancers, Braybrooke Cricket Club, Braybrooke WI, Braybrooke Tiny Tots

2. Summary of Parish Plan

A Village Design Statement was prepared for Braybrooke in 2005. This has not yet been adopted by the Borough Council. Summary of key findings:

- The village has a spacious character with little overlooking between properties.
- Large gardens blur the distinction between the village and the open countryside
- Speeding in the village is a problem
- There are distinct groups of buildings which define the rural character of Braybrooke. All Saints Church is the most prominent important building
- Grass verges are a feature of the road sides
- Combination of hard surfaces softened by grass edges emphasises the rural setting of the village and must be maintained
- Includes a list of locally important buildings
- Residents are happy with the size and character of the village but lack of facilities and transport are seen as a drawback
- Lack of play area, shop and post office were highlighted as a disadvantage
- The majority of people felt the village boundary should not be changed. 86.8% of respondents agree with the status of Braybrooke as a restricted infill village
- 49% of respondents felt Braybrooke should undertake planned growth, the majority of people felt this should be within existing boundaries but some felt it should be through small extensions to the boundary
- Majority of people felt the village needs more starter homes and 3 bed family homes
- Sub division of existing gardens should be discouraged
- New development should respect the distinctive pattern of development in Braybrooke
- New buildings, extensions and alterations should use materials that allow them to blend in with their immediate surroundings.

3. Summary of Conservation Area Appraisal

The conservation area for Braybrooke was designated in September 1985. The following summarises the key points from this appraisal:

- Braybrooke is a loosely structured village which derives its special character from the open spaces between the buildings as much as from the buildings themselves.
- The conservation area includes significant buildings and other features which contribute to the character of the village as well as the open spaces which provide a sense of space and openness that is special to Braybrooke.
- The River Jordan runs northeast – southwest and roughly bisects the village. The river's potential to flood has discouraged development in the centre of the village. The special character this has created should be retained and these areas should be left undeveloped in the future.
- The 13th Century Parish Church is the principle focal point in the village. On the opposite side of Newland Street the three buildings between the junctions with Griffin Road and Desborough Road, with their substantial walling, form an effective counterpoint.
- The agricultural buildings of Rectory Farm further along Newland Street are now in poor condition but they do play an important role in enclosing the open area of pasture to the south. Any redevelopment of these agricultural buildings should provide a similar degree of enclosure.
- On the Harborough road the complex of buildings known as Wantage Farm requires sensitive renovation. The complex entrance to the village along Harborough Road is particularly pleasing due to the combination of the road alignment and the location of the dates from the 15th century and is an important feature.
- There are fine views across the Rectory Farm pasture to the Old Rectory (a Grade II Listed building); south of the River Jordan the substantial walling and mature trees around the Old Rectory complete the enclosure of the riverside pasture.
- Braybrooke Green is located at the junction of Desborough Road and School Lane; there is a pleasant grouping of houses around the Green, leading up to School Lane, in which substantial walling, roadside properties and mature hedging give a sense of tight enclosure not felt elsewhere in the village. Looking north-westwards from the Green itself, open views again predominate. Griffin Road derives its special character from a variety of factors including the high walling around the Old Rectory (now partly demolished) and the juxtaposition of traditional cottages to the narrow road. Any redevelopment of the elevated land to the west of Griffin Road should be very sensitively designed and should reflect the traditional building form and features of Braybrooke Conservation Area.

4. Summary of Housing Need Assessments

There is an identified need for affordable housing in the rural areas of the Borough, though this has not recently been identified at the individual settlement level. The North Northamptonshire Strategic Housing Market Assessment (SHMA) identifies a shortfall in provision of affordable housing in the rural areas of the Borough of 148 units per annum. No settlement-specific assessment has been conducted for Braybrooke.

