Great Houghton Design Statement.

Produced by the Great Houghton Parish Council on behalf of the residents of the village of Great Houghton.

January, 2019.

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Introduction.

What is a Village Design Statement?

It is a detailed description of the village as it is today and highlights the qualities valued by its parishioners. It defines its unique character and the important features of its design and history. It has been written by the parishioners so that local knowledge, informed views and ideas will contribute to the village's future growth, development and environment. The aim is to ensure that any changes are based on a considered understanding of the village's past, present and future and that they bring a positive contribution to Great Houghton.

Who is it for?

Change is brought about by many things. Some changes are very apparent i.e. large development. Some changes go almost unnoticed, smaller day to day adjustments to gardens, homes, open spaces, wooded areas, hedgerows and paths. These can all alter the looks and the feel of the village.

This statement is therefore addressed to:

Statutory Bodies & Public Authorities.
Planners, Developers, Builders, Architects, Designers and utility providers.
Local Community Groups.
Householders.
Businesses & Business Properties.
Other Outside sources that influence or have an interest in the village.

How does the Village Design Statement work?

This statement can be adopted and used by the relevant councils / planning bodies or other authorities as supplementary planning guidance and its recommendations will be taken into account when applications are assessed. It will also be used when other bodies or persons within or outside the village plan effect the parish as it stands.

Why publish a `Village Design Statement` for Great Houghton and its immediate district?

The pressure of development in Great Houghton is likely to be sustained over an extended period. It is not unusual to find a degree of cynicism amongst residents when planning decisions are made, apparently without consultation with or sensitivity to local resident's concerns. This statement is

intended to provide an input to the beginning of the planning process and a guide from the outset of developments within the village and to its immediate district.

How will this Statement work?

This village design statement describes Great Houghton in four main ways: The village and its setting, the development and history of the overall settlement, the characteristics of the buildings and spaces in the various areas of the village and the immediate surrounding areas which affect the village.

This statement will influence future development within Great Houghton and its surrounding area and following its approval its content becomes a 'material consideration' in the determination of planning applications and a positive influence upon growth and change.

How has this Statement been prepared?

This Statement has been prepared by the Great Houghton Parish Council using information from residents via questionnaire, meetings and Parish Magazine. Taking the village and its surrounding as it exists today. All existing village information was used, including ongoing likely future developments and all conditions affecting the now or in the future likely to affect the village positively or adversely.

The History of the Village.

The parish lies on land sloping gently north towards the River Nene between 108m and 52m above sea level. The higher south and south-east parts are on boulder-clay, the centre is on limestone and sands, while to the west and north there are extensive areas of clay. There are broad tracts of gravel close to the river, which are now obviously being excavated. As a result of modern boundary divisions (1974) the parish lost almost one half of its former area to Little Houghton to the east and now covers 370 hectares.

Prehistoric and Roman Findings

There are some archaeological finds of pre-historic nature, e.g. a ring ditch 150ft in diameter with worked flints and iron slag at the end of Glebe Lane, but nothing of great significance has been found.

An Iron Age well exists to the south of the village in the field adjacent to the last bungalows in the village.

There are numerous examples of Roman presence or even settlement in the area. Roman pottery and kiln debris were found in a drainage ditch near the Cherry Tree Inn (1959-1960), and Roman pottery, baked clay, and worked flints in ditches and fields near Great Houghton Lodge (1866). Immediately to the east of the village Roman pottery including Samian ware was found in a sewer trench.

Although there is little archaeological evidence of Saxon settlement, the village was recorded in the Domesday survey in 1086 by the Normans as Hohton. This Saxon name means "farm or place on a spur of land". It was distinguished from Little Houghton by the 12th century. There were at least 10 alternative medieval spellings of the name.

The Medieval Village (The Manorial Descent)

The Manorial descent is unusually complicated. At Domesday the largest manor belonged to William Peverell, with Robert de Pavely as tenant. It descended with the Pavely family of Paulerspury until the early 15th century, when it changed hands several times, coming to William Tresham in 1448. After being forfeited and leased, the manor, now known as "Tresham Manor" descended to Francis Tresham (of the Gunpowder Plot), and then became the property of James Smith of Little Houghton in 1635.

