

# GLAPTHORN PARISH COUNCIL

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**2018 Northamptonshire Council of the Year**

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## MONITORING THE GLAPTHORN NEIGHBOURHOOD PLAN (GNP) 2021

### 1. Context and Introduction

The GNP was compiled between 2016 and 2018 with extensive community involvement and consultation and was submitted to local referendum. The question posed at the Referendum was: **"Do you want East Northamptonshire District Council to use the Neighbourhood Plan for Glapthorn to help it decide planning applications in the neighbourhood area?"**

88% of votes cast were in favour of **Yes** and 12% were in favour of **No**. Turnout was **61%**. The GNP was "made" (adopted) by East Northamptonshire Council on 30<sup>th</sup> July 2018.

### 2. Monitoring the Neighbourhood Plan

The Neighbourhood Plan provides that the Parish Council will monitor the Plan by "*considering conformity to Plan policies of all relevant planning applications, and as a statutory consultee make representations as necessary to the development control authority (East Northamptonshire Council), receive annual reports on the implementation of the Plan and consider what actions if any are required.*" The Plan states that "*It is expected that a thorough review of the GNP will be appropriate mid-way through the Plan period.*"

This is the second such monitoring report and was delayed as a result of the Covid pandemic. Annual reports will usually be prepared and be available each year for the Annual Parish Meeting.

### 3. Key Matters for the Monitoring of the GNP in 2021

The GNP, in addition to the Vision, contains 14 Objectives and 12 Policies. All are important and many are inter-dependant. However the key matters upon which this monitoring report concentrates are:

Key policy intentions for Glapthorn in the GNP:

- Appropriate housing in appropriate locations in Glapthorn village
- Encourage design of new houses to reflect local materials
- Ensure area of separation between village of Glapthorn and Oundle is maintained in both physical and visual terms
- Ensure rural character of the Parish is maintained
- Promote recreational facilities including provision of a new playing field
- Protect public safety through appropriate measures for traffic calming and provision of parking.

Key actions of others with significant impact on Glapthorn;

- Attention paid to GNP by the Development Control Authority when considering planning applications
- Policies in the Draft Local Plan (Part 2) which both re-inforce and undermine the GNP Policies
- The granting of outline planning permission for a large development of 130 dwellings off Cotterstock Road in Oundle part of which site is located within the parish of Glapthorn
- Progress on the development of Tresham Garden Village

The Oundle Neighbourhood Plan failed at public examination and Oundle Town Council has, for the moment at least, decided not to continue with the preparation of a neighbourhood plan.

East Northamptonshire Council ceased to exist on the 1<sup>st</sup> April 2021 being replaced by the North Northamptonshire unitary council which has become the development control authority.

#### **4. Housing Development in Glapthorn**

The GNP provides that if all the allocated sites are developed then the additions to the housing stock over the full Plan period 2011 to 2031 would be 38.

The Draft East Northamptonshire Local Plan Part 2 does not prescribe housing requirements in the rural area as such but gives an indicative number for Glapthorn of 20. The Joint Core Strategy sets a rural housing requirement across the district of 820 but the draft Local Plan indicates that at its submission this total had already been exceeded. The draft Local Plan defines Glapthorn as a small freestanding village with a close functional relationship with an urban area (Oundle) and refers to the GNP as having policies to avoid coalescence with the adjoining urban area and the need to direct development to the nearby urban area. The JCS refers to development in the rural areas “being 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”.

Between 2011 and July 2018 planning permission was granted for a net 16 new dwellings in Glapthorn (18 with 2 demolitions). Since then the following planning applications for additional dwellings have been determined:

17/02358/OUT – White Cottage Main Street 18/1/18  
1 x new 4 bed dwelling REFUSED

17/02437/OUT – land adjacent to the Cottage Benefield Road 9/2/18  
Erection of a terrace of 3 new dwellings (2 x 3 bed and 1 x 1 bed) GRANTED

18/01496/FUL – land adjacent to the Cottage Benefield Road 2/8/18  
2 x new 4 bed dwellings GRANTED

18/00895/FUL and 00896/LBC – Manor Farm Cotterstock Road 28/6/18  
Conversion of agricultural buildings to 4 residential dwellings GRANTED

20/00148/FUL – Manor Farm Cotterstock Road  
Removal of agricultural building and construction of 1 x 3 bed residential dwelling GRANTED

19/02055/FUL – Leverton Oundle Road 31/1/19  
1 x new 3 bed dwelling GRANTED

20/01283/FUL – Meadow View off Main Street  
Demolition of existing bungalow and 2 detached dwellings GRANTED

An application for 2 x 3 bed and 3 x 2 bed dwellings at Manor Farm Cotterstock Road (21/00139/FUL) was withdrawn on 26/3/21 but a revised application is anticipated.

