

Glaphorn Neighbourhood Plan

**The Referendum is on 5th July!
Is the date in your diary?**

Dear neighbours and fellow residents of Glaphorn

Please find, with this leaflet, a copy of the Glaphorn Neighbourhood Plan which will go forward for Referendum. As I am sure you are now aware, the Glaphorn Neighbourhood Plan was the subject of an Independent Examination earlier this year.

The Independent Examiner's conclusions were that:

the Neighbourhood Plan, by guiding development to sustainable solutions, contributes to the achievement of sustainable development.

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.

*The Parish Council has now agreed the amendments necessary to the Plan to conform with all of the Examiner's modifications. So the Plan is now going forward to East Northamptonshire Council **ENC** which has the responsibility for managing the referendum.*

ENC has set the date for the Referendum as Thursday 5th July. Everyone in Glaphorn Parish who is on the electoral register is entitled to vote; the referendum will be conducted by ENC using the same procedures as for general and local elections.

As well as the hard copy enclosed with this leaflet, the Plan is available on the Parish Council web site along with the Examiner's Report and a marked up copy of the Plan which highlights the modifications made to accord with the Examiner's report.

However I am aware that the Plan is a long and, in parts, technical document. So the Neighbourhood Planning Group thought that a summary of the Plan might be helpful - hence this leaflet. By its nature, this leaflet can only be a summary and guide so please refer to the main document when looking at the specific content of the planning policies.

You can also get more information at the Public Forum which has been arranged for Wednesday 13th June.

The Referendum gives everyone an equal say on whether or not to adopt the Neighbourhood Plan; please exercise that right and make sure you cast your vote on 5th July. If you are away then, don't forget to arrange a postal vote with ENC.

***Malcolm Moss - Chairman of Glaphorn Parish Council
and Chairman of the Neighbourhood Planning Group.***

The Glapthorn Neighbourhood Plan in simple summary:

- *8 sites are allocated in the village for small-scale housing development*
- *the settlement plan boundary will be only modestly extended*
- *the linearity of the village will be preserved*
- *the local green space is designated in the village*
- *the coalescence of Glapthorn and Oundle will be avoided.*

The 12 Policies in the Neighbourhood Plan

(but please refer to the Main Document for precise and detailed wording of each policy)

Policy 1 - New sites for potential housing development in Glapthorn village.

8 sites within the village have been allocated and are shown on the "policies map". These range from single new dwelling sites to some which could contain 3 to 5 new dwellings. The total number of new houses from these sites is expected to be no more than 22 over the period to 2031. Precise housing numbers depend on the details of future planning applications.

Policy 2 - the Settlement Boundary

(Except in some very special circumstances), housing development in Glapthorn Parish shall be contained within the Settlement Boundary of Glapthorn Village. The **(new)** Settlement Boundary for Glapthorn Village is defined on the Policies Map.

Policy 3 - Housing Development within the Settlement Boundary of Glapthorn

(This is one of the most detailed of the policies but the following extracts give a good indication of the content especially when taken with Policy 10 below).

Housing development within the identified Settlement Boundary will be supported, provided that:

- Development is small in scale (up to 5 dwellings), on small infill sites.
- Uses traditional materials such as local limestone where possible;
- It is well related to the existing built form of the village thus adhering to the existing building lines and avoiding back-fill in garden spaces;
- It reflects the character of the village and its surroundings in terms of size, scale, density, layout and landscaping and contributes to the character and amenity of the village;
- Schemes of 3 or more homes include some smaller and family accommodation (1, 2 and 3 bedrooms) to meet the needs of young families and an ageing population.

Policy 4 - Supporting Rural Diversification

The re-use of redundant farm buildings is encouraged for tourism / holiday accommodation and appropriate small scale rural business uses such as workshops, offices, artisan activities and creative industries which do not generate severe traffic impacts on the rural road network.

Policy 5 - Protecting Landscape Character

New development must demonstrate its siting and design will protect and enhance features which contribute towards the special landscape character, and pattern of open spaces, surrounding the village.

Policy 6 - Green Infrastructure

Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and enhance biodiversity.

Policy 7 - Built Environment

To be supported development proposals must demonstrate how they contribute to the retention of the linear layout of Glapthorn village.

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 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.

Policy 9 - Local Green Space

The following local green space (identified on the Policies Map) is designated;

Land to south of Cotterstock Road, east of Brookside and north of The Thatched Cottage on Main Street.

Policy 10 - Design Principles

To be supported development proposals must reflect the following design principles:

- High quality design, layout and appearance of the proposed development that respects the scale, density and character, layout, access, street furniture & signage of existing surrounding buildings and landscape, and protects and enhances the identity and character of the village.
- Respect in design and material usage, the particularly sensitive street views
- High quality contemporary design will be encouraged, as well as more traditional design, as long as it reflects the local vernacular and proportions, and uses or re-uses materials indigenous to the area or which are indistinguishable from them.
- Respect established building lines and details of front garden enclosures, and relate well to the street, providing an active street frontage using materials that complement the existing palette of materials used within the village.
- Ensure the scale of infill development does not adversely affect the character of the immediate locality or the residential amenities of nearby occupiers.

Policy 11 - Mitigating Traffic and Road Safety Issues

Development in locations with existing severe road safety issues shall only be supported if the proposal contains mitigating measures to overcome the detrimental impact of the proposed development on road safety.

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

Existing Facilities; There shall be a presumption against the unnecessary loss of existing community and recreation facilities.

New facilities; Proposals for new, and improvements to, existing community and recreational facilities will be supported.

The narrative in the Plan is important in giving the context and explaining how and why policies have been developed to match the needs of Glapthorn. However when specific planning applications are considered (initially by the Parish Council and then determined by ENC), it is the specific wordings of the policy statements which carry weight. The Plan's 12 policies together are designed to contribute to the achievement of sustainable development in a way which matches the Vision for Glapthorn by ensuring schemes are of an appropriate quality; will enhance social and economic facilities; and will protect important environmental features.

The Vision for Glapthorn which guides the Neighbourhood Plan

By 2031 Glapthorn Parish will have continued to prosper and to have welcomed modest development and population growth in a manner which retains its rural character, maintains its open countryside attributes, sustains its community coherence and protects its strong sense of identity.

Suitable developments will be accepted provided the village's linear character and its perimeters are protected, the current extent of separation from Oundle is respected and the total number of new houses accord with the community's wish for only modest and sustainable growth.

But will the Neighbourhood Plan really make a difference?

Much concern has been expressed right from the outset about whether the Neighbourhood Plan will really influence planning applications in the future. The following is a direct quote from the report of the Independent Examiner and should provide re-assurance:

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.
18th May 2018**