Countess Judith was probably the other major Domesday landholder. In the 12th century some of her land was held by King David of Scotland, and by one "Simon". The property came to the de Houghton family by 1230, and was split between three daughters of Simon de Houghton, Isabel, Christina and Joan, upon his death in 1272. Isobel's third was sold to her two sisters. After changing hands several times, Joan's moiety came to the family of Parks in 1407, who retained it until a descendant and heiress, Isabel, passed the property to her husband, Lewis Atterbury, in the late 16th century. He was Lord in 1612, and the Manor was variously called Houghton, Parke's or Atterbury Manor.

The other part of the Manor, belonging to Christina de Houghton in 1272, was split between her three daughters in 1339, but all three parts were acquired by Henry Green of Drayton in the 1360's. The Green's land at Great Houghton was divided into two manors in the early 16th century -

Vaux's manor and Mordaunt's manor. These were in the hands of Ferdinand Bawd and Daniel Ward by 1612, but by 1614 Vaux's manor was absorbed into Tresham's.

The manors had little real significance after 1612. Much of the land was acquired by Edward Bouverie of Delapre in the later 18th century and was dispersed again upon the death of his descendant Miss Mary Helen Bouverie in 1943.

No houses or sites relating to the other two manors (Vaux or Mordant) are identifiable physically or described in any surviving documents. However, the Vaux manor may have been in the vicinity of Rectory Close. The manors were never large nor had they resident lords. It is unlikely that any substantial related building existed.

Great Houghton Hall (until recently a `Prep. School) is on the site of the 17th century Atterbury Manor. In 1690 it had a dovecote. The site of Tresham Manor, already derelict by 1612, was in the Willow Crescent area.

The early Manor, Pavely's, in 1346 had two dovecotes, a windmill called Twygrist, and a watermill called Clak. The watermill probably stood on the brook east of the village, later called Hollowell, but whose upper reaches are still called Claxwells.

The Village Topography

The village plan consisted of a north-south road that split into two at its southern end. At the northern end there was a rectangular loop (East Street) now lost, and east of the central Main Street, now High Street, another loop road was attached, known as Back Lane (now Willow Lane). The remains of East Lane are visible as a sunken lane behind the 'bus shelter at The Cross descending the field to the Bedford Road.

Fishponds lay to the east of the village in a shallow valley, intact until filled up in 1978 by spoil from the by-pass roadworks. The village pound (animal enclosure) stood east of the Main Street, on part of The Green.

The medieval fields, an example of which is to be found at the end of Glebe Lane, show the result of medieval farming. The land was divided into long, narrow strips, (about 15 feet wide), and for almost 1000 years was ploughed by teams of oxen. The ridges developed from the constantly repeated action of turning the soil inwards to the centre of the strip. The ridges often appear to continue through hedges; this is because the activities of medieval farmers predate hedgerows by many centuries.

The headland was untilled land held in common at the head of the strips in the open fields upon which the plough was turned. Some headlands formed winding routes between fields - the forerunners of today's lanes.

Hollow ways were sunken lanes between higher fields resulting from treading by cattle, and water erosion on a slope. An example can be seen near the public footpath that descends the field towards the Bedford Road behind the line of garages in Willow Lane.

Today the parish remains as an agricultural area, although most of it lies within the designated area of Greater Northampton. The meadows to the north have been partially excavated to form the Northampton Barrage Reservoir and some of the industrial estates of Hardingstone have spilled into the north-east corner.

History of the Village since Medieval Times

Apart from the brief manorial records little is known about the village until the late 16th century. It has to be assumed that the village was a normal agricultural community independent from the nearby town of Northampton.

The first thing of importance about which something is known is the enclosure of the village lands.

The agricultural land of Great Houghton was enclosed by private agreement between fifteen parties in 1612, in plots varying in size from 3 to 280 acres. The enclosure seems to have been an improvement made by a few families since many of them were related. Most of the original enclosure hedges survive, although some of the larger plots were subsequently further divided.

At this time there was a fairly large area of woodland to the south of the parish that was probably part of the royal hunting forest of Salcey. None of this remains today and it has become agricultural land.

After the enclosures came the Civil War. Although Northampton was a Parliamentarian stronghold and some battles took place in the area (Naseby, Cropredy Bridge) there is no strong evidence of

any great effect on the village. Soldiers may have been billeted here as they were in Little Houghton.

