

# GLAPTHORN NEIGHBOURHOOD PLAN 2016 – 2031



May 2018



**Prepared by the Glapthorn Neighbourhood Plan Steering Group on behalf of the  
Glapthorn Parish Council with assistance from Kirkwells Planning Consultants**

**This document with additional background material is available on the  
Glapthorn Parish Council web-site.**

**[glapthorn.org.uk](http://glapthorn.org.uk)**

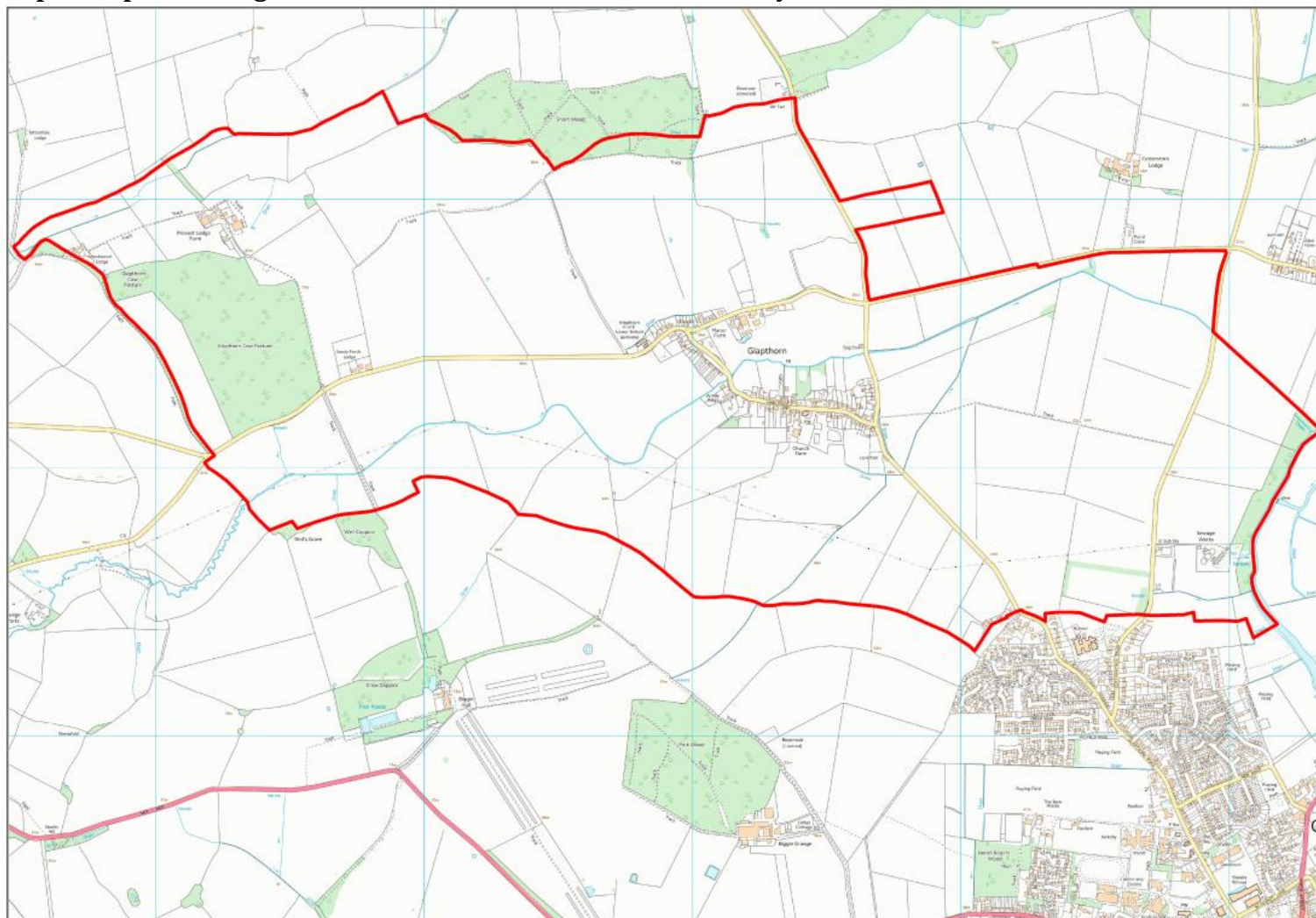
**Kirkwells**

The Planning People

<b>Table of Contents</b>		<b>Page No.</b>
	Executive Summary	5
1.0	Introduction and Background	6
2.0	A Portrait of Glapthorn Parish	10
3.0	Planning Policy Context	16
4.0	Vision and Objectives	19
5.0	Glapthorn NP Planning Policies	21
6.0	Housing	23
	6.1 Call for Sites	
	6.2 Site Assessments	
	6.3 Village Sites	
	6.4 Housing Numbers in Glapthorn Village	
	6.5 Settlement Boundary	
	6.6 Development within the Settlement Boundary	
	6.7 Sites in the Wider Parish	
	6.8 Site Assessments on Oundle / Glapthorn Boundary	
7.0	Employment	32
8.0	Landscape Character	34
9.0	Design	39
10.0	Community and Leisure Facilities	44
11.0	Monitoring the Plan	46

<b>Glapthorn NP Policies</b>		<b>Page No.</b>
Policy 1	Site Allocations	26
Policy 2	Settlement Boundary	27
Policy 3	Housing development in Settlement Boundary	29
Policy 4	Supporting Rural Diversification	33
Policy 5	Protecting Landscape Character	35
Policy 6	Green Infrastructure	36
Policy 7	Built Environment	36
Policy 8	Avoiding Coalescence	36
Policy 9	Local Green Space	38
Policy 10	Design Principles	40
Policy 11	Mitigating Traffic and Road Safety Issues	42
Policy 12	Protecting Existing and Supporting New Community and Recreational Facilities	45

**Map 1 Glaphorn Neighbourhood Plan Area and Parish Boundary**



@Crown copyright and database rights [2015] Ordnance Survey 100055940  
Glaphorn Parish Council (Licensee) License No 0100055475

## **Executive Summary**

This is the Glaphorn Neighbourhood Plan (GNP) for the Glaphorn Parish Area. The Plan has been prepared by a Steering Group of local residents and Parish Councillors taking into consideration the results of residents and business questionnaires, and site assessments of proposed sites put forward following a Call for Sites process. Most sites put forward were for housing but some mixed-use development was also suggested.

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

The Plan makes provision for a total of 38 new dwellings (net) in Glaphorn Parish over the period of 2011 to 2031. This is a significant increase on the 115 houses recorded in the 2011 census and there is the possibility of further housing development on:

- windfall sites within the defined settlement boundary,
- a site identified in the development plan (RNOTP), and
- any development in accordance with NNJCS Policy 13 – Rural Exceptions.

These new dwellings represent a substantial challenge for a rural parish and small village with minimal facilities; there is no shop, health facilities, public house or scheduled public transport. Glaphorn fails to meet generally accepted criteria for being a sustainable location for new housing being heavily reliant upon cars for transport requirements; but Glaphorn considers it is able to welcome and absorb new homes and families and can benefit from some modest growth provided it is contained within the housing numbers in this Plan and in the specified locations which have been chosen to retain the rural character of Glaphorn.

However concerns remain in the community about the scale of development included in the Plan.

The Steering Group, on behalf of the Parish Council, issued a draft plan for consultation in accordance with Regulation 14. Responses were carefully considered and amendments made to produce a revised version of the Plan for submission to East Northamptonshire Council (ENC). ENC checked the Plan and published it for a further 6 weeks consultation in accordance with Regulation 16. Thereafter, the GNP was examined by an independent examiner and his recommended changes are incorporated in this final version of the Plan now submitted for a local referendum. Everyone on the electoral register in Glaphorn Parish will be entitled to vote.

A majority “Yes” vote will mean that the GNP will be used to help determine planning applications alongside the North Northamptonshire Joint Core Strategy 2011-2031 (NNJCS) Local Plan Part 1, the Rural North, Oundle and Thrapston Plan (RNOTP), adopted July 2011 (saved / retained policies), the emerging East Northamptonshire District-wide Local Plan Part 2 and national planning policies.

## 1.0 Introduction and Background

### 1.1 About this Document

This is the Glaphorn Neighbourhood Plan 2016 -2031 (GNP) for Glaphorn Parish and neighbourhood area (as shown on Map 1). This document sets out a revised village settlement boundary with site allocations for new housing and planning policies to guide new development in the Parish up to 2031. It defines the strategic policies from the North Northamptonshire Joint Core Strategy (NNJCS) 2011-2031, adopted July 2016 (the Local Plan Part 1) in the context of Glaphorn parish.