5. SHLAA findings

2 sites were submitted for assessment in the Strategic Housing Land Availability Assessment (SHLAA). A summary of this assessment is provided below:

- **RA/128** - This site performs poorly in terms of accessibility. The site forms part of the green corridor which runs through the village this green corridor is an important part of the village's special character. The impact of developing this space in its entirety would have an unacceptable impact on the conservation area and on the character of the settlement. Development of the site is also likely to have a negative impact on The Rectory which is a grade II listed building. There are major constraints to the provision of water and sewage infrastructure which would be difficult to overcome. Parts of the site are also located in flood zones 2 and 3. However, there may be potential for a smaller part at the southern element of the site to be developed provided that the impact on the Listed Building can be suitably mitigated. This element of the site is less sensitive, well screened from the surrounding landscape and is currently overgrown / underutilised. A small scale development of this part of the site may be acceptable.

- **RA/143** - Site performs poorly in terms of accessibility. There are a significant number of constraints to development of the site. It is not possible to gain safe access to the site as the site is land locked, access would need to be from Green Lane which is narrow and has limited capacity. There are major constraints to the provision of sewage and water infrastructure which would be difficult to overcome. Further information is required on impact on archaeology but it is likely there would be a significant negative impact which could not be mitigated.

6. Summary of Parish Meeting

Kettering Borough Council's Planning Policy team wrote to each Parish Council offering to attend a meeting to consult with the Parish on the development of this report, and the Site Specific Proposals LDD. This offer was not taken up by Braybrooke Parish Council.

7. Village Assessment

Landform and Movement network
The primary route through the village is Desborough Road and Harborough Road. This route connects the village with Desborough to the south east and Market Harborough to the northwest.

The main secondary routes are Griffin Road, School Lane and Newland Street. The remaining streets are all tertiary streets to access residential areas.

The main roads throughout the village have pavement only on one side of the street and in places there are no footpaths to aid walking around the village. The walkway to the school off Newland Street towards Church Close could be improved to increase its width, surveillance and lighting to improve this important connection. There are a number of footpaths which provide access out of the village.

There are bus stops located off Harborough Road and at the village green near Castlebank.

Isochrones
The map below shows the 400m isochrone. This shows that the majority of Braybrooke is located within 400m of the historic centre of the village. However the school is located north of the village on Church Close and access to this will also be an important consideration when considering future development in the village.



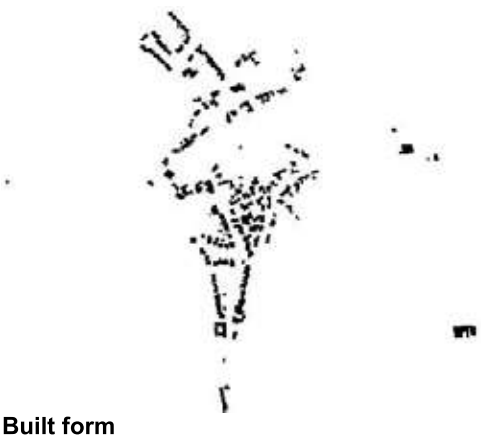
Landform

The village has formed either side of the River Jordan which runs north-east to south-west through the village. The river is in a cutting, running through the village, which then slopes up away from the river in both directions.

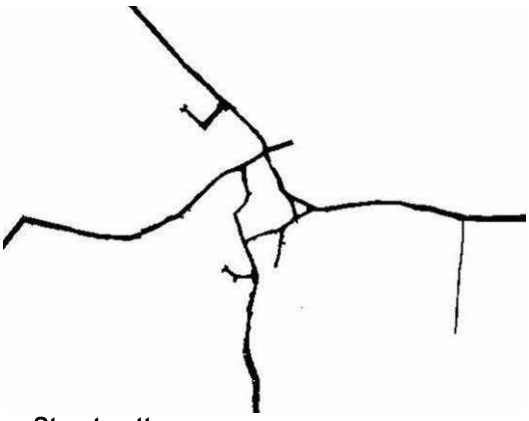
Character Areas

Braybrooke does not have a defined village centre as key facilities are now dispersed through out the village. However the historic main street would have been located on Griffin Road where the School, Post Office and Pub were located. The pub is still located on this street but the school has moved to Church Close and the post office has closed.