The village was touched by the great plague of 1665 since the parish registers note that four London people died of it and, also, two villagers.

In 1826 the main road that passed through the parish was made a turnpike road, the Northampton to Cold Brafield Turnpike. One of the road's three turnpikes or toll-gates was built in the parish. This stood to the west of where the unfenced road from Hardingstone joins the main road. The road remained a turnpike until well into the 19th century (the records from the baptism register mention a turnpike keeper in 1860). The toll-gate remained until the early years of the 20th century. After the closure of the turnpike the tollhouse must have fallen into ruin as the present building (Martins' farm?) was built this century.

Village life in Victorian times was full and enjoyable. The activities in the 1860's described below came from the Parish Almanac which was replaced in 1901 by the Parish Magazine.

"There is a Coal and Clothing Club, a Sunday School Club, a Lending Library, a Benefit Club, a Cottage Gardeners' Club, a Cricket Club, a staff of volunteer Sunday School teachers and an organised choir. There are fifty allotments on the Glebe."Money had to be raised for the alterations in the church and this was partly done by private subscription and partly by evening 'Entertainments' organised by the school-children and villagers which were very well supported. Great Houghton Feast was celebrated every year in what was the skittle alley of the "White Hart". A public house having an alley is very unusual in Northamptonshire which has its own version of the game, called Table Skittles.

Under the Rev. Woodhams, who was rector at the beginning of the 20th century, social life increased with choir parties and outings, mothers1 meetings and then-excursions by brake and horses to different parts of the county, and the annual Hospital Sunday organised by the village lodge of the Manchester Unity of Oddfellows. This latter event was a band-led parade round the village followed by a service when money was collected for the Hospital.

Thirty men served in the First World War, but only sixteen returned. General Lord Home KCB gave the address at the ceremony which marked the completion of the War memorial in 1920. It had been built on the site of a tree around which many of the dead had played as children. The names of two villagers who died on active service in the Second World War are also recorded on the memorial. One (Roberts) is survived by a younger brother who is now (1994) publican at the "King William IV" in Kingsthorpe, Northampton.

The rapid growth of car ownership in the post-war years, particularly since the 1960's, has of course wrought dramatic changes in village social life. However, despite its proximity to a rapidly growing Northampton (which has ambitions to becoming a city), Great Houghton still preserves an active social life which now centres on the Village Hall in Leys Lane. The Village Hall and the playing field are managed by the Great Houghton Playing Field Association which was founded shortly before the Village Hall was erected in 1976.

The Parish Church

The first church in the Anglo-Saxon parish of Great Houghton was built in the early 13th century. Following the reformation, an inventory of the church was taken in 1552. At that time the church apparently had Very few pictures' and had been 'purged of popery with thoroughness'. In the middle of the 16th century the church was given a silver chalice by the Atterbury family. This is so valuable that it is presently held in safe keeping in Peterborough Cathedral.

Although there are records of repair work being carried out in the 16th and 17th centuries, the church gradually fell into disrepair. By 1753 the building was in such a poor state that it was pulled down. There may have been a period before the church was rebuilt, but it was around this time that it got its present name, St. Mary Blessed Virgin. The rebuilt church is almost certainly on the same site as the original - the spiral staircase and lower portion of the bell tower retain the old stone and are much older than the rest of the building. The rebuilding was carried out in the Italianate style fashionable at that time.

By 1780 repairs were needed to the roof, walls, bells and windows. In 1842 a gallery was installed at a cost of £48, and four years later a new font was installed. In 1878 further restoration work took place, and the windows were divided into two lights. The gallery was removed, the lower arch opened, the south porch added and the interior re-seated. The stained glass window in the north wall is likely to have been added at this time. The window in the south wall is a much more recent addition, being commissioned by the Preparatory School in 1977 to celebrate the Queen's Silver Jubilee and the school's first quarter century.

The church clock was installed in 1884 by Smith and Son of Derby. As well as the clock, the bell tower houses six bells. These are not pealed in the usual way, but chimed via a mechanism

linked to the lower bell chamber. It is possible for one person to operate these bells, and ring modified versions of traditional changes.

In 1967 major structural faults were discovered in the spire. Repairs to this, and other work totalling around £5,000 was funded mainly from within the village, which, at that time, still only had around 350 occupants.