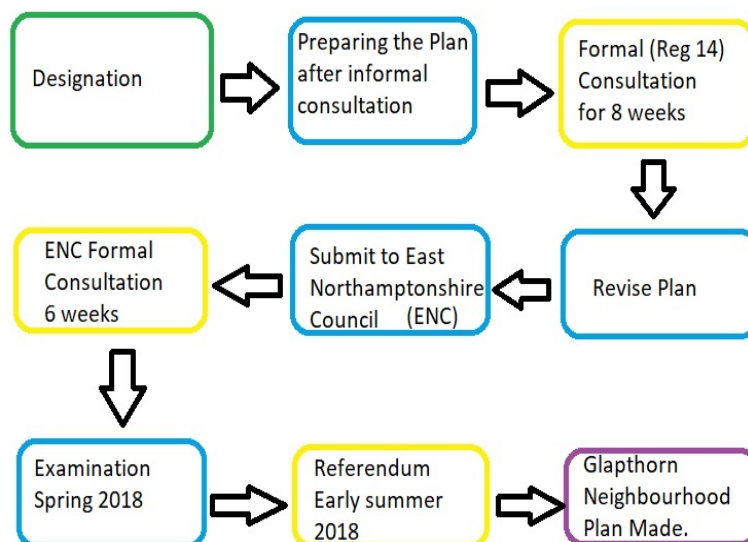
### 1.2 What is a Neighbourhood Plan?

Neighbourhood Plans (NPs) are a new type of planning policy document whose preparation is led by Parish Councils (and other relevant bodies) to guide new development within a defined area such as a parish, alongside local authority (here, East Northamptonshire Council) and national planning policy documents. Glaphorn Parish Council decided to prepare a NP for this area.

1.3 NPs have to be in general conformity with the local strategic planning framework and take account of national planning policies provided in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). They have to plan positively and promote sustainable development.

1.4 The main steps in the preparation of the NP are set out in Figure 1.

**Figure 1 Neighbourhood Plan Process**



**1.5 Designation**

The Glaphorn Parish Council applied to ENC for designation as a neighbourhood area for the proposed Glaphorn Neighbourhood Plan (GNP) on 21<sup>st</sup> April 2016. The neighbourhood area was designated by East Northamptonshire Council on 27<sup>th</sup> June 2016 and is shown on Map 1. The designated neighbourhood area is the same as the Parish Boundary.

**1.6 Setting up a Steering Group**

A Steering Group of interested local residents and Parish Councillors was set up to oversee the preparation of the GNP on behalf of the Parish Council in May 2016. The Steering Group met regularly (usually monthly) in the village hall and meetings were open to the public. Minutes and agendas were placed on the GNP section of the Parish Council’s website.

**1.7 Involving the Community**

The GNP has been based upon extensive informal consultation and engagement activity. There have been **three major elements** to the informal consultation process prior to the Regulation 14 consultations:

<p><b>Community Conversations</b> involving face to face interviews</p>	<p>August / September 2016</p>
<p><b>Community Consultation</b> 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><b>Community Dialogue and Public Forums</b> 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"> <li>• vision and objectives for the Plan</li> <li>• draft policies for the Plan</li> <li>• site assessments, and</li> <li>• a village settlement boundary</li> </ul>	<p>February 2017 to June 2017  Exhibition Days in May and June 2017</p>

The formal consultations under Regulation 14 were followed by a Public Forum for all Glaphorn residents in November 2017 to discuss and agree revisions to the Plan emerging from the consultees’ responses and comments.

**1.8** 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.

1.9.1 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.

1.9.2 The 8 village sites identified have the potential to provide 22 new dwellings in addition to the 11 (net 10) dwellings which have received planning permission in the village between 2011 and September 2017. There were also 7 (net 6) dwellings approved in the wider parish between 2011 and 2017; thus the potential for the period of 2011-2031 on specified sites is 40 (net 38) dwellings, an increase of some 35% in the housing stock.

1.9.3 Further sites may come forward as windfall sites (sites which meet plan policies but have not been specified at the present time) or as rural exceptions under NNJCS Policy13 (e.g. affordable housing and housing for rural workers).

1.9.4 One of the sites on the Oundle / Glaphorn boundary, which was not supported by Glaphorn residents in the consultations, is part of a larger site straddling two administrative areas. The RNOTP identifies this site as a “possible longer term site allocation.....which could come forward ...” ENC has confirmed that this statement in the RNOTP should be treated as an extant strategic policy. Thus approval of the site in any future development plan could result in additional housing in Glaphorn Parish beyond the numbers stated in this Neighbourhood Plan.

## 1.10 Local Green Space

*View from Main Street towards  
Glaphorn Manor across Local  
Green Space*





1.10.1 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**

1.10.2 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. Another proposed site in the Local Green Space was rejected by 89% of consultees and thus was not accepted. In the light of these views, it is intended that the Plan should permit some development on the accepted site and that “Local Green Space” designation be sought for the long-term protection of key parts of the area which are much valued. The settlement boundary (village envelope) will add a further layer of protection from unwanted development.

1.11 Reports on each of the above three consultation exercises are available in full on the Parish Council web-site and are summarised in the Consultation Report.

### **1.12 Regulation 14 Responses and Comments**

1.12.1 The Draft Plan was subject to Consultation, in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, over an 8 week period from mid-August to mid-October 2017. The Draft Plan was sent to a wide range of statutory consultees and public agencies as well as neighbouring parishes. A copy of the Draft Plan was distributed to every household in the Parish.

1.12.2 In total 37 responses were received comprising 9 from Glaphorn residents who had submitted sites at earlier stages of the process, 15 from other residents, 11 from public bodies and agencies, 1 from an adjacent Parish and 1 from a landowner/developer.

1.12.3 A schedule of consultee responses is contained in the Consultation Report together with comments and statements of changes made to the Draft Plan in the light of consultee responses.

### **1.13 Regulation 16 Consultation and Independent Examination**

In accordance with Regulation 16, ENC arranged for consultation as required by that Regulation and for subsequent Independent Examination. 10 representations were received and these were considered by the Independent Examiner. The Report of the Independent Examiner is available on the Parish Council web site. All the amendments proposed by the Independent Examiner are now incorporated in this final version of the Glaphorn NP.

## 2.0 A Portrait of Glaphorn Parish

- 2.1 Glaphorn Parish lies adjacent to the market town of Oundle. The village of Glaphorn is within a mile and a half of Oundle, and surrounded by the famous family estates of Deene, Drayton, Boughton and Burghley.

### **Historical Development of Glaphorn Parish**

- 2.2 The village of Glaphorn is divided into two distinct parts, Upper and Lower Glaphorn, lying on the north and south sides of an unnamed eastward flowing stream which drains into the River Nene. This stream rises to the west of Weldon and flows through Lower Benefield and Glaphorn, joining the River Nene just upstream of Cotterstock. Limestone, sand and marls outcrop on the valley sides, whilst Boulder or Jurassic Clays cover the high ground. Along the Boulder Clay ridge between Southwick brook and the Benefield / Glaphorn brook lie three relics of the Medieval Rockingham Forest; Southwick Wood in the east, Short Wood in the centre and Glaphorn Cow Pasture in the west. The name 'Glaphorn' is thought to be derived from Old English and probably means 'The thorn tree of a man called Glappa' or alternatively some sort of shrub or buck bean.
- 2.3 The village of Glaphorn probably had its origins in the late Saxon period or around the time of the Norman Conquest. The first reliable mention of Glaphorn occurs in the 12<sup>th</sup> Century Survey of Northamptonshire. Following the Dissolution of the monasteries in 1535, most of the land in Glaphorn was granted by Henry VIII to Thomas, Lord Cromwell. When Lord Cromwell was executed his son Gregory, who became Baron Cromwell, retained some of his estates in Glaphorn. In 1574 Henry, Lord Cromwell, son of Gregory sold all rights in Glaphorn to Thomas Brudenell for £250.
- 2.4 During the 400 years of Brudenell ownership of the village, land was divided up among the tenant farmers into 66 acre holdings and this seems to have created a community which was rather more prosperous than average. The population in 1524 was just under 200 but by 1670 had increased by half as much again to just below 300, rather more than one would normally expect. The population reached an all time high of 457 (70 houses), in 1851 and an all time low of 200 in 1971 (62 houses).
- 2.5 Throughout the ages the main occupation of this rural village has been farming but in the late 15<sup>th</sup> Century two pottery and tiling establishments were in operation in the Upper village. In 1820 following the Parliamentary Enclosures Act, the common fields which had supported the peasant community were enclosed. After long negotiations commissioners were appointed, plans drawn and for a whole year no ploughing took place, instead people were employed in setting out the new enclosures, quarrying stone, digging ditches, setting quickthorn hedges and laying roads, which were built with a 40 foot gap between the hedges. Villagers no longer had their own strips in the common fields but had to work for a daily wage in the farmer's fields. This Enclosure year is when the road system in Glaphorn assumed its present shape. The village used to be known as a 'pig village' because everyone kept a pig; Glaphorn people were said to be very superstitious and would never kill a pig at full moon.
- 2.6 In 1937 the old allotment land was sold to the Rural District Council for the erection of Council Houses (Brookside). Electricity was first requested in 1938 and was finally installed in 1949-52, with street lighting six years later. The roads were often very muddy, the section of road between the two halves of the village being called a 'lane' with the stream at the bottom often flooding over the bridge. This is still subject to flash floods after heavy rain.

