

Glaphorn Neighbourhood Plan – Appendices

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COMMUNITY CONSULTATIONS PRIOR TO PREPARATION OF DRAFT PLAN FOR REGULATION 14 CONSULTATIONS

1. The Draft of the GNP was prepared by building on the results of the extensive informal consultation and engagement activities undertaken. There have been **three major elements** to the consultation process prior to Regulation 14 Consultations:

<p>Community Conversations involving face to face interviews</p>	<p>August / September 2016</p>	<p>Undertaken on a household basis. 85 responses from 114 households 75% participation.</p>
<p>Community Consultation Paper and accompanying Consultation Questionnaire Plus, associated Call for Sites from landowners</p>	<p>December 2016 / January 2017 January 2017 to March 2017</p>	<p>Questionnaire distributed to every household. 77 household responses (representing 149 individuals) 70% participation</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 Exhibition Days in May and June 2017</p>	<p>120 attendees at Exhibition Days 60% participation.</p>

These three informal community consultation exercises are described in the separate Consultation Report. Full detail of each of the three consultation exercises is available on the Glaphorn.org.uk web site (Neighbourhood Planning / Consultations).

APPENDIX 2

Statements of Principle

The Steering Group produced STATEMENTS OF PRINCIPLE which guided the drafting of the Vision and Objectives and provided the basis of the planning policies and site assessments in the Neighbourhood Plan. These Statements of Principle are expressions of the Glapthorn 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.

Housing Related

Statement A

Glapthorn village can sustain and benefit from some new housing development in the plan period to 2031. New development of the order of 20 new dwellings is acceptable and sustainable provided that suitable sites are available which meet Plan Policies. This level of development taken with recent planning approvals in the village (10 dwellings) means that Glapthorn, relative to its size of some 115 houses, can make a significant contribution to NNJCS targets for rural areas in East Northamptonshire over and above its own housing needs. New housing above this level would alter the character of the village. Housing beyond this level would not represent a sustainable approach as the village lacks retail and service facilities, has no scheduled public transport links and enjoys very limited employment opportunities; it depends upon Oundle as its service centre which for most people necessitates a car journey for all such requirements.

Statement B

Housing developments in Glapthorn village should be small scale and thus in keeping with the village character. Sites with the potential of between 1 and 5 new dwellings have been identified across suitable village locations. Retention of the rural character of the village was identified as a high priority for the community. Small developments can be integrated into the village environment in a style consistent with that part of the village and retain the linear character of Glapthorn. Small developments can more easily avoid any obscuring of important views and landscapes. The community is firmly opposed to the creation of "small estates" which would alter the layout and visual character of the village.

Statement C

The Neighbourhood Plan should include a revised village envelope to define the settlement boundary and limit development to areas within that envelope for the period of the Plan to 2031. The community consultations endorsed the concept of the revised village envelope, extended to incorporate acceptable sites, provided it supports the principle of linearity for the village with suitable in-fill sites in accordance with Plan Policies. The community firmly expressed the view that such a redefined village envelope should be a clear and certain basis on which to determine any future planning applications.

Windfall development within the settlement boundary of the Village will be accepted provided the developer can demonstrate the scale and siting of any dwellings accords with the character of surrounding properties and meets all applicable Plan Policies.

However, the opportunities for windfall sites within the village envelope are likely to be limited.

Statement D

The linear style of Glapthorn is one of its key characteristics and is a feature which should be protected. New or replacement housing should maintain the linear character of Glapthorn village; thus, houses should front onto the existing adopted highways, be consistent with existing housing lines and give direct vehicular access to the existing public road infrastructure. New houses must not be set back or positioned in existing rear gardens. Cul de sacs creating small estates would also be inconsistent with this policy. There are sufficient opportunities to absorb new housing in the village, using in-fill opportunities in a manner which preserves and enhances the attributes of its linear character.

Statement E

Re-use of existing buildings or sites of such buildings is supported. Within Glapthorn village, replacement of an existing and permanent building not fronting onto the highway (i.e. an existing dwelling or permanent agricultural building) by new residential dwelling(s) is acceptable provided that an access road (even if not adopted) already exists and any new dwelling or dwellings are constructed on substantially the same footprint as the existing building or buildings.

In addition to any such dwelling(s) further dwellings may be constructed to front onto any such access road provided (i) that any further dwellings shall not lead to the over-development of the site and (ii) the additional dwellings are located between the existing building location and the existing adopted highway.

This may involve development in locations which do not front the existing adopted highways but would utilise an existing access arrangement. The linear nature of the village is not compromised further as any such development would need to front the existing access road and would not be permitted beyond the location of the existing building; however, some in-fill between the existing building and the adopted highway might be acceptable. This statement is aimed directly at re-using existing assets and does not permit development on greenfield sites which are back-fill and / or inconsistent with the linear character of the village irrespective of existing access arrangements.

Statement F

There is a presumption in favour of new dwellings 1, 2 or 3 bedroomed to improve the balance of provision and to contribute towards meeting the needs of an elderly population. The consultations in Glapthorn identified some need for housing which is more suitable for elderly persons and which may enable them to remain within the community and continue to benefit from its social infrastructure. Such new housing would however still need to be consistent with the other Policies.

Landscape and Character Related

Statement G

The location and design of new dwellings must be consistent with the rural character of the village and preserve important rural views, streetscapes and landscapes. Certain areas within and adjacent to the village are considered to be “sensitive” and thus impact upon the suitability for development. Hence some sites need to be defined as not appropriate for development or be required to adopt certain design attributes to

preserve the character of the village.