The village of Great Houghton, as the reader can see, is bathed in masses of significant history. A village of great character which has developed out of its history through the ages.

The Settlement Pattern

The development of the village from around 1600 onward was predominantly to the northern end of the village and based loosely around the Manor House and the Church and of course close to the main road running from Bedford to Northampton. The hostelries were in this vicinity, although The Red Lion was up the hill to the southern extreme of the village along with a few cottages and farms.

There were a number of farms within the village which were one of the main hubs of employment. The grazing land in this area was exceptionally good with lots of herbage including sorrel, so there was much livestock reared in this area. In fact, in earlier times, cattle were walked from Wales to this valley to be fattened before being taken to market. This land is still good for grazing as can be witnessed by the livestock.

Progressively the village extended slowly up towards the southern end creating offshoots along the way. In more recent times, 1960/70's, as the village developed, and more employment was found outside the village some farms were lost. This land then went initially to limited housing in keeping with the needs of the day. Latterly, in the 1980's a larger estate of housing was built stopping at Leys Lane, which is the boundary of the populated village.

However, the village is still blessed with being a lovely place to live and having a lovely community. However, one must say that the village has become much more dormitory which so many of the inhabitants working away from the immediate vicinity.

Hopefully the photographs within this Design Statement will show how village has retained its character, charm and homeliness.

Village as it is now (January, 2019).

We are blessed with a lovely village and a very good community and it is very precious to us all. The village is surrounded by open land and woods and sits close to the boundary of Northampton. We enjoy being a village, set apart from the town and enjoying close relations with all our neighbouring parishes.

We have fought very hard to maintain the integrity of our village and collectively with other close villages from the surrounding areas.

A walk around the village will bring to many beautiful areas and buildings, each with its own history.

There are two fully functioning and well supported hostelries, The White Hart (opened 1715) and The Old Cherry Tree (opened 1695). There were, many years ago, other hostelries.

The Old Cherry Tree (1575 a.d.) **The White Hart (1615 a.d.)**

The John Parsons Memorial Hall (Village Hall) set nicely in the corner of the playing field is now 18 years old, an excellent hall, sizeable with good facilities including kitchen, bar, changing rooms each with showers and toilets, storage and meeting room. There are many village clubs/organisations using it.

The Playing Field itself has a cricket pitch, football pitch, tennis court, enclosed play area for young children. There is a separate area within the field with an astro-turf surface, a shelter and a fixed backdrop from which a selection of sports can be played. This is where the older young people have their own space. Hopefully, soon to be completed, will be a bespoke picnic area.

The field is surrounded by trees, bushes and hedgerows and the field perimeter has a selection of exercise machines and seating at intervals on two sides, terrific for watching a game of cricket.

The village is served newspaper delivery service from Little Houghton. There is also a daily minibus service which comes into the village, funded by local Parish Councils, and also a service that runs along the Bedford Road. The old village shop no longer exists as a shop.

We have an active Church which is well supported, see the earlier piece on its history.

The Village has a website and a bi-monthly parish magazine. Notice boards are scattered around the village and there is one inside the Village Hall.

Village Survey.

The following is a copy of an initial survey that was sent to all the households in the village.

Dear Villagers, The Parish Council and Action group believe it to be beneficial to have a Design Statement for the village in place to aid the maintenance, enhancement and development (or not) of the village for now and for the future, for us and our developing families. To this end we are conducting this survey in order that we can complete our Design Statement. We have kept to pertinent questions to allow us to complete the statement. There will be further consultations and discussions with yourselves as villagers as we progress. We would very much appreciate it if you would complete the table of questions that follows and please add any comments you feel worthwhile at the bottom of the sheet.