Kerbed footpaths were installed in 1937. In 1971 mains drainage and sewers were installed and roads re-metalled. In the spring of 2007 the Parish Council implemented a drainage scheme to the north and south of the village. This was to avoid a repeat of the effect of a severe storm which caused damage and disruption when five and a half inches of rain fell on the 9/10<sup>th</sup> August 2004.

### **The Church**

- 2.7 St. Leonard's Church of England church in the Lower village was originally a Chapel of Ease and shared a priest with Cotterstock. St. Leonard is the patron saint of prisoners. The building shows evidence of a small 12th Century church and demonstrates piecemeal growth, mainly in the 13th Century to almost double its size. The walls have extensive but faint paintings dating to the 13th and 15th Centuries, the most obvious a St. Christopher in red paint in the north aisle.



*St Leonard's Church Glaphorn*

### **Glaphorn CE (Controlled) Primary School.**

- 2.8 The first school in Glaphorn was a Free School built in 1874. In 1883 there were 73 children on the school roll but in 1923 with secondary schooling starting in Oundle numbers dropped to as low as 13. From this point figures start to rise again to 73 in 1999 and after declining for several years rising again in 2016 when it became a fully fledged primary school for children up to age 11 with a maximum school number of 105.

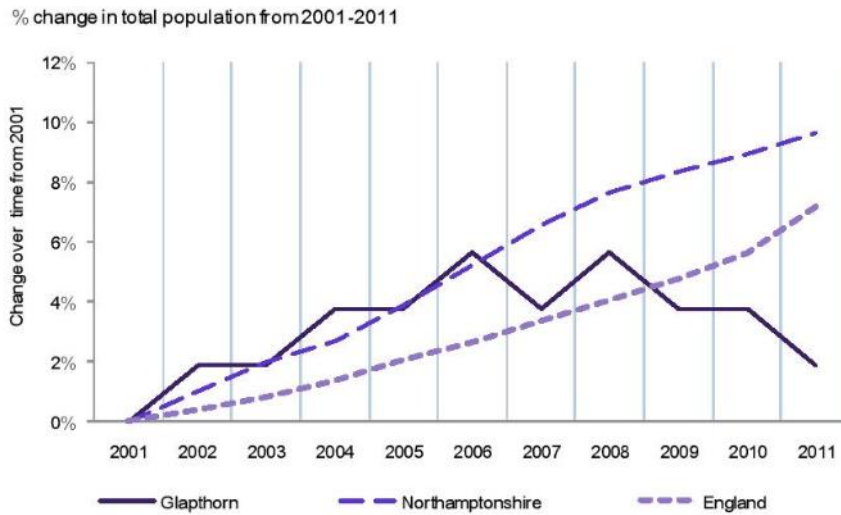
### **Village Facilities**

- 2.9 There is no shop in Glaphorn, nor has there been since about 1968 and the Post Office was lost in the early 1960s. The public house, the Crown Inn and the last remaining of three, was sold into private hands in 1993. Community facilities are limited but do include a much used Village Hall and thriving allotment society.

**Glaphorn Parish Today**

2.10 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 local 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 journey to the centre of Oundle.

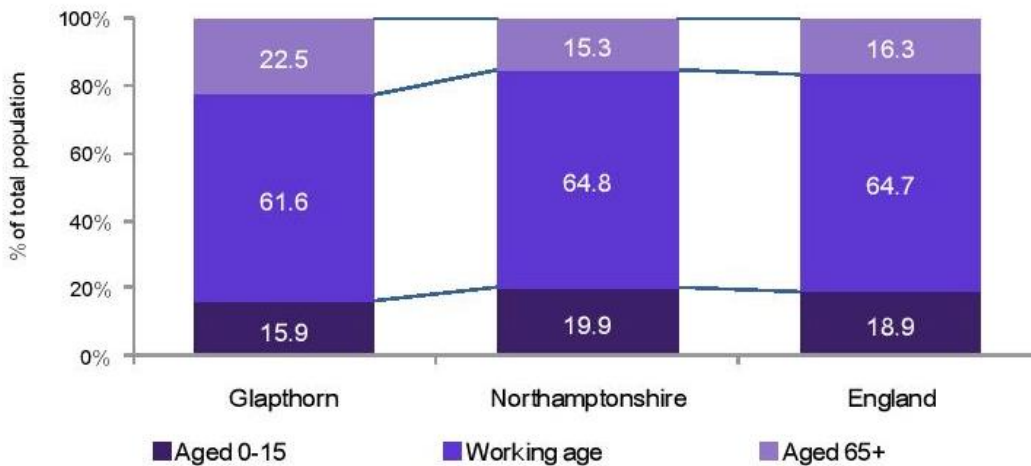
2.11 Despite a very small increase across the decade 2001 to 2011, in the period from 2006 to 2011 Glaphorn Parish has seen a declining population as can be seen from the following graph.



2.12 The population of the Parish was recorded as 271 in the 2011 Census. In 2011 there were 110 households living in 115 dwellings in the Parish.

2.13 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 Glaphorn were aged 65 years or older compared to 15.3% in Northamptonshire and 16.3% in England.

Population by age



**Economic Activity**

2.14 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 Glaphorn 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**

2.15 Housing tenure and accommodation type in Glaphorn (2011) deviates significantly from comparator areas:

Houses	Glaphorn	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%
-----------------	-------	-------	-----

Brookside (top) and Main Street (blow)



**Housing Need**

2.16 The above current housing stock in Glaphorn makes an interesting comparison with the housing mix assessment identified for Prebendal Ward (which includes Glaphorn) from 2011 to 2031 (SHMA updated 2016):

**Additional Housing Mix Assessment (2011 to 2031)**

		Prebendal Ward					
Tenure	Sector	1 bed	2 bed	3 bed	4+ bed	Total No.	Total %
Affordable	Social rent	39	8	20	0	67	32.5%
Affordable	Affordable rent	4	1	2	0	7	3.4%
Intermediate	Shared Ownership	6	1	3	0	10	5.2%
Market	Private rent	10	2	5	0	17	8%
Market	Owner occupied	62	13	31	1	107	50.8%
<b>TOTALS</b>		<b>121</b>	<b>25</b>	<b>61</b>	<b>1</b>	<b>208</b>	<b>100.00%</b>

Source ENC Housing Strategy Team Prebendal Housing Needs and Mix Requirements  
 Note Prebendal Ward population in 2011 was 2142 compared with Glaphorn 271.

**Car Ownership**

2.17 Car ownership is higher in Glaphorn 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
Glaphorn	6%	32%	62%
East Northamptonshire	13%	40%	47%
Northamptonshire	19%	41%	40%

**Heritage**

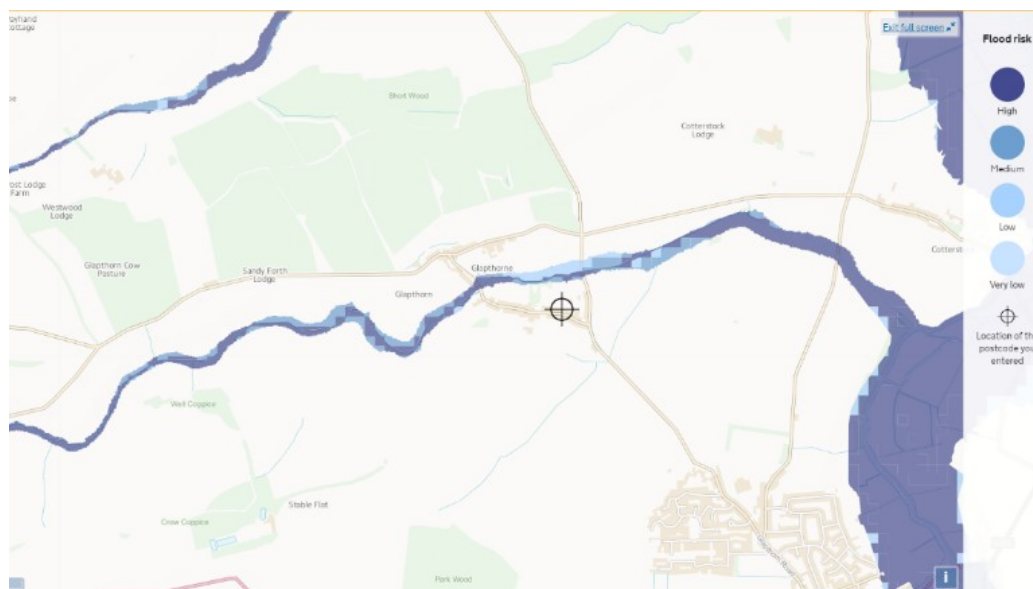
2.18 There are 10 Listed Buildings in the Parish (all Grade II). The Church of St Leonard is Grade II\* is mainly a 13<sup>th</sup> Century church and takes its form from a mid-12<sup>th</sup> Century structure. The area to the north of the brook in the Village has known archaeological potential most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

## Natural Heritage

- 2.19 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 – Glaphorn Cow Pasture; another SSSI - Short Wood – is located in Southwick adjacent to the Glaphorn boundary. Short Wood is also identified as an ancient woodland.
- 2.20 A section of the Parish lies within the Nene Valley Nature Improvement Area (NIA).
- 2.21 The farm land in the parish is classified as Grade 3 agricultural land.

