

GLAPTHORN NEIGHBOURHOOD PLAN 2016- 2031

Regulation 14 Consultation Version (Short Version)

August 2017

This document has been produced by the Glapthorn Neighbourhood Plan Steering Group with assistance from Kirkwells Planning Consultants; it was considered and adopted by Glapthorn Parish Council on 17th August 2017 as suitable for Regulation 14 Consultation i.e. final stage community consultation together with consultations with statutory consultees and other public agencies.

How to Comment on this Document

Welcome to the shortened version of the Draft Neighbourhood Plan for Glapthorn Parish. We need your help in completing the Plan and your views on the draft document are a key part of this process. The full document and an accompanying response form are available online at:

glapthorn.org.uk

This consultation will run from 21st August to 13th October 2017.

Please complete your response form online or email your response to:

glapthornplan@outlook.com

Thank you very much for your time and interest. Your comments will help us with the next stage of our Plan.

The Glapthorn Neighbourhood Plan Steering Group is an Advisory Committee of Glapthorn Parish Council.

1. Summary and Introduction

The Glaphorn Parish Council applied to East Northamptonshire Council (ENC) for designation as a neighbourhood area for the proposed Glaphorn Neighbourhood Plan (GNP) on 21st April 2016. The neighbourhood area was designated by ENC on 27th June 2016. The designated neighbourhood area is the same as the Parish Boundary.

The Plan has a draft vision and objectives, sets out preferred options for possible site allocations for new housing and proposes a revised settlement boundary for the village of Glaphorn. The Plan also includes draft planning policies for guiding new development in the Parish up to 2031.

The Steering Group will consider all responses and is prepared to amend the Plan before submitting it to East Northamptonshire Council. ENC will check the Plan and publish it. Thereafter, the GNP will be examined by an independent examiner, before proceeding to a local referendum. Everyone on the electoral register in Glaphorn Parish will be invited to vote and a majority Yes vote will mean that the GNP will be used to help determine planning applications in the Parish.

This Draft of the GNP has been prepared by building on the results of the extensive informal consultation and engagement activity undertaken to date. There have been **three major elements** to the consultation process so far:

<p>Community Conversations involving face to face interviews</p>	<p>August / September 2016</p>
<p>Community Consultation Paper and accompanying Consultation Questionnaire</p> <p>Plus, associated Call for Sites from landowners</p>	<p>December 2016 / January 2017</p> <p>January 2017 to March 2017</p>
<p>Community Dialogue and Public Forums on results of Questionnaire and Call for Sites culminating in two Exhibition Days and testing of Community views on</p> <ul style="list-style-type: none"> • vision and objectives for the Plan • draft policies for the Plan • site assessments, and • a village settlement boundary 	<p>February 2017 to June 2017</p> <p>Exhibition Days in May and June 2017</p>

The first and second rounds of community engagement each attracted over 70% involvement of adults in Glaphorn and provided a sound basis for the drafting of the vision, objectives and policies for the Plan as well as producing the core basis for the site assessments.

The third round of community engagement culminated in two Exhibition Days in May / June 2017. These days were attended by 124 Glaphorn residents (some 60% participation level) and provided the opportunity to:

- consider and comment on the Vision and Objectives of the NP
- review site assessment criteria derived from earlier consultations
- meet and question the developers / landowners/ agents who were promoting the 16 potential sites in the village and 4 sites on the Oundle / Glaphorn boundary (all landowners except two participated)
- consider the GNP Steering Group recommended site assessments and respond with their own preferences for or against each development proposal
- examine a re-defined settlement boundary (village envelope)

In summary, the attendees indicated that 8 sites in the village were acceptable, 1 site was marginal and 7 village sites were rejected as not meeting the stated criteria. None of the 4 sites on the Oundle boundary received significant support.

Local Green Space

It was evident prior to the Exhibition Days that an area of land in the centre of the village (previously designated as Important Open Space in a past local plan) is much valued and seen by many as being integral to the character of Glaphorn. Hence it was the subject of special consultation and 3 Options were set out. The responses were;

Seek designation as local green space for the whole site	46% support
Seek designation as local green space for the majority of the site but be willing to exclude some limited areas.	38% support
Rely upon the Village Envelope to offer substantial protection against unwanted development	16% support

One of the 8 sites in the village deemed acceptable is located in this area. It received 59% support for development , broadly mirroring the combined support for the second and third options. In the light of these views, it is intended that the Plan should permit some very limited development in that area and that “Local Green Space” designation be sought for the long-term protection of key parts of the area which are much valued. The village envelope will add a further layer of protection from unwanted development.

2. A Portrait of Glaphorn Parish

Glaphorn is part of the Prebendal Ward of East Northamptonshire. Almost all the population of Glaphorn Parish resides in Glaphorn Village. The Village relies upon Oundle for all its shopping and service amenities. There is no shop, public house or health amenity. There is no scheduled public transport service and residents mainly rely upon their cars for the 2-mile journey to the centre of Oundle.

Despite a very small increase across the decade 2001 to 2011, in the period from 2006 to 2011 Glaphorn Parish had seen a small decline in population.