The pattern of open spaces surrounding and within the village should be retained. Important landscape views on the edge of the village and from within the village should be protected; thus, the following areas are not appropriate for development

- Land to the east of the Oundle - Southwick Road
- Open land to the north of Cotterstock – Benefield Road
- Land to the south and west of Main Street and Brookside (beyond the re-defined village envelope)
- Open land bounded by Cotterstock Road, Southwick Road and Main Street (beyond re-defined village envelope)

Views approaching the village which define the settlement edge and character should be preserved. There should be no development beyond the natural boundaries marked by natural features or buildings of local character, namely

- Village school site approaching from Benefield
- Leverton approaching from Oundle
- Stone outbuildings before Netherdyke approaching from Cotterstock on Benefield Road
- Bridge over stream approaching from Southwick

Specific street views, the surroundings of significant buildings of local character and natural features should be protected by restricting development or requiring suitable design attributes be adopted; namely the following locations:

- 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 Glapthorn Manor.

Statement H

A large green area on the Village was designated in earlier local plans as “Important Open Land” on which planning permission would not be granted. The policy has lapsed in the East Northamptonshire Council’s Joint Core Strategy. This open land is of particular significance to the village because:

- the land contributes to the retention of the existing form and character of Glapthorn village; Glapthorn has traditionally been regarded as a “village of two halves of Upper and Lower Glapthorn” 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 (Glapthorn Manor) and provides views of it in a rural setting.

The community has expressed a clear desire that a substantial portion of this land be designated as Local Green Space because the green area is demonstrably special to Glapthorn and holds particular local significance due

to its landscape character, historic significance, recreational value, tranquility and biodiversity. The former “Important Open Land” has been reviewed and a reduced area identified as appropriate for designation as Local Green Space.

In addition, the Allotments should be retained as a valuable green community resource and protected from development in the Plan period by being excluded from the village envelope (settlement boundary).

Statement I

The maintenance of the current separation between Oundle and Glapthorn is key to the maintaining the rural character of Glapthorn. The fields which separate it from Oundle give Glapthorn the character and ambiance of a “village in the country” as opposed to an adjunct to Oundle. Any reduction in this separation will seriously impair the distinctiveness of Glapthorn and start to change its rural character. The view from the edge of the village supports this sense of a country village: further developments at Old Farm Lane will mean that new housing, which is already visible on the skyline, will progressively encroach onto the landscape. This will not just result in the loss of an important rural landscape, but the sense of separation and of Glapthorn as a truly rural village will also be lost.

The current extent of separation between Oundle and Glapthorn along the road from the northern edge of Oundle (new development of Old Farm Lane, Oundle) to Glapthorn (Leverton) should not be encroached upon i.e. no further development in a northerly direction from Old Farm Lane or southerly from Leverton towards Oundle. Similarly development to the west of Cotterstock Road towards Glapthorn would represent an unacceptable encroachment. Site development to the east of Cotterstock Road may not have quite the same implications for coalescence but needs to be assessed against the spatial and sustainability policies for Oundle and the contribution which the site might make to wider NNJCS housing policies.

Employment Related

Statement J

Alternative uses or re-use of rural buildings by existing businesses and new small businesses (including holiday lets, tourism and work units) will be supported to aid rural diversification provided the scale is in keeping with the village environment. Re-use of buildings in a manner which preserves the character of those buildings is supported as are initiatives which enhance rural employment opportunities and provide services to the local community and thus contribute to the vitality of the village.

Statement K

The opportunity for new employment opportunities is likely to be limited but will be encouraged provided its scale and nature is not detrimental to the character and respects the residential nature of the village. Any such employment use should be within the village envelope and not be located in open countryside or result in an extension of the built environment. Hence windfall development within the village

settlement boundary will be accepted in respect of employment related use provided the proposal is of a scale and nature appropriate to the location and character of Glapthorn.

Community Objectives

Statement L

The release of sites for development needs to be phased over the plan period to 2031 to avoid harming the character of the village or exceeding its capacity to absorb change.

Statement M

All community consultations to date have highlighted the considerable concern about traffic speeds through the village and public safety at key locations, not least outside Glapthorn C of E Primary School.

Traffic issues has featured strongly when the community has considered both the scale of development which Glapthorn can sustain and the suitability of individual site locations.

Statement N

Glapthorn has a very strong sense of community identity and coherence; it lacks services such as a shop or public house but values its facilities such as the village school, village hall, church, allotments and various thriving societies not least the Royal Oak Club with its regular well attended weekly gatherings. Retaining this sense of identity and coherence must be a factor when considering developments in the Parish and explains the opposition to over – development, creation of small estates semi-detached from the village or any suggestion of Glapthorn 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.

Statement O

Glapthorn has over 40 children aged between 0 and 15 years but no significant recreational facilities. The community would like to provide a new playing field and play area, preferably in conjunction with the village school.

APPENDIX 3.