## Flooding

- 2.22 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.



Source: Environment Agency Rivers and Sea Flood Risk Data



Source: Environment Agency Surface Water Flood Risk Data

### 3.0 Planning Policy Context

- 3.1 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**
  - **North Northamptonshire Joint Core Strategy (2011-2031) Local Plan Part 1,**
  - **Rural North, Oundle and Thrapston Plan, adopted July 2011 (saved/ retained policies), and**
  - **The emerging East Northamptonshire District-wide Local Plan Part 2.**
- 3.2 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*.
- 3.3 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*.
- 3.6 The adopted **North Northamptonshire Joint Core Strategy (NNJCS) 2011-2031 (the Local Plan Part 1)** 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.
- 3.7 **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.
- 3.8 **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 2011 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 Part 2 Local Plans or Neighbourhood Plans. (820 houses in rural areas of East Northamptonshire for 2011 to 2031 out of the 8400 total)

**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 ...

3.9 The Rural North, Oundle and Thrapston Plan (2011 – 2021) sets a further settlement hierarchy within the plan area. Glaphorn is identified as a Category A Network Village having a defined village boundary. Policy 2 of the RNOTP allows for development within the settlement boundary.

3.10 Within the Plan period from 2011 to date, planning permission has been granted for the following 18 (net 16) new dwellings in residential developments:

App No.	Location	Description	
<a href="#">17/00929/FUL</a>	Highfield Lodge	Erection of single dwelling	Application Permitted 10 August 2017
<a href="#">16/02399/FUL</a>	Barns Cotterstock Road Glaphorn	Change of use of redundant agricultural barns to a single residential dwelling	Application Permitted 08 Feb 2017
<a href="#">16/01734/OUT</a>	Land Rear Of 3 Main Street Glaphorn	Erection of up to four dwellings	Application Permitted 21 Dec 2016
<a href="#">15/02079/FUL</a>	Braesby Southwick Road Glaphorn	Erection of five dwellings (net 4)	Granted on appeal 11th August 2016
<a href="#">15/00091/FUL</a>	153 Glaphorn Road Oundle	To erect 6 dwellings (net 5)	Application Permitted 11 Jun 2015
<a href="#">11/00394/FUL</a>	Land Adjacent Church Farmhouse Main Street Glaphorn	Erection of detached dwelling	Application Permitted 09 May 2011

The five approvals (2015 to 2017) all lie outside the then settlement boundary as set out in the RNOTP. Whilst there is general acceptance of the need to review and revise the settlement boundary, the disregard of the RNOTP policy in advance of a proper comprehensive review process (i.e. the Neighbourhood Plan) caused significant concern and damaged confidence in the planning system.

- 3.11 With regard to the **NNJCS** and the East Northamptonshire planning policies, the Glaphorn Neighbourhood Plan has a role in providing the local detail for these higher level policies; providing more information about the Parish context to inform planning policies such as the location of development, house types, sizes and design, employment, transport, infrastructure and community facilities as well as identifying those special features in the wider rural area which should be protected and enhanced.
- 3.12 The following extant policies of the RNOTP will remain applicable to the Glaphorn Neighbourhood Plan and are complementary to the GNP policies except as stated below:

<b>Carry forward of extant RNOTP Policies into the Glaphorn Neighbourhood Plan.</b>	
<b>RNOTP Extant Policies</b>	<b>Applicability and Modification in GNP</b>
Policy 2 Windfall development in settlement boundary	Windfall development shall be in accordance with GNP Policy 3 (Housing Development within the Settlement Boundary of Glaphorn).
Policy 4 Green Infrastructure	Development shall also comply with GNP Policies 5. Protecting Landscape Character 6. Green Infrastructure and 9. Local Green Space
Policy 5 Transport Network	As stated in RNOTP Policy 5
Policy 6 Residential Parking Standards	As stated in RNOTP Policy 6
Policy 10 Reserves	As stated in RNOTP Policy 10
Policy 12 Considerate Construction	As stated in RNOTP Policy 12
Policy 15 Open Space, Sport and Recreation Facilities	As stated in RNOTP Policy 15
Policy 23 Rural Buildings General Approach	As stated in RNOTP 23 except that a location that would represent an extension to the defined settlement boundary (GNP Policy 2) shall be considered as not appropriate. This shall not preclude development under the provisions of Part 3 Class Q the Town and Country Planning (General Permitted Development) Order 2015
Policy 24 Replacement Dwellings in Open Countryside	As stated in RNOTP Policy 24
Paragraph 8.18 Longer Term Strategy	Paragraph 8.18, being a strategic policy of RNOTP shall continue to apply to “Land off Cotterstock Road to St Peter’s Road” which falls within Glaphorn Parish.

## 4.0 Vision and Objectives

- 4.1 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.**

- 4.2 The Neighbourhood Plan will deliver the following planning objectives / outcomes:

#### Housing Objectives

**Objective 1** – To support modest residential development which provides family homes, affordable housing for local people and a mixture 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.

#### Landscape and 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.

#### **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.

#### **Leisure and Community 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 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.

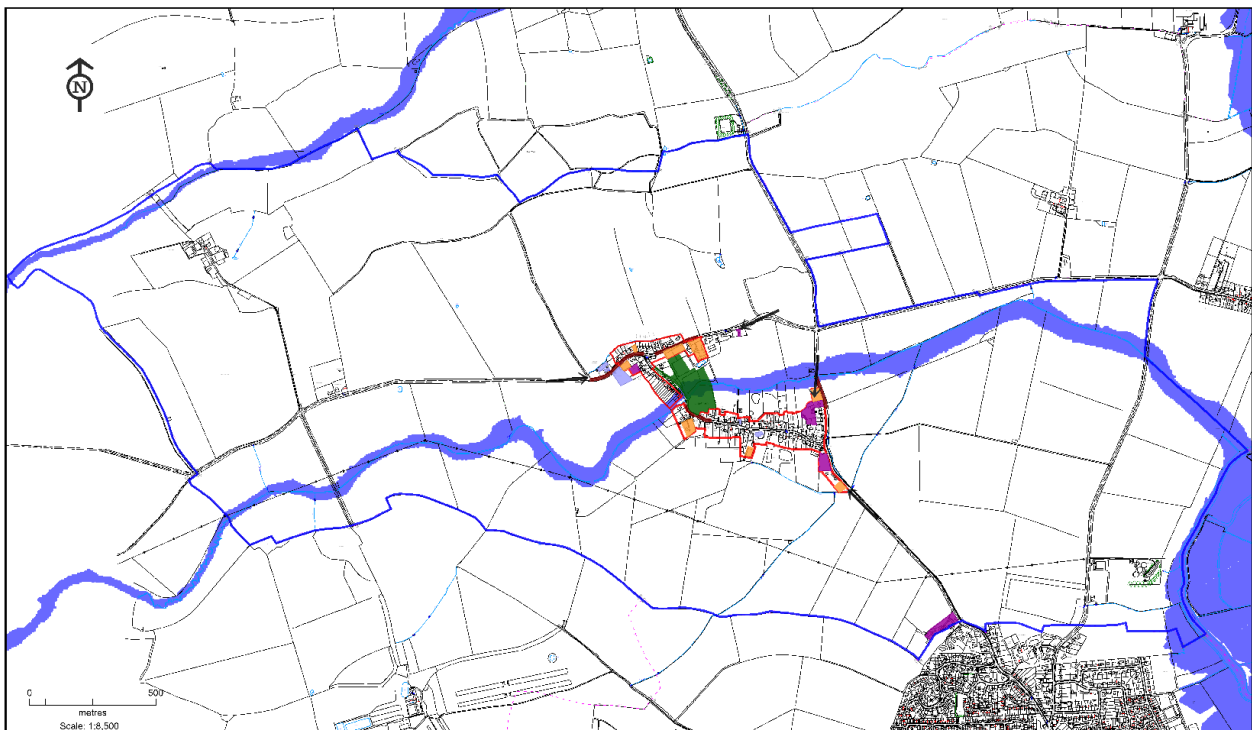
**Objective 14** – to seek to protect public safety through appropriate measures for traffic calming and provision of parking.

- 4.3 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 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 initial 12 months of Plan preparation.