The population of the Parish was recorded as 271 in the 2011 Census with 110 households living in 115 dwellings in the Parish. (The all-time population high was 457 in 1851). The resident population was, on average, older than that for Northamptonshire as a whole; the mean age in Glaphorn being 45 compared with 42 in East Northamptonshire and 39 in

Northamptonshire. Most pertinently, 22.5% of residents in Glapthorn were aged 65 years or older compared to 15.3% in Northamptonshire and 16.3% in England.

Economic Activity

In 2011 66.8% of residents aged 16-74 years were economically active - a lower figure than that for East Northamptonshire (72.7%) and England (69.9%). A higher proportion of economically active residents were self-employed in Glapthorn Parish – 28.8% compared to 14.5% in East Northamptonshire and 14% in England. 22.6% of the population are retired compared to 15.2% in East Northamptonshire

Housing

Housing tenure and accommodation type in Glapthorn deviates significantly from comparator areas:

Houses	Glapthorn	East Northants	Northamptonshire
Owner Occupied outright (no mortgage)	53.6%	32%	29.1%
Owned with Mortgage or loan	35.7%	40.4%	38.7%
Social rented accommodation	5.4%	13.3%	15.3%
Private rented accommodation	3.6%	12.5%	14.7%
Detached Houses	58.9%	36.3%	30%

Car Ownership

Car ownership is higher in Glapthorn than the district or county averages which reflects both the relative affluence and the necessity for private transport in the Village:

Percentage of households with: -

	No cars or vans	1 car or van	2 or more cars or vans
Glapthorn	6%	32%	62%
East Northants	13%	40%	47%
Northamptonshire	19%	41%	40%

Built Heritage

There are 10 Listed Buildings in the Parish (all Grade II). The Church of St Leonard is Grade II* and is mainly a 13th Century church and takes its form from a mid-12th Century structure. The area to the north of the brook in the Village has known archaeological potential most likely to represent medieval activity. Also a recent planning application has identified medieval activity on the southern outskirts of the village.

Natural Heritage

There are no Local Wildlife Sites (LWS) in the Parish, although Well Coppice which is located in Benefield is adjacent to the boundary. There is one Site of Special Scientific Interest in the Parish – Glapthorn Cow Pasture and another located adjacent to the boundary in Southwick – Short Wood. Short Wood is also identified as an ancient woodland.

A section of the Parish lies within the Nene Valley Nature Improvement Area (NIA).

The farm land in the parish is classified as Grade 3 agricultural land.

Flooding

Much of the area close to Glaphorn Brook is at risk of flooding, with the same area also being at risk of surface water flooding.

3. Planning Policy Context

The Neighbourhood Plan for Glaphorn must have regard to national policies and be in general conformity with strategic policies in the Local Plan. The key policy documents which are relevant to the area are: **National Planning Policy Framework**, Planning Practice Guidance, **the North Northamptonshire Joint Core Strategy (2011-2031)**, the Rural North, Oundle and Thrapston Plan, adopted July 2011 (saved/ retained policies), and the emerging East Northamptonshire District-wide Local Plan Part 2.

National planning policies are set out in the **National Planning Policy Framework** published in 2012. This advises in paragraph 6 that *the purpose of the planning system is to contribute to the achievement of sustainable development*. Paragraph 7 advises that *there are three dimensions to sustainable development: economic, social and environmental*.

Paragraph 15 states that *all plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally*.

The adopted **North Northamptonshire Joint Core Strategy (NNJCS) (2011-2031)** provides the strategic planning framework for the area's future development needs up to 2031. A range of policies sets out how these needs can be met while at the same time achieving social and environmental objectives. Planning policies support housing and economic growth, protect and enhance wildlife and special landscapes, and protect community facilities. Overall the NNJCS aims to promote sustainable development across the area.

The NNJCS identifies a spatial strategy and the roles of settlements in North Northamptonshire. It states that the special mixed urban/rural character of North Northamptonshire with its distinctive and separate settlements will be maintained through the avoidance of coalescence. For rural areas, small scale infill development will be permitted on suitable sites within villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services. Part 2 Local Plans or Neighbourhood Plans should identify the best locations for accommodating these development needs and may test higher levels of growth.

The NNJCS has four key policies impacting on housing requirements and site selection in rural areas of East Northamptonshire including Glaphorn:

The following are brief extracts of key messages within the Policies.

Policy 28

The local planning authority will maintain a rolling supply of deliverable sites to provide 5 years' worth of housing ... (8,400 houses for East Northamptonshire between 2001 and 2031)

Policy 29

New housing will be accommodated in ... Growth Towns as the most suitable locations, followed by Market Towns. ...levels of housing development in excess of identified requirements for named villages and rural areas will only be permitted where tested and supported through ... Neighbourhood Plans.

