

# INDEPENDENT EXAMINATION OF THE GLAPTHORN NEIGHBOURHOOD DEVELOPMENT PLAN

INDEPENDENT EXAMINER:

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By email to

- Alan Tresadern, Parish Clerk, Glapthorn Parish Council and
- Mike Burton, Principal Planning Policy Officer, East Northamptonshire Council.

Dated: 8 March 2018

## **Glapthorn Neighbourhood Plan Independent Examination – Responses of East Northamptonshire Council and Glapthorn Parish Council to the Independent Examiner’s letter dated 1 March 2018**

**20 March 2018**

Further to **point 5** in my letter of **1 March 2018** I am seeking clarification in relation to the following:

1. Could East Northamptonshire Council please confirm Paragraph 8.18 of the Rural North, Oundle and Thrapston Plan (RNOTP) (Local Plan Part 2) adopted July 2011:
  - a. relates to (inter alia) all of the site referred to as Site A2 in the Glapthorn Neighbourhood Plan documents, and
  - b. is a strategic policy for the purposes of neighbourhood plan preparation.

**Response of Principal Planning Policy Officer, East Northamptonshire Council, to question 1:**

*Paragraph 8.18 of the RNOTP relates to the whole of site A2, shown on Map 6 (p30) of the Regulation 16 version of the Glapthorn Neighbourhood Plan 2016-2031, submitted 14 December 2017. It should be noted that RNOTP paragraph 8.18 also refers to the southern part of the site (that within Oundle Parish; i.e. outside the Glapthorn Neighbourhood Area).*

*Paragraph 8.18 should be regarded a strategic policy for the purposes of neighbourhood planning. The paragraph was included within the*

***RNOTP in recognition of the requirements of national policy at the time (Planning Policy Statement 3: Housing), which was in force during the RNOTP Examination (2008-9). This required Plans to consider potential development sites for up to 15 years from the date of the Plan Examination, despite the end date for the RNOTP being 2021 (only 12 years beyond the time of the Examination).***

***Accordingly, paragraph 8.18 must be regarded as “strategic”, as this identifies possible development sites that could come forward in order to deliver the strategic Local Plan (North Northamptonshire Joint Core Strategy 2011-2031) housing requirement for Oundle beyond 2021. The Joint Core Strategy (Local Plan Part 1) requires at least 645 dwellings to be delivered by 2031 (Policy 29/ Table 5). Therefore further sites around Oundle are likely to be necessary to deliver the residual housing requirement (currently just over 200 dwellings).***

***Any decision to allocate land west of Cotterstock Road/ north of St Peter’s Road (including site A2) would be dependent upon the quantum of need for further sites around Oundle to deliver the residual strategic housing requirement for the town.***

2. Could Glapthorn Parish Council please inform me where the “locally significant views” referred to in Policy 5 of the Glapthorn Neighbourhood Plan are identified.

**Response of Alan Barnish, on behalf of Glapthorn Parish Council and Neighbourhood Planning Group, to question 2:**

***[THE PARISH COUNCIL HAS PREPARED A SEPARATE STATEMENT IN RESPONSE TO QUESTION 2, WHICH IS APPENDED SEPARATELY]***

**In response to question 1, Alan Barnish has prepared the following statement, which he has asked to be included within the ENC response:**

***“I realise that the first question (re para 8.18 of RNOTP) is for ENC to answer. However it does seem us that Living Land have attempted to assign a firmness to the ‘allocation’ of Site A2 in the RNOTP which is not justified by the text of the RNOTP.***

***Paragraph 8.18 refers to ‘possible longer term site allocations...which could come forward following reviews of the Core Strategy and this Plan.’ The Neighbourhood Plan represents the review and has determined not to include the Site.***

***We trust your response will make these points.***

***We are, though content for you to draw his attention to GNP paragraph 6.8.3.***

***6.8.3 None of the four sites in Glapthorn Parish on the Oundle boundary is included in the Glapthorn 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.***

***Although this is in practice no more than a re-statement of the JCS, we felt it appropriate to highlight this Policy with Site A2 particularly in mind.”***

I should be grateful if the Parish Council response could be channelled to me via East Northamptonshire Council. This request for clarification and responses should be published on the East Northamptonshire Council and Glapthorn Parish Council websites. It may be necessary for me to seek further clarification on the response to these points or in respect of other matters.

I would appreciate an early reply in order to maintain the momentum of the Independent Examination.

Regards

Chris Collison

Independent Examiner

Planning and Management Ltd