Extracts from North Northamptonshire Joint Core Strategy most relevant to the Glapthorn Neighbourhood Plan

The following NNJCS policies have, in particular, guided the development of the Glapthorn Neighbourhood Plan:

- the central theme is to promote sustainable development which minimises car travel. Thus, the emphasis is on directing development to established centres which, unlike Glapthorn, have the required amenities and employment opportunities.
- the age structure of the population is forecast to change over the plan period, with significant implications for the homes, services and facilities that are required.
- the population trends impact on the type of housing required, increasing the requirement for 1 and 2 bed properties in an area with a historically low supply of smaller homes. The home ownership sector has been less responsive to demographic trends and has continued to develop a high level of traditional and larger family housing.
- 820 new houses (less than 10% of the total for East Northamptonshire) are allocated to rural areas of East Northamptonshire for the period 2011 to 2031.
- the rural housing requirement should be accommodated in Neighbourhood Plans by allocating land in the most sustainable locations available and/or through windfall allowances.
- for rural areas, other than small scale infilling or rural exceptions schemes, levels of housing development in excess of the identified requirements will only be permitted where tested and supported through Neighbourhood Plans. Plans should identify the phasing of individual housing sites in the rural areas to ensure that development opportunities are not exhausted early in the plan period.
- 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;
- Neighbourhood Plans may designate sensitive areas where infill development will be resisted or subject to special control;
- Other than small scale infilling or 'rural exceptions' schemes, development above the requirements of the NNJCS will be resisted unless agreed through a Neighbourhood Plan.
- Rural diversification and the appropriate re-use of rural buildings will be supported.
- Rural Exception Housing schemes should be purely affordable housing unless an element of market housing is essential to enable the delivery of the development.

Policies 11.2 Development in Rural Areas and Policy 13 Rural Exceptions contain many of the policy statements and are re-produced below.

Policy 11 of the NNJCS states:

2. *The Rural Areas*
 - a) *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;*
 - b) *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 and/ or Neighbourhood Plans may identify sites within or adjoining Villages to help meet locally identified needs or may designate sensitive areas where infill development will be resisted or subject to special control;*
 - c) *Local and Neighbourhood Plans will identify sites within or adjoining the villages to meet the rural housing requirements identified in Table 5. Other than small scale infilling or ‘rural exceptions’ schemes, development above these requirements will be resisted unless agreed through the Part 2 Local Plan or Neighbourhood Plans to meet a particular local need or opportunity;*
 - d) *Rural diversification and the appropriate re-use of rural buildings will be supported in accordance with Policy 25. Renewable energy developments will be considered under Policy 26. Other forms of development will be resisted in the open countryside unless there are special circumstances as set out in Policy 13 or national policy;*

Policy 13 of the NNJCS states:

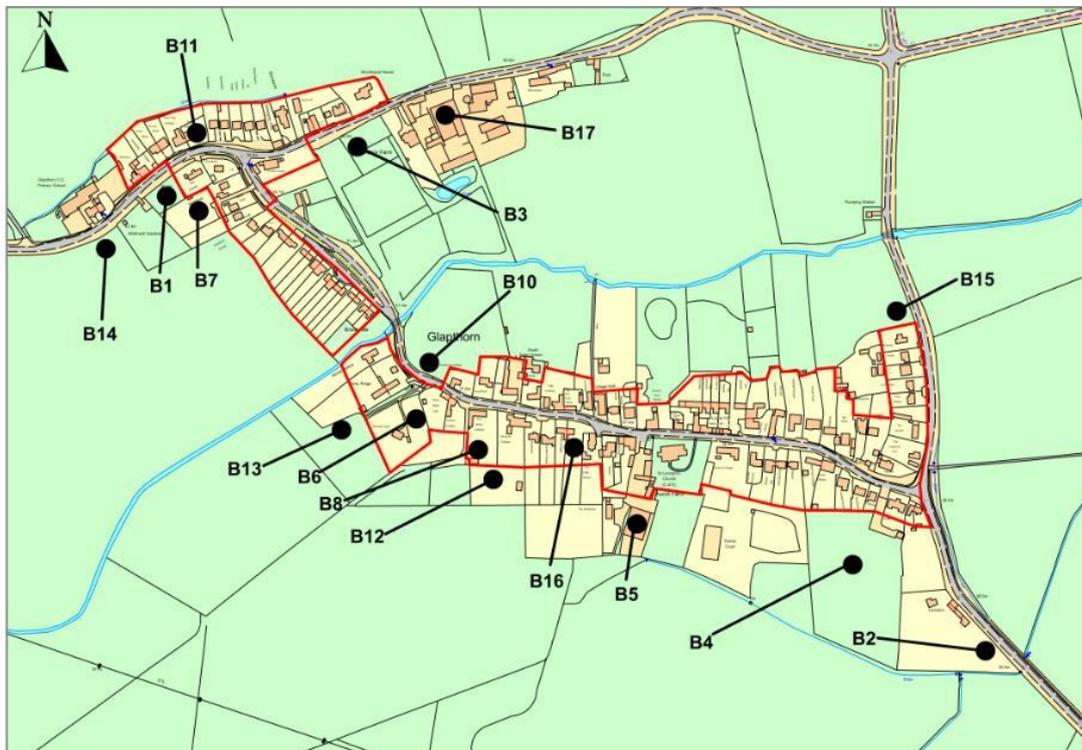
As an exception to the spatial strategy set out in Policy 11, new development may be permitted in the rural area as set out below:

1. *Development adjoining established settlements, beyond their existing built up area or defined boundary, where the proposal satisfies all of the following criteria:*
 - a) *The form and scale of the development should be clearly justified by evidence that it meets an identified need arising within a village or network of villages through a local needs survey;*
 - b) *Sites should be well-related to a settlement that offers services and employment to meet the day to day needs of occupants of the development;*
 - c) *Development should enable access to local services and facilities by foot, cycle or public transport;*
 - d) *The scale and nature of the development will not exceed identified needs and must be appropriate to the surroundings, minimise impacts on the environment and be supported by existing or new infrastructure. Rural Exception Housing schemes should be purely affordable housing unless an element of market housing is essential to enable the delivery of the development. In such cases, the scale of market housing will be the minimum necessary to make the scheme viable and should be tailored to meeting specific locally identified housing needs;*
 - e) *Occupation of affordable units within the development will be controlled through a legal agreement or conditions to ensure that it remains available and affordable in perpetuity to meet local needs.*
2. *In open countryside, away from established settlements, permission will not normally be granted for new built residential development, with the exception of:*
 - a) *Individual dwellings of exceptional quality or innovative design as set out in paragraphs 5.42 and 5.43; and*
 - b) *Dwellings for rural workers at or near their place of work in the countryside, provided that:*
 - i. *The dwelling is required to enable someone who is in full time employment in agricultural, forestry or similar rural businesses to meet the essential need of the enterprise concerned; and*
 - ii. *It can be demonstrated the functional, financial and viability tests in paragraph 5.41 have been met.*