## 5.0 Glaphorn NP Planning Policies

- 5.1 The policies 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.
- 5.2 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.
- 5.3 **A Policies Map is shown below as Map 2 for the whole parish and over-page as Map 3 being the village element for easier viewing The Policies Map identifies the designations contained within the policies of the Glaphorn Neighbourhood Plan.**

### Map 2 Policies Map for Glaphorn Parish



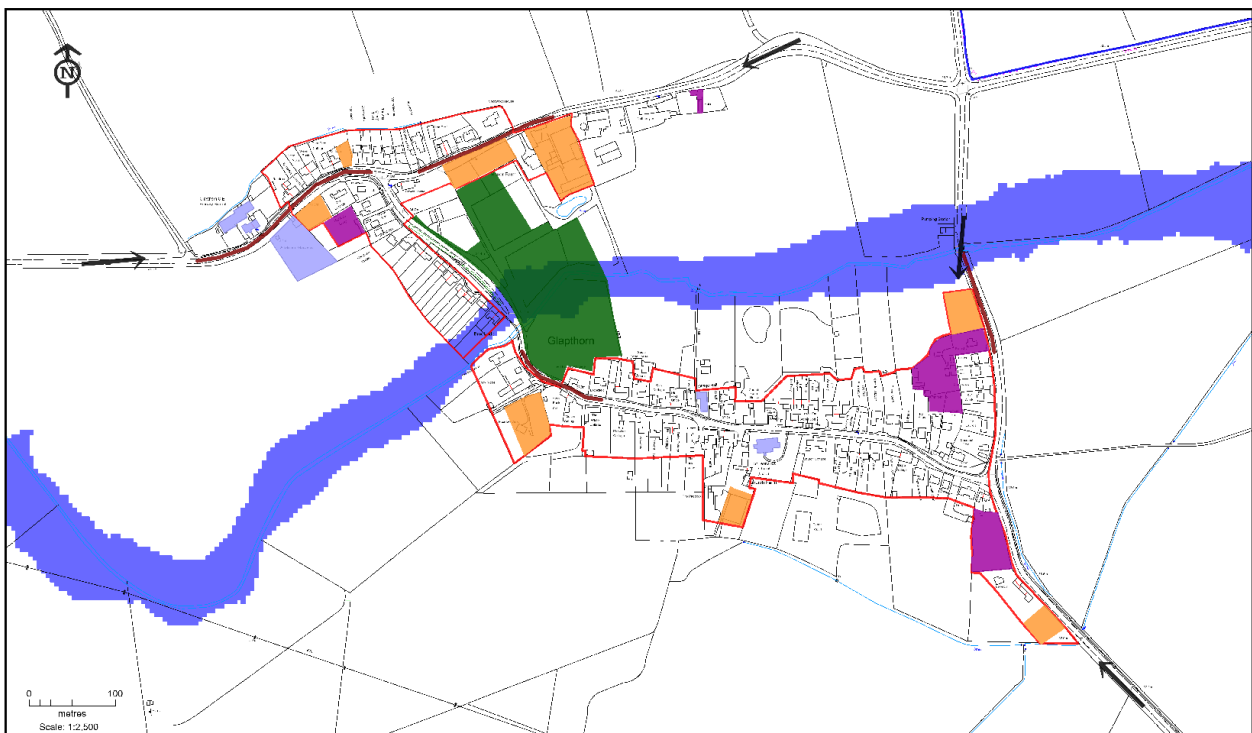
Parish Policies Map

© Crown Copyright and Database Rights (2015) Ordnance Survey 100055940. Glaphorn Parish Council (Licensee) Licence No 0100055475

Key

- |                     |                              |                                 |                      |                            |
|---------------------|------------------------------|---------------------------------|----------------------|----------------------------|
| Parish Boundary     | Local Green Space (Policy 9) | Housing Site Allocations        | Community Facilities | Important Views (Policy 5) |
| Settlement Boundary | Traffic Hotspots (Policy 11) | Planning Approvals 2016 to 2017 | Flood Zone 3         |                            |

### Map 3 Policies Proposals Map – Glaphorn Village elements



Village Policies Map

© Crown Copyright and Database Rights [2015] Ordnance Survey 100055940. Glaphorn Parish Council (Licensee) Licence No 0100055475

**Key**

- Parish Boundary
- Local Green Space (Policy 9)
- Housing Site Allocations
- Community Facilities
- Important Views (Policy 5)
- Settlement Boundary
- Traffic Hotspots (Policy 11)
- Planning Approvals 2016 to 2017
- Flood Zone 3

## 6.0 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. Key Policies within the NNJCS which provide direction in this context are Policy 11.2 (Development in Rural Areas) and Policy 13 (Rural Exceptions).

### 6.1 Call for Sites

6.1.1 The Neighbourhood Plan seeks to support a modest level of new housing development to meet local housing needs whilst respecting the character of the village. Accordingly, the Questionnaire Consultation was supported by a Call for Sites in Dec 2016 to March 2017 and these 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.

6.1.2 Some of these sites also emerged from ENC’s Call for Sites for the Local Plan Part 2 (January-March 2017) and were then included in the Glaphorn assessments process.

## 6.2 Site Assessments

- 6.2.1 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.
- 6.2.2 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.

## 6.3 Village Sites

- 6.3.1 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 the Plan.

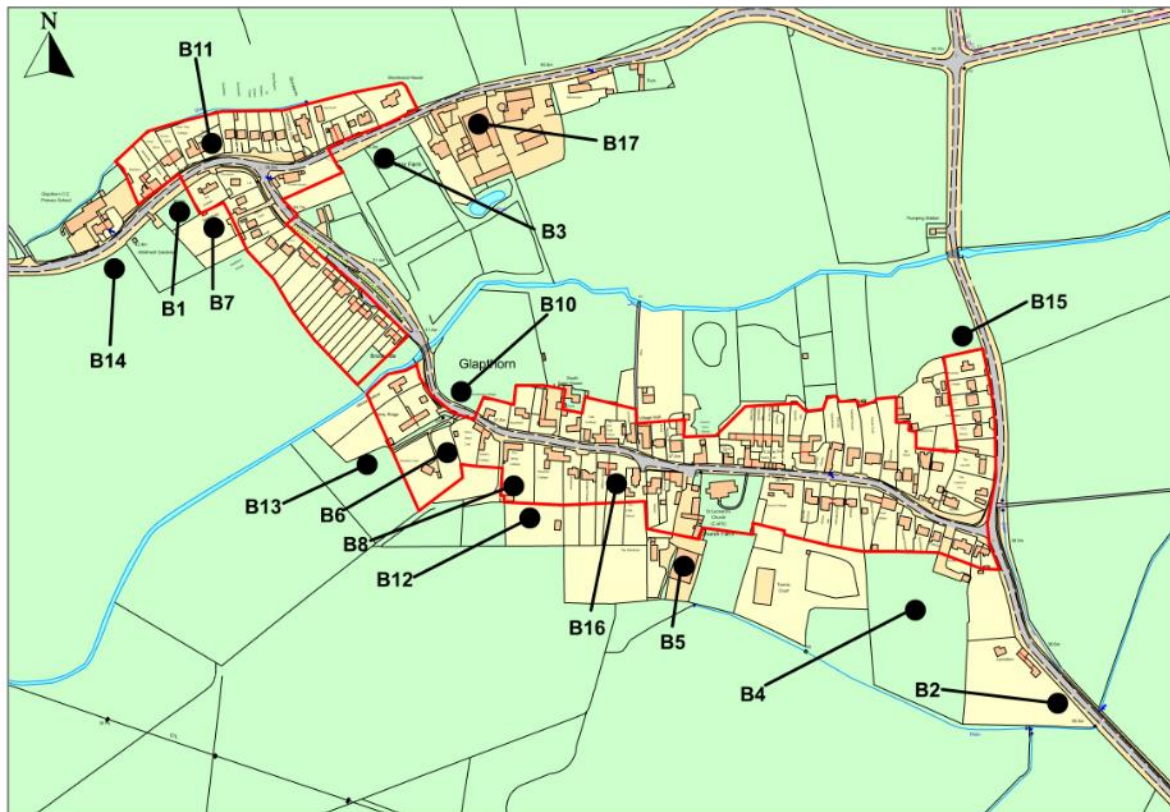
**7 sites** (B4, B7, B8, B10, B12, B13, B16) were rejected as not meeting the stated criteria and this conclusion was endorsed by between 69% and 79% of respondents. Amongst these sites were 4 proposals for a single dwelling in a rear garden; whilst these attracted some sympathy for the applicants, there 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.

See Map 4 over-page for site locations.

- 6.3.2 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.
- 6.3.3 The responses from Glaphorn residents showed a willingness to approve the 8 sites which have the potential to provide 22 new dwellings in addition to the dwellings which have received planning permission in the village between August 2016 and August 2017. These 8 sites are shown in Map 4 and are set out in Policy 1.