An application for outline planning permission for 130 dwellings on former agricultural land off Cotterstock Road, Oundle (19/01327/FUL) has been granted. It is anticipated that approximately 60 dwellings will be constructed on that part of the site that lies in Glapthorn parish.

## **5. Commentary on Planning Applications and Decisions**

Excluding the outline planning permission for the site off Cotterstock Road, Oundle the above are broadly in conformity with the GNP except for 18/01496/FUL with permission granted for two four bed houses rather than for smaller units.

The grant of outline planning permission where substantial residential development will take place within the parish but in a location immediately adjacent to the parish of Oundle and wholly detached from the existing built environment of the village is not considered to be in line with the GNP and its aspirations. It represents a further residential development in the parish which is immediately bordering the parish of Oundle, the other being Old Farm Close, which is seen as representing an unacceptable degree of coalescence.

The style of new dwellings in recent years and the materials used have generally been consistent with the Neighbourhood Plan Policy 10 – Design Principles with the result that the new building stock has enhanced the Parish. However there is a very noticeable preference amongst developers for larger dwellings (4 bedroom plus) which is contrary to the NNJCS assessment of housing need and not in accordance with the GNP Policy 3 that *“proposals must demonstrate how they respond to the particular need for smaller properties and those suitable for retired villagers.”*

The Glapthorn Neighbourhood Plan expressed concerns about the potential pace of development in the Parish. The development control authority has made decisions both consistent with and inconsistent with GNP policies and there are real concerns about the weight given to Neighborhood Plan Policies. The Parish Council will need to be vigilant in seeking adherence to the Plan in the future.

## **6. Matters of Concern with Regard to Planning Decisions**

Glapthorn Parish Council is, of course, only a consultee in the consideration of planning applications. The Parish Council has to rely upon the development control authority (or the Planning Inspectorate in the case of appeals) to adhere to the policies of the GNP. The Parish Council has very limited options available to it should NNC or the Planning Inspectorate not apply GNP Policies as intended.

Experience during the period of producing the Neighbourhood Plan and then post the adoption of the Plan in July 2018, has prompted the Parish Council to express concerns to the development control authority which have so far gone unanswered (see copy letter to ENC attached)..

## **7. Consultations on East Northamptonshire Draft Local Plan Part 2**

The Draft East Northamptonshire Local Plan Part 2 was submitted to the Secretary of State for Housing Communities and Local Government (Planning Inspectorate) on the 29<sup>th</sup> March 2021. There are two key issues of concern:

- The Draft Plan allocates 130 dwellings to the site off Cotterstock Road. This site spans the Glapthorn / Oundle boundary. The Parish Council has strong reservations about this policy and its impact upon both Oundle and Glapthorn.
- The Local Plan does not adequately address the infrastructure implications especially for rural areas.

## **8. GNP Policy on a Playing Field for Glapthorn**

GNP Policy 12 and Objective 13 (*to promote recreational facilities including provision of a new playing field in conjunction with the school and a children's play area ...*) showed that the community wanted the Neighbourhood Plan to be about more than just housing numbers. Since the Neighbourhood Plan was “made” in July 2018 planning permission has been obtained for the playing field which is now open and also features children's play area and adult outdoor gym and for a car park which is open to all.

In addition the Windy Spire pocket park has been created off Main Street.

## **9. Overall Conclusions from Monitoring of the Glapthorn Neighbourhood Plan**

The Glapthorn Neighbourhood Plan has clearly provided an important policy context for the consideration of planning applications and has facilitated bringing forward development proposals on suitable sites thereby contributing towards meeting the housing needs in the Parish and wider district. The Neighbourhood Plan has set out a clear set of principles in the Policies for site location, relationship of development to the existing built form of the village and respect for the current extent of separation from Oundle.

There are some matters of serious concern, notably:

- ensuring that planning decisions properly reflect Policy 11 on mitigating traffic and road safety issues
- the need for ENC to adopt schemes to adequately address infrastructure needs arising from both development within the rural areas (particularly in relation to the proposed development of Tresham Village) and from traffic arising from major developments in urban centres
- the draft East Northamptonshire Local Plan Part 2 policy allocating land off Cotterstock Road, Oundle for residential development notwithstanding that a significant part of the site is in Glapthorn parish and yet wholly detached from the built environment of the village.

The Parish Council will continue to respond in detail to all planning applications and relate its comments (in support or objection as appropriate) to the relevant Neighbourhood Plan Policies. It will continue to monitor the attention paid and weight given to GNP Policies by the development control authority when determining planning applications.

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