

Glaphorn Neighbourhood Plan

**Almost there! Get ready for the
Referendum on 5th July!**

The Independent Examiner's Report

After the final stage of consultation ended in January 2018, the Glaphorn Neighbourhood Plan was the subject of an Independent Examination. The Examiner's Report is available in full on the Parish Council web-site.

The overall messages from the Independent Examiner are

I conclude that the Neighbourhood Plan, by guiding development to sustainable solutions, contributes to the achievement of sustainable development by ensuring schemes are of an appropriate quality, will enhance social and economic facilities, and will protect important environmental features.

I recommend to East Northamptonshire Council that the Glaphorn Neighbourhood Development Plan for the plan period up to 2031 should, subject to the modifications I have put forward, be submitted to referendum.

It is evident the Neighbourhood Plan Steering Group has taken great care to ensure stakeholders have had full opportunity to influence the general nature, and specific policies, of the Neighbourhood Plan.

This is a positive and very supportive report. We can now move ahead to Referendum and set the future direction for development in Glaphorn.

So what goes forward?

Details over the page. All the key policies have been accepted by the Independent Examiner:

- the settlement boundary for the village will be as proposed with sites designated for single or small-scale housing development*
- the linearity of the village will be preserved*
- the local green space is designated*
- the coalescence of Glaphorn and Oundle will be avoided.*

And what were the main recommended amendments?

Whilst most changes are minor and indeed helpful, we are required to amend our wording in respect of Site A2 (Living Land) on the Oundle boundary to reflect its particular status in the old Local Plan (RNOTP).

We cannot preclude development and must accept that ENC may or may not choose to allocate this site for housing in a future Local Plan. More details over the page.

Endorsement of all the key components of the Plan

The Examiner has summarised the key elements of the Plan as below and has supported or made helpful wording improvements to ensure the achievement of these core intentions of the Plan as drafted:

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| <ul style="list-style-type: none">• Allocate 8 sites for residential development providing approximately 22 new homes;• Define a settlement boundary within which new housing development will be contained, subject to exceptions;• Ensure new housing development maintains a mix of tenure, type and size of dwellings and requires demonstration how a scheme responds to the need for smaller properties and those suitable for retired villagers;• Support diversification of the rural economy including conditional support for re-use of redundant farm buildings for tourism/holiday accommodation and other small scale rural businesses;• Support employment proposals that strengthen agricultural operations, local services, and the visitor economy linked to the enjoyment of the countryside;• Designate a Local Green Space;• Establish design principles for new development; | <ul style="list-style-type: none">• Protect landscape character including publicly accessible locally significant views and mature and established trees within and around the village;• Preserve and enhance green infrastructure including local habitats and wildlife corridors, and the Nene Valley Nature Improvement Area;• Retain the linear nature of the settlement, avoid unnecessary lighting, and avoid harm to important archaeological sites and heritage assets;• Avoid coalescence of Glapthorn and Oundle to conserve the character of Glapthorn as a separate and distinctive village;• Ensure developments do not have adverse road safety impacts; and• Guard against loss of recreation and community facilities including allotments, and conditionally support new provision of community and recreation facilities. |
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The Most Significant Amendment

Representations were made that the Neighbourhood Plan should not restrict development of land to the east of Cotterstock Road (Site A2 on the Oundle boundary). The Independent Examiner sought the view of East Northamptonshire Council (ENC) who confirmed that the current local plan (RNOTP) sets "a strategic policy for neighbourhood plan preparation" with regard to the possible longer term development of this site. ENC however also stated that "any decision to allocate land on (this site) would be dependent upon the quantum of need for further sites around Oundle to deliver the residual strategic housing requirement for the town"

We accept that the matter is now clarified with the consequence that:

- the Glapthorn NP cannot rule out future development on this site, and
- ENC will have to decide in their forthcoming local plan revision whether to allocate the site if there is an unmet housing need for Oundle.

This is not a major issue for our Neighbourhood Plan as any development would not impact significantly upon Glapthorn nor compromise any of our key planning policies.