**MAP 4 Site Submissions for Sites in Village (B9 was withdrawn)**



**6.4 Housing Numbers in Glaphorn Village**

6.4.1 If all the allocated sites are developed then the additions to the Village housing stock within the settlement boundary (thus excluding Old Farm Lane with 6 dwellings - net 5 - and Netherdyke Barn) over the full Plan period 2011 to 2031 would be:

Houses built / approved post 2011 and prior to July 2016	1
Planning approved August 2016 – August 2017 (net of 1 demolition)	9
New Proposed sites meeting criteria and accepted for inclusion in NP	22
<b>TOTAL 2016 to 2031 Excluding any windfall developments</b>	<b>31</b>
<b>TOTAL 2011 to 2031 Excluding any windfall developments</b>	<b>32</b>
Housing numbers on each site are indicative only – see Policy 1	

6.4.2 This is an increase of almost a third in the village housing stock over the full Plan period. It is more than the range of 10 to 20 new houses (period 2016 to 2031) which emerged from the initial community consultations. The most recent community dialogue 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. However concerns remain in the community about the scale of development included in the Plan.

<b>Policy 1 – Site Allocations</b>		
<b>The following sites as shown on the Policies Map are allocated for new housing in Glaphorn Village up to 2031:</b>		
	<b>Location</b>	<b>Brief Description and Commentary</b>
<b>B.1.</b>	<b>Land to east of allotments</b>	0.10 Hectares, vacant garden land. 3 houses. It is essential that design is consistent with cottages in vicinity. Traffic / road safety concerns need to be addressed.
<b>B.2.</b>	<b>Leverton, Oundle Road</b>	0.7 Hectares. 1 house. Special consideration of location needed because of site sensitivity. Needs to conform to linearity policy. Restrict to one dwelling because of significance of site on entrance to village.
<b>B.3.</b>	<b>Land below Glaphorn Manor Farm, bordering Benefield Road between Manor farm and Crown House</b>	0.4 Hectares agricultural land fronting Benefield Road. 5 houses. This is a very sensitive site and design needs to reflect this. Traffic / road safety issues need to be addressed.
<b>B.5.</b>	<b>Land at Church Farm</b>	0.14 hectares. Land currently used as agricultural storage barn. 3 dwellings.
<b>B.6.</b>	<b>Meadow View</b>	0.33 Hectares residential land. 1 replacement and 1 additional house. Access issues onto Main Street need to be addressed.
<b>B 11</b>	<b>Between Rose Cottage and Northfield</b>	Possible garage with a flat above or a single bungalow; subject to building line adherence.
<b>B15</b>	<b>Land to the west of Southwick Road, Glaphorn (north of new Braesby Lane development – fronting Southwick Road)</b>	For Housing – up to 0.37 Hectares. 3 houses. Subject to building line and no back fill or cul de sac.
<b>B17</b>	<b>Manor Farm, Cotterstock Road</b>	3 Barn Conversions with 2 new dwellings (Planning application submitted September 2017).
<b>The number of dwellings indicated for sites may be exceeded where sustainable development schemes are proposed and there are no significant adverse visual, or amenity, or road safety, impacts.</b>		

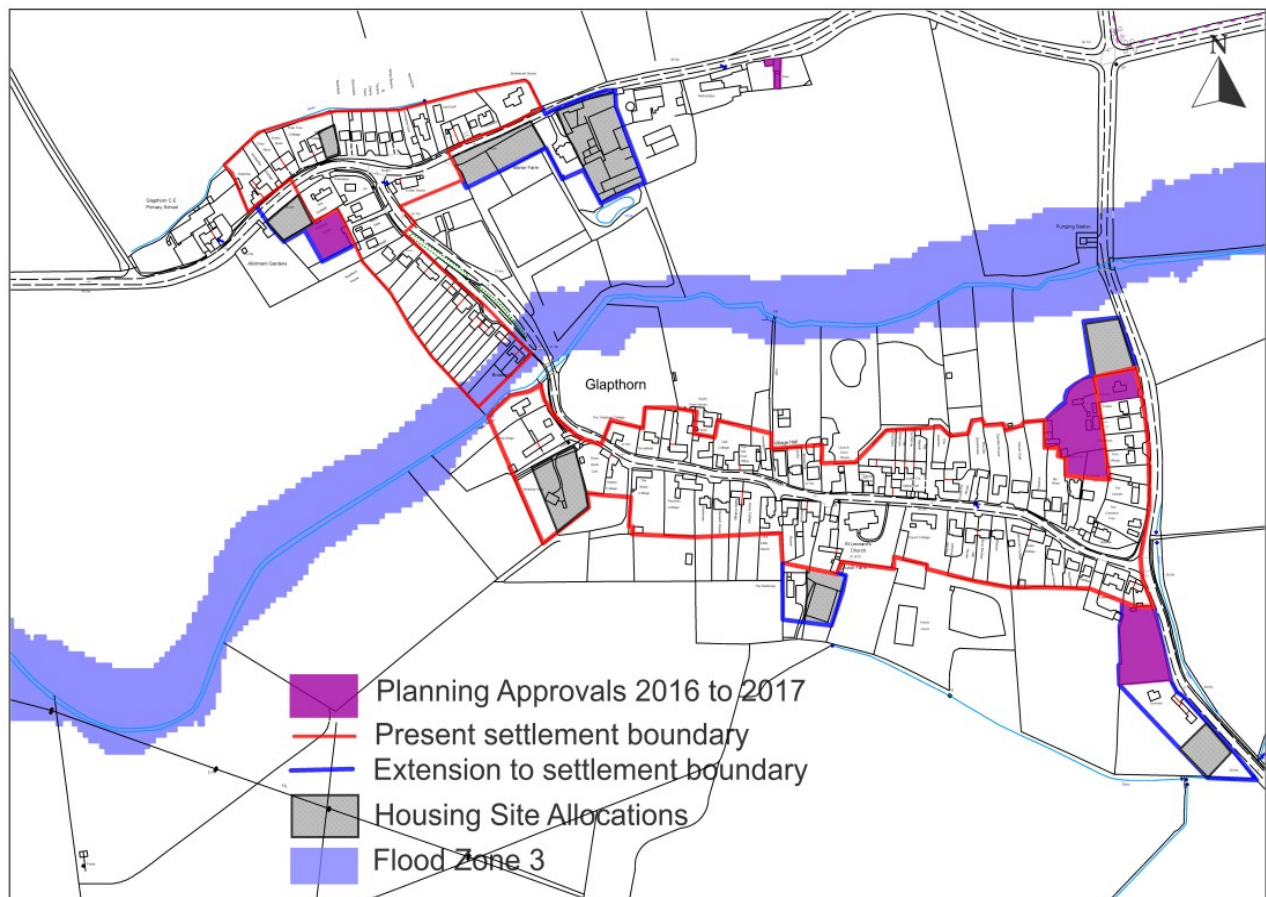
## 6.5 Settlement Boundary

6.5.1 A Settlement boundary has been drawn for Glaphorn incorporating allocated sites to identify the built-up area, within which 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 development opportunities will be very limited.

### Policy 2 Settlement Boundary

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

**MAP 5 Extension to Settlement Boundary for Glaphorn Village**



## 6.6 Development within the Settlement Boundary

6.6.1 In addition to the proposed site allocations it is likely that other development proposals (known as windfall) will come forward over the next 13 years (i.e. the Plan period up to 2031).

6.6.2 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 a number of 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.

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

6.6.4 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 would best be phased over the plan period rather than all provided in a short space of time at the start. Given the small scale of each development, it is not however possible for the NP to specify such phasing.

*Two views along Main Street and entrance to Glaphorn from Oundle Road*



- 6.6.5 The following Policy on new housing development in Glaphorn will 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 the Policies Map) 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 and avoiding back-fill in garden spaces;**
- 4. It is located where the environment and infrastructure (where necessary upgraded) can accommodate the impacts of expansion; such development shall include improvements as necessary in water provision and water recycling infrastructure and shall not exacerbate flood risk from either surface water run-off or existing water courses.**
- 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 ameliorates any loss of habitat for wildlife;**
- 8. Sites have safe access onto a highway; the impacts of additional traffic from development proposals on existing village roads is demonstrably considered and suitable measures are proposed to ensure appropriate traffic calming and pedestrian safety;**
- 9. Sufficient provision is made for adequate off-street parking so that no additional on-street parking is necessary;**
- 10. Schemes of 3 or more homes include some smaller and family accommodation (1, 2 and 3 bedrooms) to meet the needs of young families and an ageing population.**
- 11. It does not have a detrimental effect on the landscape;**
- 12. Shared accesses are not gated;**

**continued**

**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.**

**Housing development of more than 5 dwellings which fully accords with NNJCS Policy 13 (Rural Exceptions) is not precluded by Policy 3.1 above.**