Policy 11.2 (Rural Area)

Development in the rural areas will be 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;

Policy 13 (Rural Exceptions)

New development maybe permitted in rural areas (as an exception to Policy 11) if the proposal satisfies these criteria

- form and scale meets an identified need within a village or network of villages
- scale and nature of development will ... be appropriate to the surroundings, minimise impacts on the environment ..
- development should enable access to local services and facilities by foot, cycle or public transport
- Rural Exception Housing should be ... affordable housing ...

4. Vision and Objectives

The Vision and Objectives have been prepared based on the responses to the Consultation Questionnaire in January 2017 and were tested in further consultations in May / June 2017.

Vision for the Glaphorn Neighbourhood Plan

By 2031 Glaphorn 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.

The Steering Group has produced **STATEMENTS OF PRINCIPLE** which reflect these objectives and provide the basis of the planning policies and site assessments in the Neighbourhood Plan. These Statements of Principle are expressions of the Glaphorn Community's wishes for what, why and where development should and should not take place in the Parish over the Plan period. They are the products of the extensive consultations over the last 12 months and are available in the full document on the web-site.

5 Glaphorn NP Planning Policies

The policies in this Neighbourhood Plan will be applied in the consideration of any planning applications submitted within the designated NP area of Glaphorn Parish. These policies are necessarily wide ranging in their scope, and taken together, should help to deliver sustainable development within the Parish.

A Neighbourhood Plan has the same legal status as the Local Plan once it has been approved at a referendum and is made (brought into legal force) by the local planning authority. At this point it becomes part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

A Policies Map is provided in a separate insert to this document. The Policies Map identifies the designations contained within the policies of the Glaphorn Neighbourhood Plan.

6. Housing

Objectives

Objective 1 – To support modest levels of residential development which provides family homes, affordable housing for local people and a mix of house size consistent with housing need.

Objective 2 – To support future residential development in a phased manner which respects the ability of the Village to absorb change.

Objective 3 – To encourage small scale developments which are appropriate to the linear layout of Glaphorn Village and are within its defined settlement envelope.

Objective 4 – To ensure any developments adjacent to the Parish boundary with Oundle a) must provide sustainable solutions to meet the housing and service needs of the market town and the wider District; b) do not encroach upon the physical and visual separation of Glaphorn Village from Oundle; and c) are consistent with any priorities for development identified in conjunction with Oundle Town Council.

Objective 5 – To encourage the design of new houses to reflect local materials and traditions, as well as environmentally friendly “eco-designs” which maximise energy and resource efficiency.

A key area for consideration in the Neighbourhood Plan is the provision of a positive planning framework to support appropriate future housing growth in the neighbourhood area.

Call for Sites

The Questionnaire Consultation and related Call for Sites in Dec 2016 to March 2017 generated 20 sites in the Parish for potential new development; these comprise

- 16 sites in the Village, all for housing; and
- 4 other sites in the Parish adjacent to the Glaphorn / Oundle boundary, primarily for housing but including some mixed use.

Site assessments

All sites were visited, in most cases accompanied by the proposer, to attain a full understanding of the site and the particular proposal and to discuss its suitability. Proposers of Village sites were made aware of the likely policies on size of any development, linearity etc. and given the opportunity to review their proposal. All sites were assessed against practical and technical considerations and also against key criteria reflecting the policy priorities expressed by the community in the earlier consultations.

All proposers were invited to a Public Forum and two Exhibition Days to explain their propositions directly to Glaphorn residents. The Exhibition Days also gave Glaphorn residents the opportunity to review the assessments for all 20 sites and express their views on the relative merits of all the proposals.

Village Sites

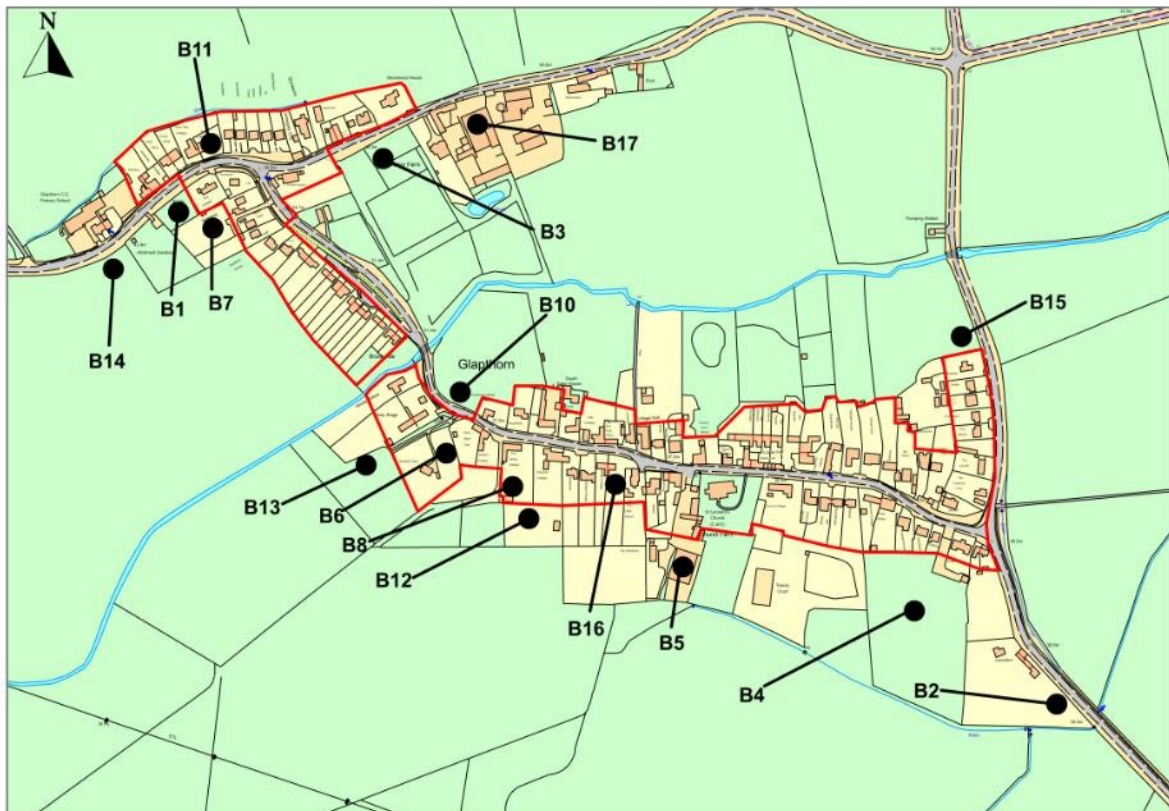
In summary, the attendees at the Exhibition Days indicated, in respect of the 16 village sites:

