

GLAPTHORN PARISH COUNCIL

Parish Clerk: Liz Holland 20 Gordon Road, Oundle PE8 4LD
Telephone: 07932359489 Email: parish.clerk@glapthorn.org.uk
2018 Northamptonshire Council of the Year

MONITORING THE GLAPTHORN NEIGHBOURHOOD PLAN (GNP) 2022

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 30th 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 (now North 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 third such monitoring report following delays 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 2022

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 the 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) (currently undergoing examination by an independent inspector) which both re-enforce and undermine the GNP Policies
- The granting of 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 proposed 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 1st 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 (1 x 4 bed and 3 x 3 bed) GRANTED

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

19/00549/FUL – Land adjoining the Manor House Cotterstock Road 23/5/19
Removal of agricultural building and construction of 1 self build residential dwelling REFUSED

19/00712/PDU – Land at rear of Bourne House, Main Street 30/8/19
Change of use of agricultural building to dwellinghouse REFUSED

20/00148/FUL – Land adjoining the Manor House Cotterstock Road 17/7/20
Removal of agricultural building and construction of 1 x 3 bed residential dwelling GRANTED

20/01283/FUL – Meadow View off Main Street 16/3/21
Demolition of existing bungalow and construction of 2 detached dwellings (1 x 5 bed and 1 x 3 bed)
GRANTED

21/00139/FUL - An application for 2 x 3 bed and 3 x 2 bed dwellings at Manor Farm Cotterstock Road was withdrawn on 26/3/21.

19//01327/FUL - An application for outline planning permission for 130 dwellings on former agricultural land off Cotterstock Road, Oundle was GRANTED on 12/6/20. It is anticipated that approximately 60 dwellings will be constructed on that part of the site that lies in Glapthorn parish.

SINCE THE LAST REVIEW

21/01097/FUL – A revised application for 5 dwellings (2 x 3 bed and 3 x 2 bed) at Manor Farm, Cotterstock Road was GRANTED on 14/9/21.

21/00966/REM – land off Cotterstock Road, Oundle
the application for the approval of reserved matters pursuant to the grant of outline planning permission was GRANTED on 28/2/22 and, therefore, the developers now have permission to construct 126 dwellings on the site with 4 self-build dwellings.

5. Commentary on Planning Applications and Decisions

Excluding the grant of planning permission for the site off Cotterstock Road, Oundle the applications prior to the current review were 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 planning permission for the site off Cotterstock Road where substantial residential development will take place within the parish but in a location immediately adjacent to the built environment 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 immediately bordering the built environment of Oundle, the other being Old Farm Close, which is seen as representing an unacceptable degree of coalescence, The council will consult on whether it would be in the interests of the village for the Parish boundary to be redrawn so that both sites are wholly contained within the parish of Oundle.

The application for 5 dwellings at Manor Farm, Cotterstock Road was on land allocated for such residential development in the GNP. It was pleasing that the applicant provided for 5 dwellings none of which were of four bedrooms or more.

At the time of this review there is an application for three dwellings (1 x 4 bed and 2 x 3 bed) on land west of Southwick Road and North of Braesby Lane (NE/22/00254/FUL). This site was allocated for such development in the GNP. The applicant suggests the extension of the thirty mile per hour limit to beyond the proposed new single entrance to this development.

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 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 Neighbourhood 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

Glaphorn 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 or at all.

Experience during the period of producing the Neighbourhood Plan and since the adoption of the Plan in July 2018, has prompted the Parish Council to express its concerns to the development control authority about the effectiveness of the GNP (see copy correspondence 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 29th March 2021 and is currently undergoing examination by an Inspector . There are two key issues of concern:

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

8. GNP Policy on the promotion of recreational facilities including a Playing Field for Glaphorn

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 a children's play area and adult outdoor gym and a car park which is open to all.

Since the GNP was “made” the publicly accessible Windy Spire pocket park has been created off Main Street providing a further enhancement of the village.

9. GNP Policy 4 on rural diversification

Since the GNP was made application 19/01872/FUL has been GRANTED (16/07/2020) for a change of use from agriculture to equestrian in respect of land off Benefield Road with the erection of a stable block and hay barn and the creation of an all weather outdoor arena with temporary worker's dwelling and associated car parking and landscaping. As a result of this development the Parish Council is investigating the possibility of extending the thirty mile per hour speed limit further away from the village to beyond the entrance to this facility.

10. Overall Conclusions from Monitoring of the Glaphorn Neighbourhood Plan

The Glaphorn 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:

- trying to ensure that planning decisions properly reflect Policy 11 on mitigating traffic and road safety issues
- the need for NNC 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 and specifically increased infrastructure needs arising from the residential development of land off Cotterstock Road, Oundle.
- the draft East Northamptonshire Local Plan Part 2 policy allocating land off Cotterstock Road, Oundle for residential development and planning permission being granted for such development even prior to the draft Plan's provisions being found to be sound upon examination by an Inspector notwithstanding that a significant part of the site is in Glapthorn parish and yet wholly detached from the built environment of the village and the likely impact of that development upon the parish of Glapthorn. The Inspector has received written representations from the Parish Council which is unhappy that the Planning Authority granted outline planning permission for the residential development of this site when it was not allocated for development in the Rural North Oundle and Thrapston Plan and before its allocation in the Draft Local Plan had been considered at examination and found to be sound.

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.