Questions.	Analysed answers from survey.
General – Describe your sense of community & identity of village.	The village people care for the village with its special sense of identity. While not far from town it feels rural. Lovely community and strong sense of belonging with the population of the village about right to keep and ensure the wellbeing of the people and general community. Good mix of people going through from the young to the older generations. Kind and pleasant people. The above is a precis of the view of the vast majority but there were a few that felt some kept themselves to themselves without being part of the community but that is only to be expected from a broad consensus.
Character and Setting – What are your perspectives of the surrounding aspects of the village and what do they bring to it?	The setting of the village is a great balance between amazing rural countryside, with plenty of walks but close to the town and local amenities, a wonderful balance to be preserved. We must endeavour to maintain this situation – we have already lost a good amount of our `buffer zone' to Brackmills further development. We must maintain our villages character and integrity, cherish that which we have. – every lane, avenue or road off from the main through road offers a footpath through to the local countryside. The village has good road links to most resources. Local wildlife must be maintained!
Building style, type, form & layout and what they bring overall to the village.	Around 90% of the questionnaire replies were very happy with the mix of housing in the village together with the varied styles with one or two exceptions. It was felt that, given the size of the village, there was a reasonable balance of housing, Some of our village builds do go back to the 17th century right up to some built in the 20th century.

The close industrial and commercial units and their effect on the village.	Reading through the questionnaires it seems mot people feel that the industrial area of Brackmills is, some areas, too close i.e. encroachment into the village buffer zone. This is something the village residents fiercely object to. The village is also subject to significant noise levels, particular on the west side where the houses can, but not always, act as a buffer for the rest of the village, in fact, some houses have had noise meter checks. Further development eastward would, we suspect, meet with fierce objection.
Comment on traffic movements – through traffic, main roads each end of the village, parking and care for pedestrians	The concerns on traffic movement are as follows :- The village High Street is used as a `Rat Run' between the Newport Pagnell road and the Bedford road. Traffic travels too fast through the village. Heavy Goods vehicles frequently using the village some because of Sat-Nav. Information. Unacceptable parking.
Your overall view of our village – what made this the place you wanted to live?	With the odd exception all the replies to this questionnaire said they loved the Great Houghton because it is close to main roads, town, and other amenities but was still a nice relatively quiet village. The main concern of villagers is a large housing/ other development that would change it all. Roads and other facilities would not be able to take any such development.
If you had a `magic wand' and could improve just one aspect of the village – what would it be?	To this question there were many different answers and here are a few that got repeated :- the return of the shop & post office, to magic the industrial estate away, no more major development, better road manners, more off road parking and some houses for young persons starting off in life.
List 3 things that would make Great Houghton an outstanding village.	There are too many different items to include so the 3 main ones are shown. Others can be seen via the Parish Council. 1. A Village Shop & Post Office. 2. No further major development to or near the village. 3. Maintain green areas surrounding village.
Other comments.	Many varied comments but generally our villagers love the village with its diversity in all aspects but with its togetherness. Generally people wish it to retain that which it has with slow progression to allow to keep what it has but with gentle progression enhance it.

Design Guidelines

The following guidelines shown under the heading of Development derive from the answers to the questionnaire and issues raised during council meetings as well and one to-one and group feedback to the Parish Council. They reflect the views of the majority of residents in Great Houghton and are a material consideration in relation to any new development, or redevelopment of existing buildings within the village.

Development

This heading covers not just housing but all other structures that would normally be covered by the Planning Authority and/or the Parish Council.

It is also vital that we consider the direction the Government is going on `Planning' with particular reference to business growth and where it fits with the `Localism Bill'.

The `Localism Bill' specifies `Neighbourhood Plans' which are subtlety different to `Village Plans'. Neighbourhood Plans are more hard-edged and predominately cover planning and associated issues of the specified area. Village Plans have a softer edge and cover all aspects of the village or specified area. It doesn't mean that a Neighbourhood plan will not include other parts of a Village Plan besides building because environmental issues etc. are critical to any planning considerations. Our Village Plan must therefore be used to create a meaningful `Neighbourhood Plan'

Housing,

Development of housing is always a sensitive issue wherever it is considered. Within a rural village it is most sensitive, the same could probably be said for an urban village. Insensitive development can swallow up a village, cause a village to lose its identity, destroy a community.

Over a period of time, a village will grow but progressively. This ensures the countryside, the environment and the community are maintained and enhanced. This is because housing is planned to suit the village and its community, generally it is limited housing.

However, we must consider that we stand on the edge of a district boundary so what is planned in a neighbouring area could have a significant effect on our village. We have experienced a situation where industrial building has been allowed within the accepted/agreed village buffer zone bringing a number of problems. This should not be allowed to happen.