8 sites assessed as acceptable by the Steering Group were endorsed with support ranging from 59% to 90%; however, all sites generated constructive comments on issues such as density of development and traffic / safety matters. These are sites B1, B2, B3, B5, B6, B11, B15 and B17.

1 site (B14) was marginal with only 51% support for inclusion in the NP and many concerned comments were expressed about location, unnecessary extension of village envelope and traffic / safety issues as this site is directly opposite Glaphorn C of E Primary School. As this submission had the least support and in order to reflect the community view on the appropriate number of new dwellings needed in the village, it is not included in this Draft Plan.

7 sites (B4, B7, B8, B10, B12, B13, B16) were rejected as not meeting the stated criteria and this conclusion was endorsed by between 69% and 79% of respondents. Amongst these sites were 4 proposals for a single dwelling in a rear garden; whilst these attracted some sympathy for the applicants, there was, nevertheless, a very clear majority who endorsed adherence to the principle of opposing back-fill, as back-fill was felt to be incompatible with retention of the linear nature of Glaphorn.

The responses showed a willingness to approve the 8 sites which have the potential to provide 22 new dwellings in addition to the 10 dwellings which have received planning permission in the village between August 2016 and March 2017. These 8 sites are shown below and are set out in Policy 1:



Policy 1 – Preferred Site Allocations		
The following sites as shown on the Policies Map are identified as appropriate locations for new housing in Glaphorn Village up to 2031:		
	Location	Brief Description and Commentary
B.1.	Land to east of allotments	0.10 Hectares, vacant garden land. 3 houses. It is essential that design is consistent with cottages in vicinity. Some traffic / safety concerns.
B.2.	Leverton, Southwick Road	0.7 Hectares. 1 house. Special consideration of location needed because of site sensitivity. Needs to conform to linearity policy.
B.3.	Land below Glaphorn Manor Farm, bordering Benefield Road between Manor farm and Crown House	0.4 Hectares agricultural land fronting Benefield Road. 5 houses. This is a sensitive site and design needs to reflect this (see Policy 8)
B.5.	Land at Church Farm	0.14 hectares brownfield land currently used as agricultural storage barn. 3 dwellings proposed.
B.6.	Meadow View	0.33 Hectares residential land. 1 replacement and 1 additional house.
B 11	Between Rose Cottage and Northfield	Possible garage with a flat above or a single bungalow; subject to building line adherence.
B15	Land to the west of Southwick Road, Glaphorn (north of new Braesby Lane development – fronting Southwick Road)	For Housing – up to 0.37 Hectares. 3 houses. Subject to building line and no back fill or cul de sac.
B17	Manor Farm, Cotterstock Road	Barn Conversions (Planning application pending). Limited to former barn footprint

Housing Numbers in Glaphorn Village

If all the above were developed then the additions to the Village housing stock (i.e. excluding Old Farm Lane) over the full Plan period 2011 to 2031 would be:

Houses built / approved post 2011 and prior to 1/12/16	6
Planning approved Dec 2016 – March 2017	5
New Proposed sites meeting criteria and accepted for inclusion in NP	22
TOTAL 2016 to 2031 Excluding any windfall developments	27
TOTAL 2011 to 2031 Excluding any windfall developments	33

This is an increase of about a quarter in the village housing stock over the Plan period. It is more than the range of 10 to 20 new houses (mean of 13) for the period 2016 to 2031 which emerged from the initial community consultations. The most recent community dialogue, however, identified support for a higher figure for additional housing “in the low 20s” once the opportunity was available to see specific site proposals. The above figure of 22 (proposed sites meeting criteria) is therefore consistent with the most recent community dialogue figures.