Appendix 4

Site Identification

1. Site Submissions for Sites in Village (B9 was withdrawn)



Ref	Description of Location	Potential no. dwellings
B.1.	Land to east of allotments	3
B.2.	Leverton, Oundle Road	1
B.3.	Land between Glapthorn Manor Farm and Crown House	5
B.4	Land south of Main Street	5 to 15
B.5.	Land at Church Farm	3
B.6.	Meadow View	1 (additional)
B.7	Paddock Rear of Highfield Lodge	1
B.8	Land behind White Cottage	1
B.9	Withdrawn	
B.10	Main St between The Thatched Cottage and brook	1 to 4
B.11	Land between Rose Cottage and Northfield	1
B.12	Land behind Peaches Cottage	1
B.13	Roy's Field (beyond Windy Ridge)	Not stated
B.14	Benfield Road – opposite school	3 to 5
B.15	Southwick Road (north of new Braesby Lane)	3
B.16	Land behind Daisy Cottage	1
B.17	Manor Farm, Cotterstock Road	5

2. Planning Permissions Granted 2011 to 2017

GNP Ref	Location	Description	
Ex 6	Highfield Lodge	Erection of single dwelling	Application Permitted 10 August 2017
Ex 5	Barns Cotterstock Road Glaphorn	Change of use of redundant agricultural barns to a single residential dwelling	Application Permitted 08 Feb 2017
Ex4	Land Rear Of 3 Main Street Glaphorn	Erection of up to four dwellings	Application Permitted 21 Dec 2016
Ex 3	Braesby Southwick Road Glaphorn	Erection of five dwellings (net 4)	Granted on appeal 11th August 2016
Ex 2	153 Glaphorn Road Oundle	To erect 6 dwellings (net 5)	Application Permitted 11 Jun 2015
Ex 1	Land Adjacent Church Farmhouse Main Street Glaphorn	Erection of detached dwelling	Application Permitted 09 May 2011

3. Site Submissions Wider Parish Area (A4 and A5 were withdrawn)

Ref	Site Location	Site Description	Proposal
A.1	Cotterstock Road, adjacent to Oundle Primary School	4.8 Hectares, greenfield land.	65 houses of which up to 40% affordable; plus, other facilities.
A.2	Land east of Cotterstock Road, between St Peters Road Oundle and Water Recycling Centre (WRC)	6.6 Hectares in total mainly in Oundle. Glaphorn part would be 2.2 hectares as phase 2.	30 houses in Glaphorn parish. 40% affordable housing.
A.3	Old Farm Lane (Wagstaff's Field)	Extension of recent housing development.	3 to 4 houses
A.6	East of Cotterstock Road Road between A2 and WRC	0.7 Hectares of agricultural land	Number of houses not specified.



Appendix 5

GLAPTHORN NEIGHBOURHOOD PLAN SITE ASSESSMENT

This Appendix should be read in conjunction with Appendix 4 for fuller description of all sites submitted for consideration.

The assessment of sites for inclusion in the Glapthorn Neighbourhood Plan consisted of six elements:

1. Call for sites
2. Identification of critical policies
3. Assessment of site compliance with critical policies
4. Consultation with the village
5. Consideration of comments from public agencies and bodies
6. Confirmation of sites for inclusion in the Neighbourhood Plan

1 Call for sites

In December 2016 3 separate groups were contacted by letter to ask if they had any proposals for development within the parish of Glapthorn over the next 15 years. The groups were:

- landowners in the parish known to have an interest in development
- land and estate agents with interests in Glapthorn
- farmers as the major landowners in the parish

At the same time, and independently, East Northamptonshire Council conducted their own call for sites. Any proposals received by East Northamptonshire Council that lay within Glapthorn parish but had not been made direct to Glapthorn were added.

A section within a questionnaire sent to all residents in the parish during December 2016 asked for nominations of sites that were felt to be suitable for development. Landowners were written to in those instances where sites had been suggested but no proposal received.

Some initial proposals were later withdrawn leaving a total of 20 proposals that were finally confirmed. Of these, 4 sites were in the parish adjacent to the Glapthorn/Oundle boundary (group A) and were primarily for housing but included some mixed use. The remaining 16 sites were within or adjacent to the settlement boundary (group B), all for housing.

Site proposers were requested to provide basic site details such as area, current use, access to services and any constraints on development. All sites were referred to appropriate agencies and utilities for comment on the suitability of the proposal.