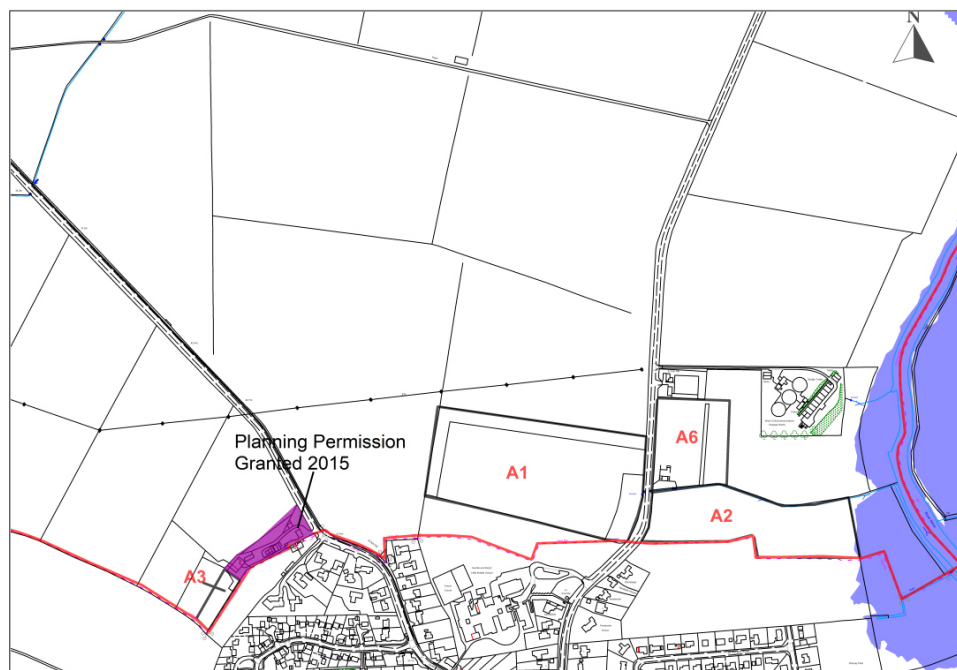
## 6.7 Sites in the Wider Parish

6.7.1 Proposers of sites outside the Village settlement were asked to describe how the site might fit in with NNJCS and the then emerging Glaphorn policies such as:

1. meeting housing need (NNJCS Policies 11 Urban and Rural Areas and Policy 13 Rural Exceptions)
2. maintaining the rural character of the Parish
3. preserving the character of Glaphorn Village
4. providing the housing mix (size and tenure) identified as needed in the NNJCS
5. maintaining an appropriate separation of Glaphorn Village from Oundle

In addition, these site proposals were assessed in the context of the housing needs of Oundle and the wider East Northamptonshire requirements. Any housing numbers need 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 Glaphorn Parish. As such, any site allocations in the GNP need to be set in the context of spatial and sustainability policies which ensure coherence between the two Neighbourhood Plans of Glaphorn and Oundle.

### Map 6 Sites in the Wider Parish submitted for consideration



**6.7.2** The four sites that were proposed for the wider parish were all on the Oundle / Glaphorn boundary (sites 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 with screening and planting. For housing and other amenities.	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.

**6.8 Site Assessments for Development on Oundle / Glaphorn Boundary.**

6.8.1 The assessment concluded 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.

6.8.2 Oundle Town Council, which was at a broadly similar stage to Glaphorn in the development of its Neighbourhood Plan, confirmed that it has or intends to allocate 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.

6.8.3 None of the four sites in Glaphorn Parish on the Oundle boundary is included in the Glaphorn Neighbourhood Plan. However site allocations in the Neighbourhood Plan do not preclude additional housing proposals under NNJCS Policy 13 - Rural Exceptions. Policy 13 is primarily related to affordable housing in rural areas but some market housing maybe acceptable to make a scheme economic.

6.8.4 Also, paragraph 8.18 of RNOTP, being a strategic policy of that development plan shall continue to apply to “Land off Cotterstock Road to St Peter’s Road” which falls within Glaphorn Parish.

## 7.0 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.

- 7.1 Employment opportunities in Glaphorn Parish are limited. The main employer is the Primary school with 14 teaching and support staff. 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 but neither have created jobs for the local community save for the proprietors.
- 7.2 The Census statistics for 2011 (see section 2.0 above) indicate that a relatively high proportion of Glaphorn’s residents are self-employed.
- 7.3 The results of the Community Conversations in September 2016 and Consultations in January 2017 showed over 75% respondents supported or strongly supported the re-use of rural buildings for new small-scale businesses including tourism.
- 7.4 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.



*Entrance to The Hair Barn and Pure Health and Beauty at Church Farm*



- 7.5 Economic growth is dependent on access to good communication networks. When asked about the need for investment in local infrastructure in the Community Conversations, 75% of respondents identified the need for fast broadband and 63% suggested there was a need for improved mobile phone reception. Since that survey, new fibre broadband with speeds up to 1gb has become available throughout the Parish; thus, Glaphorn along with surrounding villages is an attractive base for homeworking or small IT dependant businesses.
- 7.6 Policy 4 aims to support investment in appropriate economic development to enhance local employment provision.

### **Policy 4 – Supporting Rural Diversification**

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

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

- a) Relate well to the existing built form of the parish**
- b) Be appropriate to the parish 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 so that no additional on-street parking is necessary.**

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

**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 supported.**

## 8.0 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.

### Landscape Character

- 8.1 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 - notably important landscapes, street views and village approaches.
- 8.2 The Northamptonshire Environmental Character Assessment identifies Glaphorn as lying within Northamptonshire’s Lower Nene (Aldwinckle to Wansford) Environmental character area. [Northamptonshire Environmental Character Assessment](#)
- 8.3 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.*
- 8.4 Policy E20 of the 1996 East Northamptonshire District Local Plan protected open land of particular significance from future development although this was replaced by Policy 3 of the NNJCS upon adoption of the latter (July 2016). It is proposed that most of the area within Glaphorn, designated in Policy E20, retains such protection in Policy 9 below.

- 8.5 Policies 5, 6 and 7 seek 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 must demonstrate its siting and design will protect and enhance features which contribute towards the special landscape character, and pattern of open spaces surrounding the village.**

**The following locally significant views defined on the Policies Map 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) shall be preserved and not significantly detracted from:**

**Village school site approaching from Benefield; Leverton approaching from Oundle; Stone outbuildings before Netherdyke approaching from Cotterstock in Benefield Road; Bridge over stream approaching from Southwick.**

**Developments shall take into consideration any adverse impacts on these views through landscape appraisals and impact studies.**

**Development proposals including associated tree planting shall conserve important local landscape features such as hedges, stone walls and outbuildings. Mature and established trees within and around the village shall be retained and incorporated into landscaping schemes unless it is demonstrated the loss of any mature and established trees cannot be avoided and that adequate compensatory planting will occur; and it can be demonstrated the need for, and benefits of the development in that location clearly outweigh the harm or loss.**



*Windy Hollow to Crown House – a bower like stretch lined with mature trees.*

### **Policy 6 – Green Infrastructure**

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

**When marking the limit of residential property boundaries, native species shall be used and the establishment of new native hedges is encouraged to support and protect wildlife.**

**Developments, other than small in-fill, to the extent that they do not threaten the viability of the scheme, shall 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.**

### **Policy 7 – Built Environment**

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

**Proposals must demonstrate 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.**

## **8.6 Avoiding Coalescence**

NNJCS Policy 3 (d) states “*Development should .....protect 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 and hence no site allocations have been made in the countryside area between Oundle and Glaphorn village. The revised settlement boundary provides a definitive line for development and adherence to that policy will avoid coalescence.

### **Policy 8 – Avoiding Coalescence**

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

## Local Green Space

8.7 The NPPF introduced an enhanced protected open space designation. Designation of ‘Local Green Space’ requires stringent national criteria (paragraphs 76-78) to be met. The Neighbourhood Plan has considered potential sites around the village and has found one area, to the east of Brookside (shown on the Policies Map), that fulfils the NPPF criteria.

**The Local Plan (Part 1) provides further direction in this regard.** 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 include 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.



*View looking across Glaphorn brook to Local Green Space*

- 8.8 The site identified includes most of the land previously 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 and agreement reached with two of them.

### **Policy 9 – Local Green Space**

**The following local green space (identified on the Policies Map) is designated in accordance with NNJCS 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**

**New build development will not be supported within the Local Green Space except for very special circumstances such as:**

- **Provision of appropriate facilities to service a current use or function; or**
- **Alterations or replacements to existing buildings or structures, provided that these do not significantly increase the size and scale of the original building.**

## 9.0 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.

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



*Orchard House, Main Street.*

*Constructed 2012 in local stone. Adhering to building line of existing housing*

9.2 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 10 – Design Principles**

**To be supported development proposals must demonstrate how they reflect 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 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 design, as long as it reflects the local vernacular and proportions, and uses or re-uses materials indigenous to the area or which are indistinguishable from them.**
- 4. Respect established building lines and details of front garden enclosures, and relate well to the street, providing an active street frontage using materials that complement the existing palette of materials used within the village.**
- 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, and car, cycle, and refuse storage so as not to detract significantly from the visual amenity of the street scene. Single-storey dwellings may have restricted garden size subject to orientation, overlooking and privacy.**
- 7. All new external and street lighting shall avoid light spillage . Beyond the boundary of the area being lit.**

**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 supported.**



## **Contributing to Traffic Management and Road Safety**

- 9.3 Like many historical villages, the road network of Glaphorn is not suited to modern traffic requirements with its narrow roads, dangerous bends, vehicular accesses at difficult locations and blind corners.
- 9.4 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.
- 9.5 A recent report on behalf of the Parish Council (Action Plan to Deal with Speeding Vehicles – December 2015) collated evidence of the extent of the problem of traffic speeding through the village and made a number of recommendations on preventative and enforcement actions.