Options for Site Allocations for Development on Oundle / Glaphorn Boundary.

The assessment shows that none of these sites is needed to meet an identified housing need in either Glaphorn or Oundle and all the locations raise concerns about their inappropriateness due to sustainability or suitability concerns.

Oundle Town Council, which is at a similar stage to Glaphorn in the development of its Neighbourhood Plan, has confirmed that it has allocated sufficient sites to meet its housing need as identified in the NNJCS. The Town Council has expressed the view that the allocation of sites in Glaphorn Parish which border on Oundle would be inconsistent with Oundle Council’s spatial strategy and unnecessarily increase pressure on existing infrastructure.

None of the four sites in Glaphorn Parish on the Oundle boundary will be included in the Glaphorn Neighbourhood Plan.

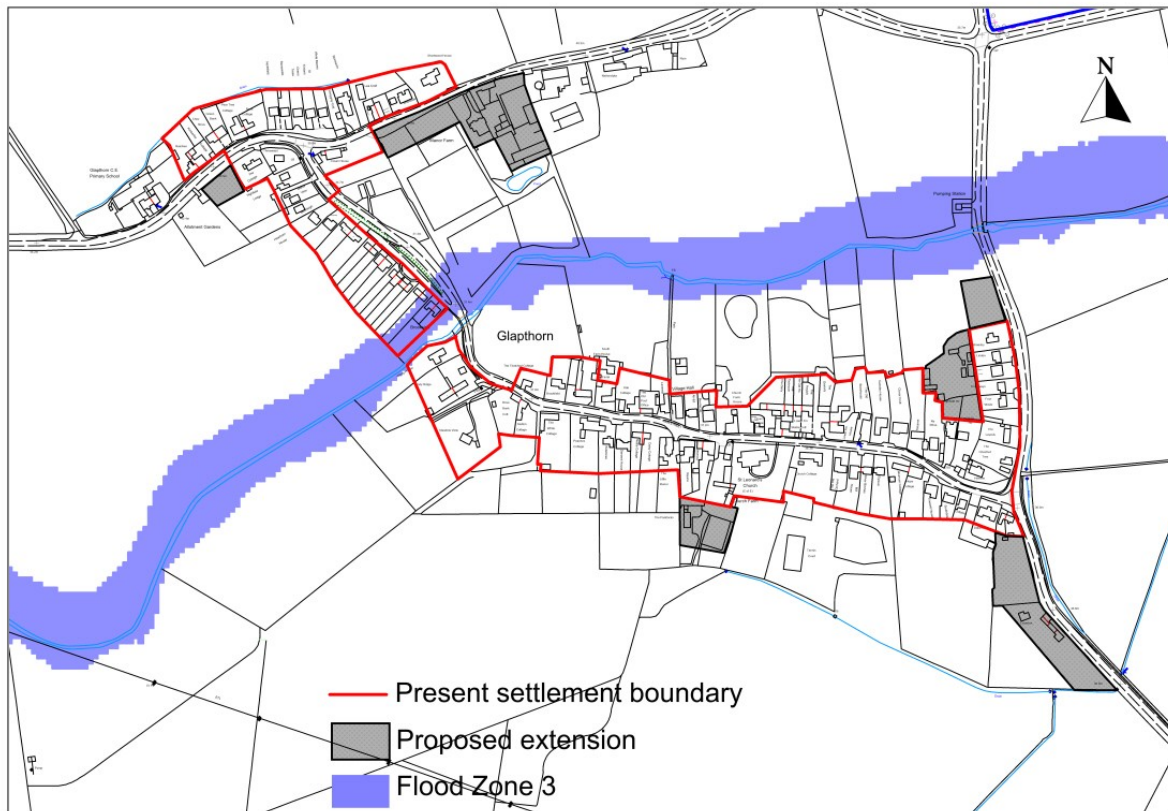
Settlement Boundary

A Settlement boundary has been identified for Glaphorn to identify the extent of the built-up area, and where other infill development may be appropriate. Outside the identified settlement boundary, the Parish area is regarded as open countryside for the purposes of planning and hence residential and / or employment related development opportunities will be very limited.

Policy 2 Settlement Boundary

The Settlement Boundary for Glaphorn Village is defined on the Policies Map.

Extension to Settlement Boundary for Glaphorn Village



Development within the Settlement Boundary

In addition to the proposed site allocations it is likely that other development proposals (known as windfall) will come forward over the next 14 years or so (i.e. the Plan period up to 2031).

The preparation of locally relevant policies provides an opportunity to set out local planning concerns and to ensure development is sensitive to its rural village context. The results of the questionnaire showed that overall there was a clear preference for smaller schemes (up to 5 houses) or for single dwellings rather than for development to be concentrated in large schemes. The retention of the linear character of the village was strongly endorsed, which requires policies to ensure adherence to existing building lines and avoidance of any rear garden back-fill.

The questionnaire results also showed that there was support for traditional designs in new housing that reflected the character and layout of the village.