Group A - Sites adjacent to the Glapthorn/Oundle boundary

Each of the 4 sites was given an identifier the range A1-A6 (A4 & A5 were withdrawn):



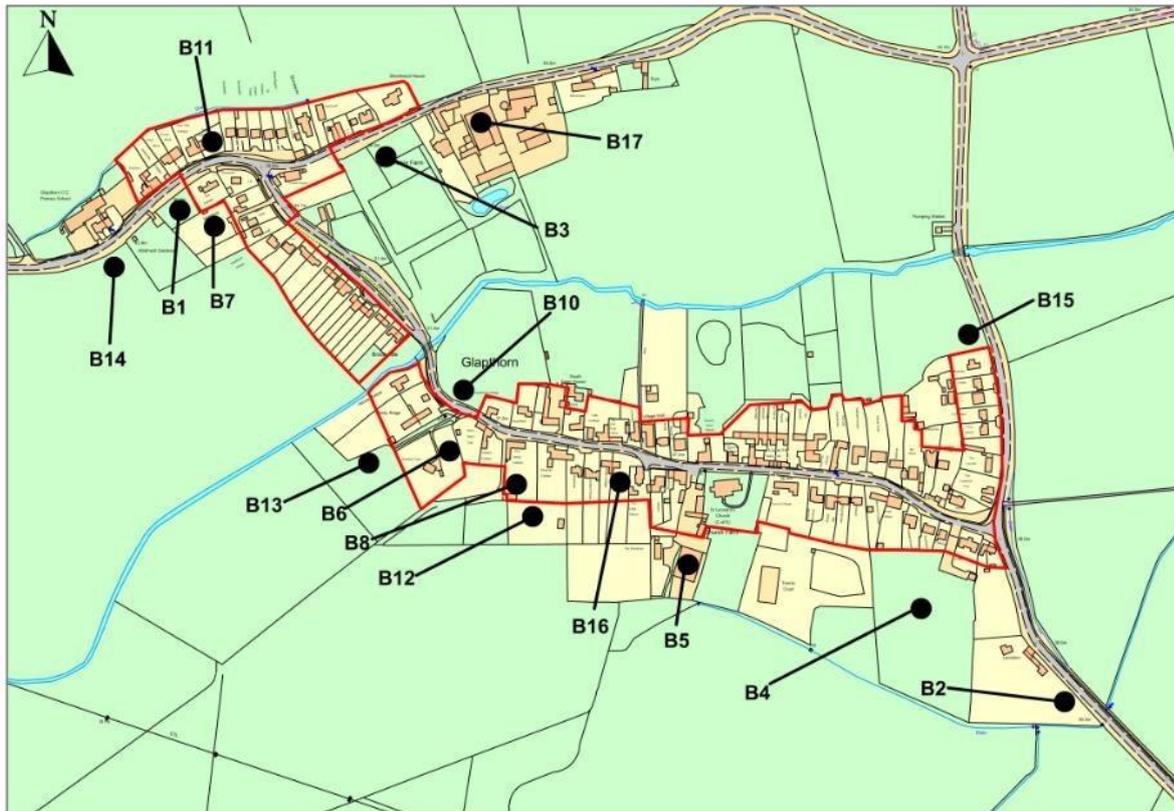
Proposers of sites outside the Village settlement were asked to describe how the site might fit in with North Northamptonshire Joint Core Strategy (NNJCS) and Glapthorn policies such as:

- meeting housing need (NNJCS Policies 11 Urban and Rural Areas and Policy 13 rural Exceptions)
- maintaining the rural character of the Parish
- providing the housing mix (size and tenure) identified as needed in the NNJCS
- maintaining an appropriate separation of Glapthorn Village from Oundle

In addition, these site proposals had to be assessed in the context of the housing needs of Oundle and the wider East Northamptonshire requirements. Any housing numbers needed to be seen in the context of the Oundle allocation in the NNJCS as clearly, they would service the market town's needs despite being physically located in Glapthorn Parish. As such, any site allocations in Glapthorn's Neighbourhood Plan needed to be set in the context of spatial and sustainability policies which ensure coherence between the two Neighbourhood Plans of Glapthorn and Oundle.

Group B - Sites within or adjacent to the settlement boundary

Each of the 16 sites was given an identifier in the range B1-B17 (B9 was withdrawn):



Proposers had been asked to describe how the site would fit in with relevant NNJCS policies and the then emerging policies for the Glapthorn Neighbourhood Plan, such as

- adherence to NNJCS Policy 11 (housing in rural areas)
- maintaining the rural character of Glapthorn village
- meeting the requirement for small scale developments
- identifying and meeting housing need
- maintaining the linear nature of the Village

In some instances the proposals received contained supporting information including detailed descriptions and plans. In other instances information was much more limited and confined to rough outline sketches. In two instances, proposals A6 and B13, no descriptions or plans was received at all despite several requests to the landowner.

2 Identification of critical policies

A set of draft Neighbourhood Plan policies were developed following the extensive consultation and questionnaire exercise during the winter of 2016/17. The level of support for some of the policies made it clear that they were particularly important to the residents of the parish and that any potential development should abide with policies with high support. In addition, a key area for consideration in the Neighbourhood Plan is providing a positive planning framework to support appropriate future housing growth in the neighbourhood area. Policies within the North Northamptonshire Joint Core Strategy were used as a guide to help achieve this.

Group A - sites adjacent to the Glapthorn/Oundle boundary

The key statement of policy from the draft Neighbourhood Plan was:

Statement 1 (in summary)

Glapthorn village should retain its separation from Oundle without encroachment from further developments in the Parish on sites adjacent to the Oundle / Glapthorn boundary. Any developments adjacent to the Parish boundary with Oundle must a) provide sustainable solutions to meet the housing and service needs of the market town and the wider District; b) not encroach upon the physical and visual separation of Glapthorn Village from Oundle; and c) be consistent with any priorities for development identified in conjunction with Oundle Town Council.

In addition, policies 11 and 13 in the North Northamptonshire Joint Core Strategy were considered. See Appendix 3 for extracts of these policies.