The diagrams below show the built form and street patterns in Braybrooke. The built form diagram clearly shows the area of open space running through the village and the spacious nature of development in this area. More modern development to the north and south of the village is more uniform in nature and relates more closely to the street pattern.



Built form



Street pattern

Historic Core

The historic core of the village surrounds the Church and encompasses 4 other Listed Buildings:

- 2 Bridge House and attached barn – This is a Grade II Listed, farm house. L-plan 3-storey building constructed of brick and squared ironstone with gabled and hipped Welsh slate roofs (Mid and late C18). Previously part of a larger farmstead which is visible in the village, comprising of red brick converted barns to rear linked by high red brick boundary walls.
- 2 Jordan House – Is a Grade II Listed former public house, now a residential property. It is brick, whitewashed, with rubble plinth and slate roof (dates back to 1768).
- Wantage House – Is a Grade II Listed farmhouse, now a house. It is red brick with concrete tile hipped roof L-plan property (c.1820 with mid C19 and late C20 alterations).
- A listed bridge crosses the river – It is Grade II Listed.



2 Bridge House



Jordan House



Wantage House

The residential property, 1 The Elms, located behind Bridge House and opposite the Church also contributes to the character of this part of the village. As well as the Village Hall, the Old Rectory and surrounding open space.

School Lane
This area of the village is more enclosed, with high boundary treatments abutting the highway and gates limiting access into properties. Views out of the village are limited especially as you approach Griffin Road. This area is dominated by red brick properties, barn conversions and brick boundary walls. At the entrance to School Lane is the particularly attractive, Grade II Listed, 3 School Lane. This is a rendered and thatched cottage which abuts the public highway.



School Lane

Newland Street/Griffin Road
Newland Street comprises of large detached properties of varying styles, set in reasonably sized plots surrounded by open space. This area is characterised by trees and green hedges and provides an entrance to open countryside beyond the village.



Number 5 Newland Street/Griffin Lodge, holds a particularly prominent position in this area, surrounded by green space and lack of close boarded boundary treatment.

Properties along the southern part of Griffin road have a similar character of large detached properties of varying styles set in reasonably large plots.

Modern Housing Developments
Clusters of more modern housing development exist along:

- Church Close
- A small close of semi-detached 1970s residential houses constructed of a buff brick with concrete tiled roofs. These are set behind a row of older part brick/part rendered gable fronting properties, set back from the public highway.
- Desborough Road
- A row of 1970s, semi-detached rendered properties, set back from the public highway and on a raised ground level off Desborough Road.
- Latymer Close

These properties probably date back to around the 1980s and are buff brick, detached houses with concrete tiled roof of a very different character to much of the rest of the village.



Public realm and landscape



All Saints Church



The Swan Public House

All Saints Church is a key landmark in the village and there are views and glimpsed views of this throughout the settlement. This is an attractive, Grade II Listed ironstone and limestone building, set on a raised green attributing it with additional prominence within the village. Other key landmarks include The Swan public house, a thatched and white painted brick building set back from the public highway, the traditional red brick Village Hall, which abuts the highway on a sharp bend along Griffin Road and a modern dwelling, number 50 Griffin Road.



Braybrooke Village Hall



50 Griffin Road

There are a number of particularly attractive buildings throughout the village but these are often inter-dispersed with more modern properties of varying styles and building materials.

Boundaries treatments throughout the village vary enormously and include stone and brick boundary walls, iron railing of varying styles, wooden panel fencing and close boarded fencing.

Much of the village to the southern side of the river is very enclosed, especially along School Lane, with properties and boundary treatments limiting views out to the open countryside. The north of the village has a more open feel to it, with views out of the settlement. Views are most prominent along the eastern site of the village, particularly along Desborough Road where there are wide panoramic views of the open countryside.

Open space

The green space running through the centre of the settlement along the path of the River Jordan is a historically and visually important open space within the village boundary. The trees found within this space are particularly important to the character of this area also.