Any housing that is built in or around the village must be sympathetic to the existing village and its environment and any such housing must enhance the village. It should be of a type as defined by the village or agreed by the village i.e. affordable housing, 1st time buyers, styled to suit the specific location within the village etc. The make-up should be such as to employ the best and recommended energy type, for example renewable, environmentally friendly and, of course, fully insulated. Housing must have off road parking via garages and/or drives and should accommodate a minimum of 2 cars.

Also, we must not forget those persons who have trouble getting on the housing ladder, so any agreed housing build should take this into account. We should remain a country where the majority of inhabitants own their houses.

People planning to development in or around the parish boundaries should be in discussions with the Parish Council before the plans develop too far. Generally, an advantage to all parties.

Our aim must always be to retain the integrity of the village. Let us look now at how considered building and development has ensured that we have retained the integrity. The following sample

photographs of the village show exactly that. They are in no particular order, deliberately, to indicate new and old and how they mix.

The set back cottages, originally council.

The Cross

The Old Chapel

The Old School.

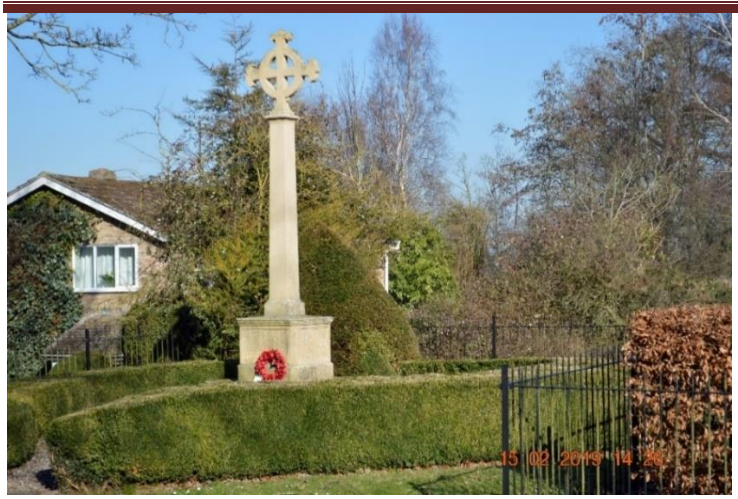
Rectory Close

Lime Farm Way.

Rectory Close

More of The Cross

Opposite `The Cross' War Memorial.



The Cross War Memorial

From Phone Kiosk to Book Swap

Glebe Lane.

. **Just one of our many Footpaths**

Other Building.

Erection of other types of building i.e. farm buildings, school buildings, small work units or yards should generally follow the same criteria/ format as defined for housing. Obviously, types of structure will determine types of construction materials but should fit with the general remit as above.

Business & Commerce.

Development of existing or new businesses must be sympathetic to the village and its surrounding area. The intention to place a wind turbine on the edge of Brackmills and adjacent to Great Houghton was typical of a `non-sympathetic' structure and wisely was refused planning permission.

We have to be positive about business and constructive in our views on development in such areas as Brackmills but we also have to wary of issues that are not good for the environment and the community. An amount of noise can be tolerable but excessive noise is not and the length of each period of noise also determines an acceptable level. Lighting, odours and traffic movement can have major nuisance effect, but sensible and sensitive development can, predominantly, eliminate such problems.

Environment & Conservation.

How fortunate we are to have the Brackmills Woods west of us which along with some fields segregate Great Houghton from Brackmills Industrial Estate and the other three sides of the village's perimeter consists of fields and more woods, the fields being used for both arable and livestock farming. The Bedford Road runs along the bottom of the north end of the village giving easy access into Northampton. Around the north, east and west sides there are further villages with which Great Houghton has long associations and collectively we care about our surroundings and environments.

We have many footpaths and we can walk miles with hardly touching a road. These footpaths take us to many other villages. The National Cycleway comes up from the Brackmills area round by the

lake on the west side, along the foot and cycle path which in a previous life was railway line and up through the village.

We are also blessed with much flora and fauna of many varieties including deer, game birds, waterfowl and buzzards. The bird life is extensive, colourful and regularly visit our gardens. The species of trees and shrubbery is also large with a wide variety of both deciduous and evergreen trees. We have many farmed fields which surround the and come into the village with their crops and livestock. We are rural and we chose to live in such an environment and would wish to maintain that situation, enhance it but not destroy it.