A set of questions were designed to test whether each proposed development would comply with these critical policies:

1	Can the site be justified in the context of JCS Policy 11.2 (Rural Areas)?
2	Can the site be justified in the context of JCS Policy 11.1 (Urban Areas) – recognising the purpose would be to serve Oundle’s housing need?
3	Can the site be justified in the context of JCS Policy 13 (Rural Exceptions)?
4	Is the site required to meet Oundle’s housing need as stated by Oundle Town Council?

See also Annex 1. In addition to the 4 “critical” policies, each site was also measured against a wider set of considerations and these, with the assessments, are shown in the Annex.

Group B – sites within or adjacent to the settlement boundary

The key statements of policy from the draft Neighbourhood Plan were:

Statement B

Housing developments in Glapthorn village should be small scale and thus in keeping with the village character. Sites with the potential of between 1 and 5 new dwellings have been identified across suitable village locations. Retention of the rural character of the village was identified as a high priority for the community. Small developments can be integrated into the village environment in a style consistent with that part of the village and retain the linear character of Glapthorn. Small developments can more easily avoid any obscuring of important views and landscapes. The community is firmly opposed to the creation of “small estates” which would alter the layout and visual character of the village.

Statement D

The linear style of Glapthorn is one of its key characteristics and is a feature which should be protected. New or replacement housing should maintain the linear character of Glapthorn village; thus, houses should front onto the existing adopted highways, be consistent with existing housing lines and give direct vehicular access to the existing public road infrastructure. New houses must not be set back or positioned in existing rear gardens. Cul de sacs creating small estates would also be inconsistent with this policy. There are sufficient opportunities to absorb new housing in the village, using in-fill opportunities in a manner which preserves and enhances the attributes of its linear character.

Statement E

Re-use of existing buildings or sites of such buildings is supported. Within Glapthorn village, replacement of an existing and permanent building not fronting onto the highway (i.e. an existing dwelling or permanent agricultural building) by new residential dwelling(s) is acceptable provided that an access road (even if not adopted) already exists and any new dwelling or dwellings are constructed on substantially the same footprint as the existing building or buildings.

In addition to any such dwelling(s) further dwellings may be constructed to front onto any such access road provided (i) that any further dwellings shall not lead to the over-development of the site and (ii) the additional dwellings are located between the existing building location and the existing adopted highway.

This may involve development in locations which do not front the existing adopted highways but would utilise an existing access arrangement. The linear nature of the village

is not compromised further as any such development would need to front the existing access road and would not be permitted beyond the location of the existing building; however, some in-fill between the existing building and the adopted highway might be acceptable. This statement is aimed directly at re-using existing assets and does not permit development on greenfield sites which are back-fill and / or inconsistent with the linear character of the village irrespective of existing access arrangements.

Statement H

A large green area on the Village was designated in earlier local plans as “Important Open Land” on which planning permission would not be granted. The policy has lapsed in the East Northamptonshire Council’s Joint Core Strategy. This open land is of particular significance to the village because:

- ⌚ the land contributes to the retention of the existing form and character of Glapthorn village; Glapthorn has traditionally been regarded as a “village of two halves of Upper and Lower Glapthorn” 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 (Glapthorn Manor) and provides views of it in a rural setting.*

The community has expressed a clear desire that a substantial portion of this land be designated as Local Green Space because the green area is demonstrably special to Glapthorn and holds particular local significance due to its landscape character, historic significance, recreational value, tranquility and biodiversity. The former “Important Open Land” has been reviewed and a reduced area identified as appropriate for designation as Local Green Space.

In addition, the Allotments should be retained as a valuable green community resource and protected from development in the Plan period by being excluded from the village envelope (settlement boundary).

A set of questions were designed to test whether each proposed development would comply with these critical policies:

	Question	
<i>Statement B</i>		<i>Housing developments in Glapthorn village should be small scale</i>
	a	Is the proposal for no more than 5 houses?
<i>Statement D</i>		<i>New or replacement housing should maintain the linear character of Glapthorn village</i>
	a	Do all houses front onto adopted highway?
	b	Are all houses consistent with existing housing lines?
	c	Do all houses have direct vehicular access to existing adopted highway?
<i>Statement E</i>		<i>replacement of an existing and permanent building not fronting onto the highway by new residential dwellings</i>
	a	Does dwelling replace existing building on substantially same footprint?
	b	Does access road already exist?
	c	Do any additional buildings front onto existing access road?
	d	Are any additional buildings to be located between existing building and existing adopted highway
<i>Statement H</i>		<i>Land on which Local Green Space designation to be sought</i>
	a	Is development outside the area on which Local Green Space designation to be sought?

Those sites containing proposals for new buildings were to be assessed using the questions relating to statements B (size), D (linearity) and H (green space impact). Those sites that contained proposals for the replacement of existing buildings were to be assessed using statements B (size), E (access) and H (green space impact).

3 Assessment of site compliance with critical policies

All sites in both groups were visited, accompanied in the majority of cases by the proposer, to attain a full understanding of the site, the proposal and to discuss its suitability. Additional meetings were held with proposers if required. Proposers of sites in group B were made aware of the likely policies on the size of any development, linearity etc. and given the opportunity to review their proposal.

The sites were then assessed, using the information gained from the proposal documents, the site visits and meetings, by evaluating each proposal against the appropriate (i.e. group A or group B) set of questions as above.

Group A - sites on the Glapthorn/Oundle border

The assessment was:

	Criteria	A1	A2	A3	A6
1	JCS Policy 11.2	unlikely	Y	Y	N
2	JCS Policy 11.1	N	N	N	N
3	JCS Policy 13	N	N	N	N
4.	Oundle's housing need	N	N	Not known	N
Meets all critical policies		NO	NO	NO	NO

As noted earlier, see also Annex 1. In addition to the 4 “critical” policies, each site was also measured against a wider set of considerations and these, with the assessments, are shown in the Annex.