The key concerns raised were:

- There is a long history of speeding in and around the village, particularly along the Southwick Road and the Benefield/Cotterstock road in Upper Glaphorn.
  - Up to date quantitative data suggests that speeding remains a risk on the Southwick Road and also on the Benefield/Cotterstock road near the village school.
  - Feedback from residents and parents highlights ongoing concerns. Pedestrians, cyclists, horse riders and dog walkers face risks from speeding vehicles even where speed limits are in place.
  - The position of the village lends itself to vehicles taking a shorter route ("rat run") between Corby and Peterborough, with inevitable implications for speeding. (There is much concern that this will increase with the creation of Tresham Garden Village).
  - The County Council's decision to close Oundle Middle School resulted in planned growth for the village school of 20% in pupil numbers. Some 85% of pupils come by car, many from outside the village. No new road safety or parking measures were introduced to address safety issues at school pick-up and drop-off times.
- 9.6 Inevitably any development, when located within the village, has the potential to exacerbate these 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, demonstrate cognisance of the existing problem as well as any further issues caused directly by the proposal.

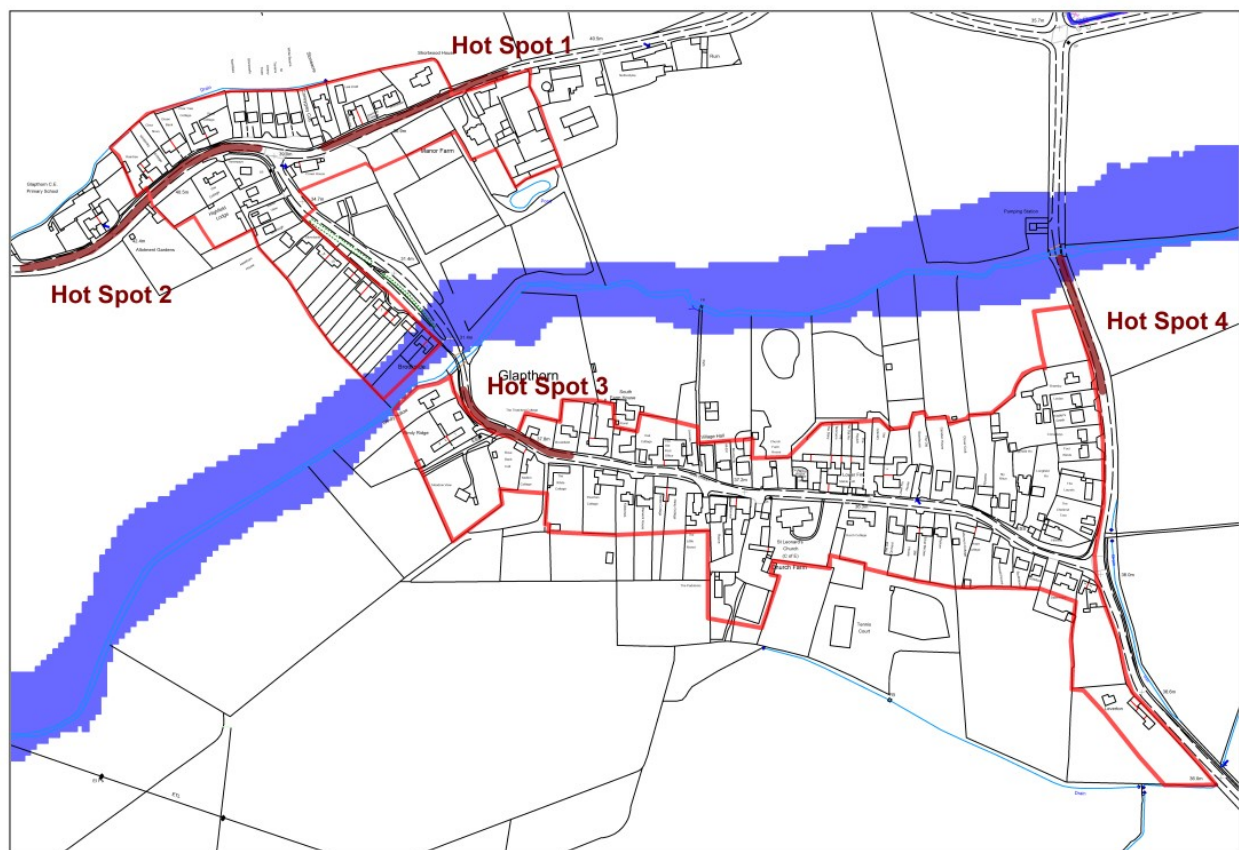
## Policy 11 – Mitigating Traffic and Road Safety Issues

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

The locations with existing traffic and safety concerns are shown on the Policies Map and include

1. Cotterstock Road - Glaphorn Manor to Crown House
2. Benefield Road – Village entrance by Primary School to T junction with Main Street
3. Main Street – The Thatched Cottage and opposite Windy Hollow
4. Southwick Road – Braesby to brook (village entrance)

Map 7 Traffic and Road Safety Hotspots in Glaphorn Village



- 9.7 The comments of the Northamptonshire County Council Highways Authority on these sites are:
1. Development between Glaphorn Manor and Crown House may require a widening of the carriageway along its frontage as it is too narrow for 2-way traffic. A new footway would be required with a suitable crossing point to the existing footpath on the northern side of Cotterstock Road.
  2. 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.
  3. The highway in this location on Main Street is narrow with poor forward visibility due to the embankments and bends, with significant gradients. Any new access or intensification of existing accesses may not achieve acceptable visibility.
  4. 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.

Comments on the highway considerations in respect of all of the sites allocations in Policy 1 are contained within the Report on Site Assessments



*Entrance to Glaphorn along Benefield Road with Village School on left.*

## 10.0 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.

- 10.1 As a small rural Parish, Glaphorn currently has very few facilities but a very strong sense of identity.
- 10.2 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 Glaphorn being a dormitory to larger conurbations (i.e. Oundle and Corby). 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.
- 10.3 Policy 12 seeks to protect existing facilities as well as supporting new community services. Policy 12 would only be applicable in situations where full change of use planning applications are required; the policy is not applicable for Prior Development Notifications or permitted changes of use. The separate treatment below of the site currently used for allotments recognises that the land is let to the allotment society on a 7 year lease and is managed by the church trustees for the sole purpose of the upkeep of the church building. Thus, if not economically viable as allotments, this site should be subject to simpler and more local procedures before application for change of use. The allotment site lies outside the settlement boundary, Policy 2, and this status would not be affected by any actions in accordance with Policy 12.



*Glaphorn Allotments*

## **Policy 12 – Protecting Existing and Supporting New Community and Recreational Services and Facilities**

### **1. Existing Facilities**

**There shall be a presumption against the unnecessary loss of existing community and recreation facilities. Applications for the change of use of local community facilities, as listed below, will only be supported 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 shall include an advertising period of at least 12 months at a realistic price, making use of local and national media sources and maintaining a log of all enquiries received;**
- b) The proposal demonstrates that alternative provision of the key service exists within Glaphorn or within a nearby neighbouring settlement, which can conveniently be accessed by pedestrians and public transport; and**
- c) The proposal demonstrates 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**

### **2. Allotments**

**There shall be a presumption against the unnecessary loss of this existing community and recreational facility. Applications for the change of use will only be supported if the proposal has demonstrated that reasonable practical steps have been taken to ensure that use as a community facility is not economically viable, having considered alternative community uses after suitable publicity within the Parish.**

### **3. New facilities**

**Proposals for new, and improvements to, existing community and recreational facilities will be supported. Development will be supported 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 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.**

## **11. Monitoring the Plan**

11.1 The Parish Council will monitor the Plan by:

- considering conformity to Plan policies of all relevant planning applications, and as a statutory consultee, make representations as necessary to the development control authority (East Northamptonshire Council)
- receive annual reports on the implementation of the Plan and consider what actions if any are required.

11.2 It is expected that a thorough review of the GNP will be appropriate mid-way through the Plan period. This is likely to be necessary in the context of considering:

- the implications if any of the emerging Local Plan Part 2 of East Northamptonshire
- the significant development proposed for Tresham Garden Village (formerly Deenethorpe Garden Village) with its implications for housing development and resultant traffic through Glaphorn
- any issues arising from adoption of Neighbourhood Plans of adjacent parishes particularly Oundle
- development occurring within the Parish at a rate which is considered excessive and beyond the capacity of Glaphorn to absorb change.

May 2018