Other important green spaces include the land around All Saints Church, the green space which creates an informal walkway from Griffin Road to Green Lane and the footpaths out of the village, green corners at the entrance of School Lane off Desborough Road and into Latymer Close off Griffin Road add to the amount of green space within the village and soften the entrances to these roads. These spaces should be retained for this reason. Of particular importance is the space at the entrance to School Lane as this is where the village sign is positioned.




Braybrooke Village Sign

Other comments

The village contains many features which add to the overall character of village and reflect the varying nature of styles of development, which have been constructed over time throughout the settlement. These include the village sign and information board, character lamp-posts, bridges and other development around watercourses.

8. Opportunities/ Issues

Following public consultation on the Kettering Site Specific Proposals LDD a site in Braybrooke and two sites adjacent to Braybrooke have been put forward as a potential new housing sites. This has been assessed in accordance with criteria outlined in the 'Background Paper - Housing Allocations'. The findings of this assessment have been summarised as follows:

Site RA.128 – is a potential site behind the Old Rectory at Braybrooke. This site performs poorly in terms of accessibility. The site forms part of the green corridor which runs through the village this green corridor is an important part of the village's special character. The impact of developing this space in its entirety would have an unacceptable impact on the conservation area and on the character of the settlement. Development of the site is also likely to have a negative impact on The Old Rectory which is a Grade II Listed Building. There are major constraints to the provision of water and sewage infrastructure which would be difficult to overcome. Parts of the site are also located in flood zones 2 and 3. However, there may be potential for a smaller part at the southern extent of the site to be developed provided that the impact on the Listed Building can be suitably mitigated. This element of the site is less sensitive, well screened from the surrounding landscape and is currently overgrown / underutilised. This option is presented as an option for consultation in the next stage of the Site Specific Proposals LDD.

Site RA.143 – is a potential site off Green Lane. This site performs poorly in terms of accessibility. There are a significant number of constraints to development of the site. It is not possible to gain safe access to the site as the site is land locked, access would need to be from Green Lane which is narrow and has limited capacity. There are major constraints to the provision of sewage and water infrastructure which would be difficult to overcome. Further information is required on impact on archaeology but it is likely there would be a significant negative impact which could not be mitigated. For the reasons given above, this site will not be allocated as it is not suitable for development.



A potential development opportunity exists at a garage site along Church Lane. Development of this site is likely to be dependent on the ownership and use of this garage site. However, development of this site could provide an opportunity to replace an otherwise unattractive area of the village and allow greater permeability with the open countryside beyond.

Potential other opportunities within the village include:

- To improve walkability within the village, footpaths need to connect and extend throughout the village along at least one side of the road where possible.
- The footpath leading to the School off Newland Street should be improved in the following ways; increase its width, surveillance and lighting where possible.

9. Draft Design Principles

If the above opportunity sites come forward for development the following principles should be followed:

Garage site off Church Close:

- Allow greater permeability with the open countryside beyond with spaces between properties and the ability to walk in between them.

Southern part of site RA.128

- Any impact on the special interest of the Grade II Listed Old Rectory must be mitigated

Elsewhere, new development in Braybrooke is likely to be extremely limited. The following principles will apply to any development proposals that may come forward. Development should:

- Protect the green space that runs through the village and enhance through the inclusion of a public access following the river east/west through the village.
- New development to the north of the river should be less compact and be inter-dispersed with green open spaces. Boundary treatment should be low and of an 'open' nature to avoid negatively impacting the character of this part of the village
- New development on the edge of the settlement should be well spaced to retain the villages open and rural character, and views to the open countryside should be maintained through the use of low or soft boundary treatments.
- Walkability throughout the village should be improved including a consistent footpath connection along Griffin Road, running north/south.
- An overriding building material or boundary treatment is not present within this village but any new development should respect the character of existing properties and should avoid examples of poorly designed properties and take inspiration from those which make a positive contribution to the character of this village.
- Lanes and Mews are a characteristic of the village, these should be protected and enhanced and provide the inspiration for any new development.