As new houses are developed in the future there will be a need for investment in suitable infrastructure to support this growth and therefore development should be phased over the plan period rather than all provided in a short space of time at the start.

The following Policy provides an opportunity to guide new housing development in Glaphorn to help ensure it is sited and designed appropriately and provides the types of housing needed.

Policy 3 - Housing Development within the Settlement Boundary of Glaphorn

Proposals for new housing development within the identified Settlement Boundary for Glaphorn (as shown on Map 4) will be supported, provided that:

1. Development is small in scale (up to 5 dwellings), on small infill sites, and where possible on brownfield sites;
2. New development is designed sensitively to respond to the setting of the site, and reflects the rural character of neighbouring buildings, using traditional materials such as local limestone where possible;
3. It is well related to the existing built form of the village thus adhering to the existing building lines, avoiding back-fill in garden spaces and not encroaching beyond the village settlement boundary;
4. It is located where the environment and infrastructure can accommodate the impacts of expansion;
5. 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;
6. It is designed to be sensitive to any nearby built heritage assets such as Listed Buildings;
7. It retains and incorporates natural features such as trees and hedgerows, and where appropriate ameliorates any loss of habitat for wildlife;
8. Sites have suitable access onto a highway; the impacts of additional traffic from development proposals on existing village roads is carefully considered and suitable measures are proposed to ensure appropriate traffic calming and pedestrian safety;
9. Sufficient provision is made for adequate off-street parking;
10. Schemes of 3 or more houses include some smaller and family accommodation (1, 2 and 3 bedrooms) to meet the needs of young families and an ageing population.
11. It would not lead to the loss of Local Green Space;
12. It does not have a detrimental effect on the landscape;
13. Developments are not gated;
14. Development is in accordance with other Glaphorn Neighbourhood Plan policies.

All proposals for new housing development will have to demonstrate how they help to maintain a mix of tenure, type and size of dwelling in the Parish. Proposals must demonstrate how they respond to the particular need for smaller properties and those suitable for retired villagers.

7. Employment

Objectives

Objective 10 – to aid rural diversification and enhance employment opportunities by encouraging alternative uses of rural buildings for small scale businesses and tourism.

Objective 11 – to assist existing businesses to develop and thrive.

Employment opportunities in Glaphorn Parish are limited. There are two working farms actually in the village plus other farms with land in Glaphorn Parish. These are not mainly labour-intensive farms thus provide few employment openings. A horse-riding school and livery operates out of Glaphorn Manor which provides some part-time work. At Church Farm, there are two businesses occupying renovated farm buildings; a hairdresser and a beauty salon. Other businesses include a self-employed builder and a security advisory firm. The Census statistics for 2011 indicate that a relatively high proportion of Glaphorn's residents are self-employed.

Policy 4 aims to support investment in appropriate economic development to enhance local employment provision. As farming practices continue to change, old and redundant agricultural buildings may offer opportunities for sensitive conversion to provide employment opportunities as evidenced at Church Farm where two small former farm buildings now accommodate service businesses serving a widely dispersed customer base.

Policy 4 – Supporting Rural Diversification

Employment development that would help to diversify the rural economy will be supported within the Parish.

The re-use of redundant farm buildings is encouraged for appropriate small scale rural business uses such as workshops, offices, artisan activities and creative industries which do not generate unacceptable levels of traffic on the rural road network. The proposed re-use will be subject to the following criteria. It must:-

- a) Relate well to the existing built form of the village
- b) Be appropriate to the village in terms of scale, location, design and materials
- c) Demonstrate consideration of its impact on infrastructure and incorporate mitigation measures to minimise any adverse impacts, and
- d) Provide adequate car parking on-site for employees and visitors.

Employment opportunities which support local services and the visitor economy linked to the enjoyment of the countryside and which secure the viability and/or security of agricultural operations will be particularly welcomed.

Conversions should be designed sensitively and respond positively to the local context in terms of materials, scale and height.

8. Landscape Character

Objectives

Objective 6 – to protect local green spaces and habitats.

Objective 7 – to preserve important rural views, streetscapes and landscapes and also protect the village from inappropriate development in proximity to listed or other important buildings and valued natural features.

Objective 8 – to ensure the rural character of the Parish is retained.

Objective 9 – to ensure the area of separation between the village of Glaphorn and Oundle is maintained in both physical and visual terms.

The local landscape character of Glaphorn is one of the Parish's key attributes and is highly valued by local residents. The results of the Questionnaire showed that 95% of respondents supported the retention of separation of the village from Oundle and that the rural character of Glaphorn should be retained – most notably, important landscapes, street views and village approaches.

Policy 3 of the **North Northamptonshire Joint Core Strategy** states:

Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area which it would affect.