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

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

Group B – sites within or adjacent to the settlement boundary

Only proposals that had positive (Y) assessments for all applicable questions were deemed to have met all of the critical policies. These were:

Question		B1	B2	B3	B5	B6	B11	B14	B15	B17
B/a	Is the proposal for no more than 5 houses?	Y	Y	Y	Y	Y	Y	Y	Y	Y
D/a	Do all houses front onto adopted highway?	Y	Y	Y			Y	Y	Y	
D/b	Are all houses consistent with existing housing lines?	Y	Y	Y			Y	Y	Y	
D/c	Do all houses have direct vehicular access to existing adopted highway?	Y	Y	Y			Y	Y	Y	
E/a	Does dwelling replace existing building on substantially same footprint?				Y	Y				Y
E/b	Does access road already exist?				Y	Y				Y
E/c	Do any additional buildings front onto existing access road?				Y	Y				
E/d	Are any additional buildings to be located between existing building and existing adopted highway?				Y	Y				Y
H/a	Is development outside the area on which Local Green Space designation to be sought?	Y	Y	Y	Y	Y	Y	Y	Y	Y

Those proposals that had at least one negative (N) assessment for one or more of applicable questions were deemed not to have met all critical policies. These were:

Question		B4	B7	B8	B10	B12	B13	B16
B/a	Is the proposal for no more than 5 houses? Option 1 Option 2	N Y	Y	Y	Y	Y	Y	Y
D/ a	Do all houses front onto adopted highway?	N	N	N	Y	N	N	N
D/b	Are all houses consistent with existing housing lines?	N	N	N	Y	N	N	N
D/c	Do all houses have direct vehicular access to existing adopted highway?	N	N	N	N	N	N	N
E/a	Does dwelling replace existing building on substantially same footprint?							
E/b	Does access road already exist?							
E/c	Do any additional buildings front onto existing access road?							
E/d	Are any additional buildings to be located between existing building and existing adopted highway?							
H/a	Is development outside the area on which Local Green Space designation to be sought?	Y	Y	Y	N	Y	Y	Y

4 Consultation with the village

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 assess all the proposals, indicate their views and make comments on the relative merits of the proposals. They were also asked whether they agreed with the outcome of the assessment of site compliance with critical policies as detailed above.

Group A – Sites on the Glaphorn/Oundle border

The community feedback for the proposals in Group A, all of which were assessed as not meeting all critical policies, was:

	A1	A2	A3	A6
Community support for overall NO assessment.	97%	80%	81%	99%

Group B – sites within or adjacent to the settlement boundary

The community feedback for those proposals in Group B that were assessed as meeting all critical policies was:

	B1	B2	B3	B5	B6	B11	B14	B15	B17
Community support for overall YES assessment.	75%	84%	59%	76%	90%	90%	51%	61%	80%

The community feedback for those proposals in Group B that were assessed as not meeting all critical policies was:

	B4	B7	B8	B10	B12	B13	B16
Community support for overall NO assessment.	97%	69%	74%	89%	75%	97%	79%

5. Comments from Public Bodies and Agencies on Sites

Appropriate agencies were consulted in February 2017 at the commencement of the site appraisals and in August 2017 as part of the Regulation 14 Consultations.

A. Comments Relevant to Sites Adjacent to Oundle / Glapthorn Boundary

Anglian Water	Expect need to make improvements to water supply network for sites A1, A2 and A3 Upgrades will be required to foul sewerage network to accommodate foul flows from A1 and A2 Site A2 and A6 are in close proximity to Water Recycling Centre (sewage treatment); an odour risk assessment is recommended
Planning Services NCC	Some concern about site A2. Oundle Snipe Meadow Local Wildlife Site lies just to the southeast of A2 with risk of use as recreational space with consequent damage to vegetation. Thus A2 would need high quality open space provided to avoid use of meadows for recreation.
Environment Agency	Proposed sites are in Flood Zone 1 except Site A2 which extends into Flood Zone 2. Thus layout of A2 would need to ensure vulnerable properties located outside Zone 2.
National Grid	There are no implications for National Grid's high voltage electricity assets and high pressure gas pipelines.
Highways Dept NCC	Transport Statements required for Sites A1 and A2; both require extension of speed limit area combined with suitable traffic calming. For A3, if to be accessed from existing private drive (of Old Farm Lane) may contravene NCC policy on number of dwellings accessed off private drive.

B. Comments relevant to sites within or adjacent to Glapthorn Village.

Anglian Water	There is available capacity within water supply network to serve preferred sites. No objection to the principle of development on these sites. There are existing sewers within the boundaries of the Local Green Space.
Environment Agency	Pleased to see that the proposed sites for allocation fall within areas considered as having low probability of flooding.
National Grid	There are no implications for National Grid's high voltage electricity assets and high pressure gas pipelines.
Historic England	The NP area contains 1 G11* and 9 G11 designated heritage assets.
County Archaeological Adviser NCC	Support for designation of Local Green Space and restriction of development.
Highways Department NCC	See table below for site specific comments

