

Request for Clarification re Independent Examination of Glapthorn Neighbourhood Plan

The Independent Examiner has asked

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

Policy 5 states

Policy 5 – Protecting Landscape Character

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

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

This policy derives from the results of the community consultations prior to drafting the Plan and formed one of a series of “**Statements of Principle**” which then were used to frame the Policies of the Neighbourhood Plan.

The particularly relevant **Statement of Principle** for NP Policy 5 is **Statement G**. This is shown in the Appendices to the Neighbourhood Plan and is reproduced below.

The is available on the Parish Council web site as Appendix 2.

<http://glapthorn.org.uk/wp-content/uploads/2016/03/pc/gnpg/Appendix%20V2.3.pdf>

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)

continued

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.

The Appendices were submitted with the main Neighbourhood Plan document and as such are integral to the Plan.

The views within the Village, outward from the Village and towards the Village from surrounding countryside (as in Statement G) were key to the definition of the village settlement boundary especially the inclusion or exclusion of new sites on the boundaries of the Village.

The specific street views of a sensitive nature which should be reflected in any developments were further detailed in Policy10

Policy 10 – Design Principles

All new development shall take account of the following design principles:

- 1. High quality design, layout and appearance of the proposed development that respects the scale, density and character, layout, access, street furniture & signage of existing surrounding buildings and landscape, and protects and enhances the identity and character of the village.**
- 2. Respect in design and material usage, the particularly sensitive locations and street views of**
 - **Windy Hollow to Crown House – bower-like stretch lined with mature trees**
 - **Main Street from Hope Cottage to Church Farm**
 - **Main Street from The Little Manor to Rosebank Cottage**
 - **Crown House to Glapthorn Manor**

**Alan Barnish
Clerk to Glapthorn Neighbourhood Plan
13/03/18**