Development should:

- a) *Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design and management;*
- b) *Make provision for the retention and, where possible, enhancement of features of landscape importance;*
- c) *Safeguard and, where possible, enhance important views and vistas including sky lines within the development layout;*
- d) *Protect the landscape setting and contribute to maintaining the individual and distinct character, and separate identities of settlements by preventing coalescence;*
- e) *Provide appropriate landscape mitigation and/or suitable off-site enhancements; and*
- f) *Preserve tranquillity within the King's Cliffe Hills and Valleys Landscape Character Area (as shown on the Policy Map) and other areas identified in Part 2 Local Plans by minimising light and noise pollution and minimising the visual and traffic impacts of development.*

Policy E20 of the East Northamptonshire Local Plan protected open land of particular significance from future development and it is proposed that most of this area retains such protection in Policy 6 below.

Policy 5 seeks to protect those features of the local landscape which make a positive contribution to the local identity and character of Glaphorn Parish.

Policy 5 – Protecting Landscape Character

New development should be sited and designed to protect and enhance features which contribute towards the special landscape character, and pattern of open spaces surrounding the village.

Locally significant views that are visible from locations that are freely accessible to members of the general public (for example from a public footpath, right of way, roadside, or other publicly accessible land) should be preserved and not significantly detracted from. Developments should take into consideration any adverse impacts on these views through landscape appraisals and impact studies.

Development proposals including associated tree planting should conserve important local landscape features such as hedges, stone walls and outbuildings. Mature and established trees within and around the village should be retained and incorporated into landscaping schemes.

Local habitats and wildlife corridors should be preserved and enhanced. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and enhance biodiversity. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management.

When constructing residential property boundaries, native species should be used and the establishment of new native hedges is encouraged to support and protect wildlife.

The linear layout of the existing village will be retained.

Developments, other than small in-fill, will be required to design and deliver high quality green infrastructure, linking settlements and creating ecological and recreational networks and maximising opportunities for residents and visitors to have a high-quality experience of nature and heritage.

The Nene Valley Nature Improvement Area should be preserved and enhanced.

Proposals should give careful consideration to lighting designs in order to minimise light pollution and protect the area's dark skies for the benefit of wildlife and residents' well-being.

Developments should not have a detrimental impact on any archaeological sites of importance or heritage assets (designated and non-designated).

Avoiding Coalescence

NNJCS Policy 3 (d) states “Development shouldprotect the landscape and contribute to maintaining the individual and distinct character and separate identities of settlements by preventing coalescence.” The importance of avoiding coalescence was endorsed by 95% of respondents in the Community Questionnaire.

Policy 6 – Area of Separation

In order to maintain the established pattern of development and conserve the character of Glaphorn as a separate and distinctive village, all future development should minimise the impact on the open character of the Area of Separation identified on the Policies Map.

Development which would result in the further coalescence of Glaphorn and Oundle will not be permitted.

Development will be assessed in terms of its impact upon the Area of Separation, including any harm to the effectiveness of the gap between settlements and, in particular the degree to which the development proposed would compromise the function of the Area of Separation in protecting the identity and distinctiveness of Glaphorn.

Local Green Space

NNJCS Policy 11.2. (b) provides that “Neighbourhood Plans may identify sites within or adjoining villages to help meet locally identified needs or they may designate sensitive areas where infill development will be resisted or subject to special control”. Such a site has been identified as being of particular significance to the village because:

- the land contributes to the retention of the existing form and character of Glaphorn village; Glaphorn has traditionally been regarded as a “village of two halves, Upper and Lower Glaphorn, and this open space defines the form and character of the village
- the land provides an important open area within the village; the immediacy of fields “within” the village emphasises its rural character;
- the land contributes to the setting of a listed building (Glaphorn Manor) and provides views of it in a rural setting;
- the open space provides valuable landscape views from Main Street including the space itself and surrounding trees, Glaphorn Manor, and the landscape beyond;
- this land has become important to wildlife as the grassland in and around the village is very limited. Notable bird species seen on and using this land include long eared owls, barn owls, turtle doves and lesser spotted woodpeckers. Badgers, foxes, bats and kites also contribute to the wildlife diversity.

The site identified includes most of the land defined in the 1996 Local Plan (carried forward as Policy EN 20 in the RNOTP) with the exception of one small area allocated for housing development, some horse pasture of the riding school and exclusion of an area which is neither publicly accessible nor publicly visible The area now proposed has been discussed with all three land owners.

Policy 7 – Local Green Space

The following local green space (identified on the Policies Map) is designated in accordance JCS Policy 11.2 (b) and consistent with paragraphs 76 and 77 of the NPPF:

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

Inappropriate development will not be permitted within the Local Green Space except for very special circumstances.

9. Design

Objectives

Objective 3 – To encourage small scale developments which are appropriate to the linear layout of Glaphorn Village and are within its defined settlement envelope.

Objective 7 – to preserve important rural views, streetscapes and landscapes and also protect the village from inappropriate development in proximity to listed or other important buildings and valued natural features.

Objective 8 – to ensure the rural character of the Parish is retained.

Objective 14 – to seek to protect public safety through appropriate measures for traffic calming and provision of parking.

The design of new development is key to retaining the character of villages and landscapes.

The Questionnaire survey indicated that 95% of respondents agreed that housing development within the village should be small scale and sympathetic to the architectural style in that location and retaining natural features where possible.