Braybrooke landform & movement map

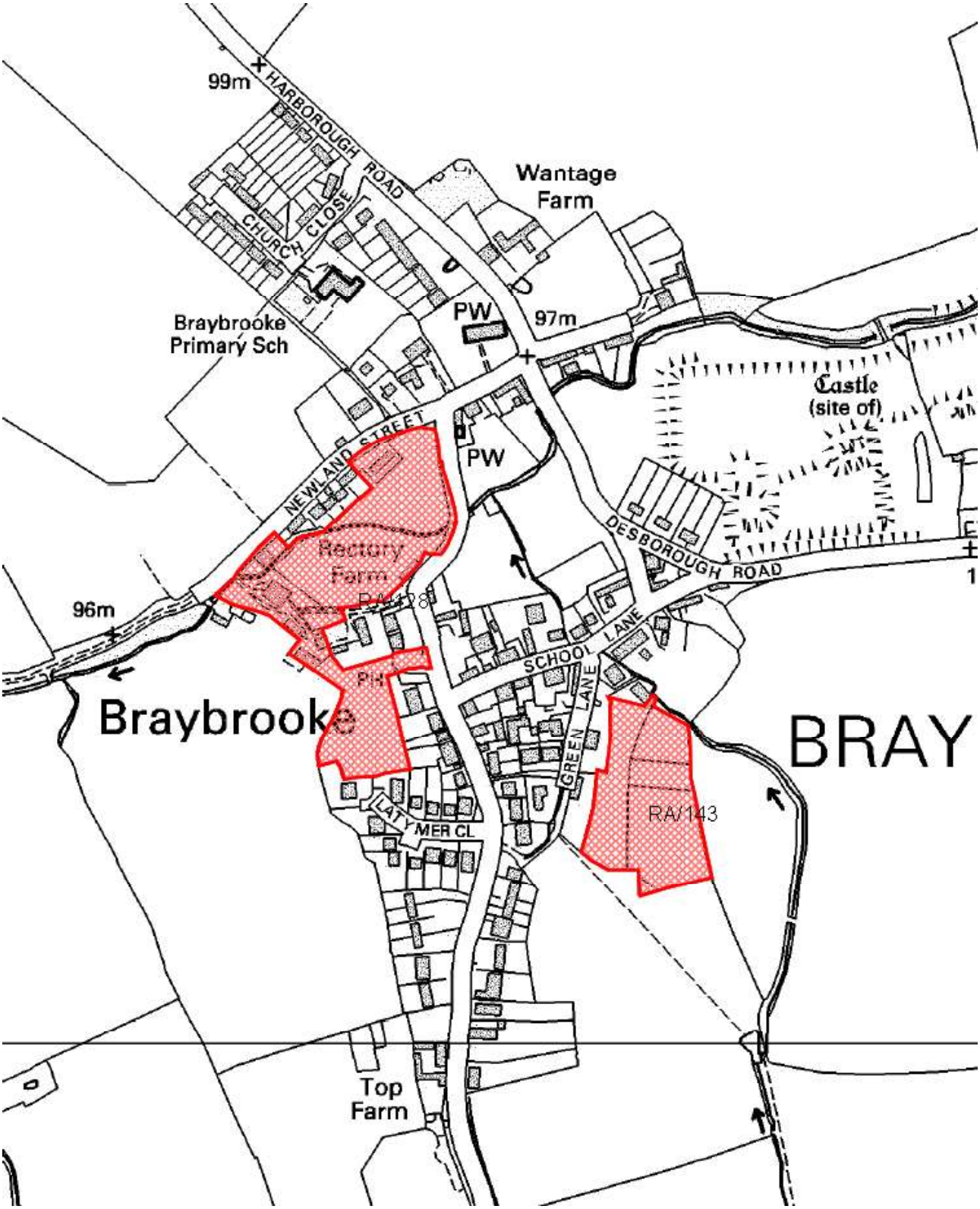
NB the keys to the maps are provided in Part 1, Introduction on page 8



Braybrooke character areas map



Braybrooke public realm & landscape map



Braybrooke assessed housing sites map