Site Ref	NCC Highways Comments
B1	Visibility for any new site access south of Benefield Road is restricted by the adjacent bend to the east. Any new access would need to provide visibility commensurate with speeds of approaching traffic. A footway should be provided to connect with the existing footway to the east and a suitable pedestrian crossing point across Benefield Road provided to allow access to the school
B2	The site access should be located within the 30mph speed limit. Visibility commensurate with actual vehicles speeds should be provided. A footway to the site should be provided with a suitable crossing point to the existing footway
B3	This site may be required to widen the carriageway along its frontage as it is currently too narrow for 2-way traffic. A new footway would be required with a suitable crossing point to the existing footway on the northern side of Cotterstock Road.
B4	Access needs to be to adoptable standard if more than 5 dwellings.
B5	Visibility may be restricted however existing use would need to be considered and any potential highway benefit in removing farm vehicles from using the access
B6	Visibility may be restricted at access. Access will need improving to comply with standards for shared use (4.5m for 10m from back of highway)
B11	On site turning desirable to allow entry and exit in forward direction.
B15	Any development in this location would have its access within an unrestricted (60mph) speed limit area and would be likely to need to have the 30 mph speed limit extended to beyond the site access and a village gateway provided to help reduce traffic speeds. The access will need to comply with standards for shared use (4.5m for 10m from back of highway) and have adequate visibility
B17	This site is subject to a current planning application and mitigation to reduce speeds along Cotterstock Road in the vicinity of the site access in the form of a narrowing and priority system is proposed

6 Confirmation of sites for inclusion in the Neighbourhood Plan

Group A – Sites on the Glapthorn/Oundle border

Support for the outcome of the assessment of site compliance with critical policies was very positive in all instances. **No sites were confirmed for inclusion the draft Neighbourhood Plan.**

Group B – Sites within or adjacent to the settlement boundary

Support for the outcome of the assessment of site compliance with critical policies was positive in all instances.

However, in the case of proposal B14 the support was marginal at 51%. There was also considerable concern expressed during the consultation with the village that the proposal could exacerbate parking and safety issues in relation to Glapthorn primary school which is on the opposite side of the road from the site of the proposal. 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 was decided to exclude proposal B14 from the plan.

One of the rejected sites (B7 – Highfield Lodge) was opposed by 69% of participants largely because it constituted back-fill in a rear garden. This site was subsequently submitted for planning permission which was granted in August 2017 for a single dwelling and therefore this is now included in the accepted housing number total.

An additional site (not identified in the call for sites) of a barn conversion at Netherdyke (Cotterstock Road Glapthorn) into a single dwelling received planning permission in February 2017. This site is treated in the Neighbourhood Plan as a rural site outside the village settlement boundary.

The sites confirmed for inclusion in the Neighbourhood Plan are B1, B2, B3, B5, B6, B7, B11, B15 and B17.

ANNEX TO APPENDIX 5

Full Assessment of Sites Adjacent to Oundle / Glapthorn Boundary

Each of the four sites has been assessed against the following criteria

1.	<i>Is the site required to meet the housing need of Glapthorn Parish?</i>
2.	<i>Is the number of houses proposed consistent with the JCS Policy 29 (Table 5) in respect of rural areas of East Northamptonshire?</i>
3.	<i>Can the site be justified in the context of JCS Policy 11.2 (Rural Areas)?</i>
4.	<i>Can the site be justified in the context of JCS Policy 11.1 (Urban Areas) – recognising the purpose would be to serve Oundle’s housing need?</i>
5.	<i>Can the site be justified in the context of JCS Policy 13 (Rural Exceptions)?</i>
6.	<i>Would development on this site be consistent with Glapthorn’s Statement of Principle I regarding avoiding urban encroachment in the parish and avoiding coalescence between Glapthorn village and Oundle town?</i>
7.	<i>Would development of this site retain the rural character and landscape of the Parish and the views from the village?</i>
8.	<i>Is the location of the site suitable for housing use with regard to location adjacent to the water recycling site (formerly known as Sewage Treatment Works) ?</i>
9.	<i>Would development of the site be compatible with the Nene Valley Nature Improvement Area?</i>
10.	<i>Is the site required to meet Oundle’s housing need as stated by Oundle Town Council?</i>
11.	<i>Would allocation be consistent with Oundle’s site allocation policies (e.g. distance from town centre, retaining a compact urban area, avoiding encroachment into countryside, distribution over small sites)?</i>
12.	<i>Are the non-housing (other amenities) required by the Oundle Draft Neighbourhood Plan?</i>
13.	<i>Is this a brownfield development?</i>
14.	<i>Will the development be compatible with a priority of avoiding the use of agricultural land?</i>

The assessment is: (Criteria adherence – Yes (Y) or No (N))

	Criteria	Site A1	Site A2	Site A3	Site A6 ***
1.	Glaphorn housing need	NO; need met in village	NO; need met in village	NO; need met in village	NO; need met in village
2.	JCS Policy 29	NO; too large	NO; too large	Maybe acceptable	NO
3.	JCS Policy 11.2	unlikely	YES	YES	NO
4.	JCS Policy 11.1	NO	NO	NO	NO
5.	JCS Policy 13	NO	NO	NO	NO
6.	Glaphorn Principle 1	NO	YES; location not adverse.	NO; impacts coalescence.	NO
7.	Rural character	YES; with landscaping	YES; minimal impact	NO	NO
8.	Site location	YES	Odour Assessment Needed	YES	YES
9.	Nene Valley NIA	YES	NO(?)	YES	YES
10.	Oundle's housing need	NO	NO	Not known	NO
11.	Oundle's site selection policies	NO	YES; part of site in Oundle plan	NO	NO
12.	Oundle's other amenities	Not known	NO	NO	NO
13.	Brownfield site	NO	NO	NO	NO
14.	Avoiding agricultural land	NO	NO	NO	NO
OVERALL		NO	NO	NO	NO
Community support for overall NO assessment.		97%	80%	81%	99%

*** A6 The landowner did not submit a sketch plan or written description.