Policy 8 – Design Principles

All new development will be expected to take account of the following design principles:

1. 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.
2. Respect in design and material usage, the particularly sensitive locations and street views of
 - Windy Hollow to Crown House – bower-like stretch lined with mature trees
 - Main Street from Hope Cottage to Church Farm
 - Main Street from The Little Manor to Rosebank Cottage

■ Crown House to Glaphorn Manor

3. High quality contemporary design, will be encouraged, as well as more traditional designs, 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.
4. Respect established building lines and details of front garden enclosures, and relating well to the street, providing an active street frontage using materials that complement the existing palette of materials used within the village.
5. Ensure the scale of infill development does not adversely affect the character of the immediate locality or the residential amenities of nearby occupiers.
6. Provide amenity and garden space appropriate to the property size and type rather than tenure, and car, cycle, and refuse storage to allow a well-managed streetscape. Single-storey dwellings may have restricted garden size subject to orientation, overlooking and privacy.
7. All new external and street lighting should avoid light spillage and follow the Lighting Guidelines published by The Campaign for Dark Skies.

Development proposals will not be supported if they are of poor design which fail to take the opportunities available for improving local character and quality of the area. Development proposals which do not respect the linearity character of the village, such as use of rear gardens for placement of dwellings, will not be accepted.

Contributing to Traffic Management and Road Safety

Like many historical villages, with its narrow roads, dangerous bends, vehicular accesses at difficult locations and blind corners, the road network of Glaphorn is not suited to modern traffic requirements. This streetscape, however, is also a core part of the attractiveness of the village and contributes strongly to the support of the community for the retention of the rural character of Glaphorn.

Inevitably any development, when located within the village, will exacerbate the traffic and road safety issues. Proposals for site developments in locations where traffic and safety concerns are already evident should, as part of the proposal, include mitigating measures to address the core problem as well as any further issues caused directly by the proposal.

Policy 9 – Mitigating Traffic and Road Safety Issues

Development in locations with existing severe road safety issues will only be 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.

10. Community and Leisure Facilities

Objectives

Objective 12 – to protect the strong sense of community identity and coherence by maintaining and protecting village facilities including the village school, the village hall and the allotments.

Objective 13 – to promote recreational facilities including provision of a new a playing field in conjunction with the school and a children’s play area, to maintain footpaths and rights of way, and to protect natural heritage sites within and adjacent to the Parish.

As a small rural Parish, Glaphorn currently has very few facilities but a very strong sense of identity.

Retaining this sense of identity and coherence must be a factor when considering developments in the Parish and explains the opposition to overdevelopment, creation of small estates semi-detached from the village or any suggestion of Glaphorn being a dormitory to larger conurbations. Small in-fill developments across the village can be integrated in terms of both the buildings and, more importantly, new residents joining a welcoming community.

Policy 10 – Protecting Existing and Supporting New Community and Recreational Services and Facilities

1. Existing Facilities

There will be a presumption in favour of the protection of existing community and recreation facilities. The change of use of local community facilities, as listed below, will only be permitted for other health, education or community type uses (such as village halls, local clubhouses, health centres, schools and children’s day nurseries), unless the following can be demonstrated:

- a) The proposal ensures that a robust and transparent marketing exercise has taken place demonstrating that the retention of the existing use is no longer economically viable or feasible. This should include a realistic advertising period of at least 12 months at a realistic price, making use of local and (if appropriate) national media sources and maintaining a log of all enquiries received;
- b) The proposal ensures that, alternative provision of the key service exists within a rural settlement or within a nearby neighbouring settlement, which can reasonably be accessed by pedestrians and public transport; and
- c) The proposal ensures that the current / previous use no longer retains an economic and social value for the community it serves

The facilities are identified on the Policies Map and are listed as follows:

Village Hall
Church
School
Allotments

2. New Facilities

The Neighbourhood Development Plan will support proposals for new, and improvements to, existing community facilities. Development will be permitted where it is in accordance with the following criteria:

- a) the site is located in or adjacent to the village
- b) the site is accessible by walking and cycling
- c) there are opportunities to integrate services
- d) detrimental impacts on road safety or traffic flow can be satisfactorily mitigated in the interests of both road users and users of the proposed development
- e) the proposal would not have an adverse effect on residential amenity
- f) the proposal is in accordance with all other relevant policies.

11. Timescales and Next Steps

Between 21st August and 13th October 2017 this Draft Plan will be published for formal consultation (Regulation 14). At this stage, there is a further chance for Glaphorn residents and landowners to comment. Also, various organisations (“consultation bodies”) such as the Environment Agency and Historic England are invited to submit formal representations.

The Steering Group will consider all responses and amend the Plan before submitting it to East Northamptonshire Council in November 2017.

East Northamptonshire Council will check the Plan and publish it.

If all goes well, the GNP will be Examined in early 2018 by an independent Examiner, before proceeding to a local referendum. Everyone on the electoral register in Glaphorn Parish will be invited to vote and a majority Yes vote will mean that the GNP will be used to help determine planning applications in the Parish.

August 2017