Main Wording Changes to Glapthorn NP Policies (changes highlighted)

Policy 1 - Site Allocations

No change to the 8 identified sites but add

The number of dwellings indicated for sites may be exceeded where sustainable development schemes are proposed and there are no significant adverse visual, or amenity, or road safety, impacts.

We don't consider there will be any material impact on overall housing numbers as the intended settlement boundary remains intact exactly as proposed.

Policy 2 Settlement Boundary

Except for housing development that is proposed for a site that is allocated or identified for possible housing development, in a current development plan, or complies with NNJCS Policy 13 (Rural Exceptions), housing development in Glapthorn Parish shall be contained within the Settlement Boundary of Glapthorn Village. The Settlement Boundary for Glapthorn Village is defined on the Policies Map.

This is a technical amendment because of clarification of status of Site A2 - see earlier.

Policy 3 - Housing Development within the Settlement Boundary of Glapthorn

Policy 4 - Supporting Rural Diversification

Policy 5 - Protecting Landscape Character

Policy 6 - Green Infrastructure

Policy 7 - Built Environment

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wording improvements only

Policy 8 - Avoiding Coalescence

In order to maintain the established pattern of development and conserve the character of Glapthorn as a separate and distinctive village to be supported development proposals (with the exception of development proposed for a site that is allocated, or is identified for possible housing development, in a current Development Plan document) must demonstrate that they will not have a significant adverse impact on the open nature of the countryside between Glapthorn and Oundle when viewed from publicly accessible locations.

Again, this is mainly a technical amendment to reflect status of site A2.

Policy 9 - Local Green Space

No amendments required

Policy 10 - Design Principles

wording improvements only

Policy 11 - Mitigating Traffic and Road Safety Issues

Development in locations with existing severe road safety issues shall only be supported permitted if the proposal contains ~~measures to reduce the existing problem as well as including~~ mitigating measures to overcome the detrimental impact of the proposed development on road safety in the interests of existing road users, pedestrians and cyclists as well as users of the proposed development.

Policy 12 - Protecting Existing and Supporting New Community and Recreational Services and Facilities

wording improvements only

Please refer to the Independent Examiner's Report and / or latest NP on web-site for full wording of all 12 Policies.

What Next?

The next step in the process has been to amend as necessary the Neighbourhood Plan to incorporate amendments contained in the Examiner's Report. **These are the only changes permissible. The Plan will be considered for approval by the Parish Council on 17th May 2018 and is now available on the web site for perusal.** The updated Plan has to be cleared with ENC to confirm compliance with the Examiner's Report. ENC has the responsibility for formally resolving that the NP should proceed to referendum.

East Northamptonshire Council has proposed the date of Thursday 5th July for the Referendum. All persons in Glapthorn Parish who are on the electoral register are entitled to vote; the referendum will be conducted by ENC using the same procedures as for general and local elections.

A copy of the amended Neighbourhood Plan will be circulated to every household in Glapthorn Parish in late May / early June. It is interesting to note the status of the Plan prior to referendum and post referendum (if supported):

Once a neighbourhood plan has been independently examined, and the decision taken to put the plan to a referendum, it must be taken into account when determining a planning application, in so far as the policies in the plan are material to the application.

Should the Neighbourhood Plan proceed to local referendum and achieve more than half of votes cast in favour, then the Neighbourhood Plan will be 'made' by East Northamptonshire Council. If 'made' the Neighbourhood Plan will come into force as part of the Development Plan for the neighbourhood area, and subsequently be used in the determination of planning applications and decisions on planning appeals in the plan area. The Housing and Planning Act requires any conflict with a neighbourhood plan to be set out in the committee report, that will inform any planning committee decision, where that report recommends granting planning permission for development that conflicts with a made neighbourhood plan. The Framework is very clear that where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted.

**This leaflet was prepared by Glapthorn Neighbourhood Plan
Steering Group on behalf of Glapthorn Parish Council.
26th April 2018**