It is so important that we conserve all of this and that we maintain such a wonderful environment. We need more trees and shrubs not less, they are natural digestor's of CO2 and create oxygen, natural cleaners of our atmosphere. We cannot lose our fields as we need to create more food and bio-fuels, we are told we need to become self-sufficient. Modern man needs all the exercise he can get and what better place to get it than in his immediate environment. We need more open spaces. We need to relax after a hard day's toil – what a wonderful environment Great Houghton has, to be able to do that in.

Transport & Roads.

Transport.

For so many people public transport is important and none more so than elderly people or persons without their own transport. Currently there is now no regular major bus service that visits the village daily. However, the village, along with other immediate villages, has financed and set up their own passenger service. This is via a Minibus, which while limited in passenger carrying capacity is critical to Great Houghton and the other villages. It is extremely important that this service continues, we must maintain a transport system for our residents.

There is also a regular bus service along the Bedford Road which basically runs between Bedford and Northampton, some run further afield beyond both Bedford and Northampton. However, from the Bedford road to the top of the village is some three quarters of a mile, uphill all the way. With most of the bus passengers being elderly walking down to the Bedford road and back is very restrictive.

Roads.

Currently the roads in Great Houghton are very poorly maintained and potholes appear on a regular basis, in fact the road through the village needs to be completely resurfaced, which has not happened in at least the last 30 years or more. Pavements could be better but are acceptable generally and now, of course, we have dropped kerbs in a few places to help with the infirm and parents with children in pushchairs. Traffic calming would be beneficial at each end of the village, currently parked vehicles create a calming measure but also congestion.

Entry into the village at the southern end is via a sharp bend and the 30 mph signs sit at the start of said bend so reducing to 30 m.p.h at the sign is not easy if you have been travelling `fastish' on the approach to the village.

There are problems that need addressing for villagers i.e exit on to the A428 (Bedford Road). Maintenance of lay-bys with good vision from the road.

Winters of late have been frosty, cold and with an amount of snow. The village needs to have more strategically placed salt bins to enable residents to make areas of road and pavement safe. The village being on an incline always makes it more dangerous in adverse weather conditions

Traffic.

There is a lot of traffic passing through the village which currently which creates many problems particularly both large rigid and articulated lorries, far to big for the width of the road and on occasions they get stuck and bring more mayhem to the village which makes congestion even greater. These vehicles have also caused damage to various areas of the village. Currently the Parish Council is taking measures, signage, to restrict such large vehicles.

Therefore, it is incumbent on Planners to ensure close developments to the village are provided with other suitable movement arrangements away from forcing traffic through Great Houghton.

Approaches.

The wellbeing of villages is not just what happens within the village itself but also what happens in the surrounding areas.

The Southern Approach from top of village.

A winding fast road into village.

`Blue Lane' – an historical very narrow lane by Saucebridge Farm where Woad hedgerows were originally grown for their blue flowers which allowed the local production of Blue Dye.

The picture on the right shows the winding approach road into the village which is shown in the picture on the left.

The Northern Approach bottom of village on to A428.

Crossing points for pedestrians limited and dangerous, especially since new industrial development. A number of lives have been lost on this section of the road. Speed and volume of traffic make it difficult for foot soldiers.

A428 Bedford Road.

Into the village from the A428

The Western Approach.

Further development of Brackmills. Currently good protection by woods.

The Eastern Approach – disused railway line.

An idea, still on the Parish Council's books, is to develop part of the old railway line to allow children to cycle to school in Little Houghton and can also be used as a footpath. There is a tunnel under the A428, Bedford road, so no crossing busy roads.

Conclusion.

This Village Design Statement is the distillation of what residents feel makes Great Houghton special, what they want to see preserved and equally important what they would like planners, designers, developers and others to take into account when and if proposing new development.

This document is a faithful record of the views of the residents of Great Houghton as expressed in open meetings and through their answers to the questionnaire. It is the product of wide and

continuing consultation. The introduction states that this statement is about managing change in the village and not preventing it. Never the less, it is expected that the Great Houghton Village Design Statement will assist those involved with development within the village or the immediate surrounding areas to ensure that any new development is designed and located to show respect for locally held values and to meet local needs.

And Just to Finish.

Just one of our many outlooks.

Rescued Horses in the field, the end of Glebe Lane.