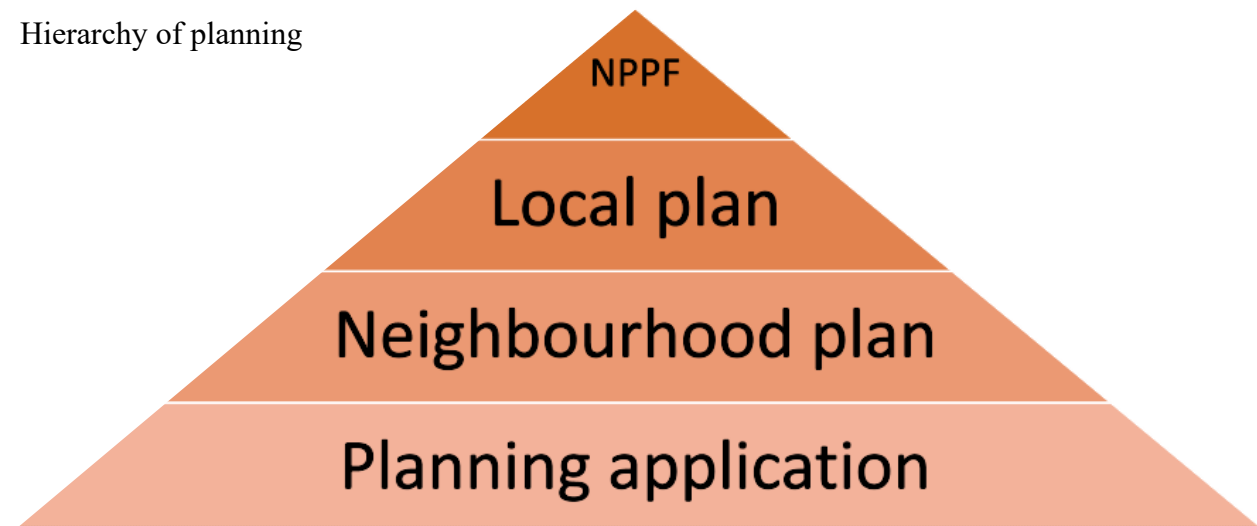


Briefing Paper: Strategic Planning Considerations for Stanwick

August 2023

Hierarchy of planning



1. National Planning Policy

1.1 The National Planning Policy Framework (NPPF) is set by central government. The NPPF is a land-use policy document that was first issued in 2012. It consolidated previously separate Planning Policy Statements (PPS) and Planning Policy Guidance (PPG). It was revised in 2018, 2019 and 2021.

1.2 The NPPF introduced a presumption in favour of sustainable development at the heart of the English planning system, which encourages local planning authorities to plan positively for new development, and approve all individual proposals wherever possible. The other core principles of the framework are of a genuinely plan-led system, empowering local people to shape their surroundings, and seeking high quality design and standards.¹

1.3 In May 2022, the Department for Levelling Up, Housing and Communities (DLUHC) introduced planning reforms via the Queen's Speech, in and alongside a new Levelling Up and Regeneration Bill. The reforms which are helpfully outlined in DLUHC's policy paper seek to improve the planning system and further empower local leaders to regenerate their local area and will be introduced through primary and secondary legislation, and through non-legislative measures. The Bill follows the Planning for the Future White Paper in August 2020, which initially introduced and tested with the sector proposals for long term structural changes to the English planning system.²

1.4 Sam Stafford of National House Builders Federation stated at the Planning Summit (July 2023) that for political reasons there have been delays in finalising changes to current planning policies at a national level.

1.5 All local planning policies must comply with the NPPF and local policies are 'tested' for compliance at 'Examination'.

1.6 The NPPF is available to download online without charge.

¹ Wikipedia

² [Planning reforms | Local Government Association](#)

2. District/County Planning Policy (Local Plan)

2.1 Prior to the formation of North Northamptonshire Council (NNC) on 1st April 2021, the Local Planning Authority (LPA) for Stanwick was East Northamptonshire Council.

2.2 After 1st April 2021, the LPA is NNC.

2.3 North Northamptonshire Joint Planning Unit (NNJPU) was formally established in October 2004 by Corby, Kettering, Wellingborough and East Northamptonshire Councils, together with Northamptonshire County Council. The NNJPU was funded through contributions from the local planning authorities, and co-ordinated the preparation of the North Northamptonshire Local Plan.³

2.4 The NNJPU was responsible for the Joint Core Strategy, adopted 2016, as well as a number of other plans for the combined area. The Joint Core Strategy 2011-2031 is also known as the 'Local Plan part 1'.

2.5 The Joint Core Strategy favours 'Sustainable Urban Extensions' (SUEs). This puts housing where infrastructure exists and where they will be 'sustainable'. This is why Raunds has received development in past 10 years, rather than Stanwick, and why Rushden East, Wellingborough, Stanton Cross and Kettering etc have significant growth plans.

2.6 East Northants Council began work on the Local Plan part 2. This document embodies more detailed and site specific planning policies for East Northamptonshire. This plan has not yet reached 'adoption' and as at July 2023 is undergoing public examination under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The North Northants Council website states that the inspector is preparing their final report.

2.7 The history of the Local Plan part 2, together with published versions are available on the North Northants Council website

2.8 East Northants Council also had a number of 'Supplementary Planning Policies' providing further guidance. These policy remain current. [Supplementary Planning Documents | North Northamptonshire Council \(northnorthants.gov.uk\)](https://www.northnorthants.gov.uk)

2.9 The NNJPU has been replaced by the NNJPUD and current documentation is provided on that website: [Welcome to the North Northamptonshire Joint Planning & Delivery Unit \(nnjpu.org.uk\)](https://www.nnjpu.org.uk)

3. Neighbourhood Plans

3.1 Neighbourhood planning is a right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans (often referred to simply as Neighbourhood Plans), Neighbourhood Development Orders and Community Right to Build Orders.

Neighbourhood Plans become part of the development plan and the policies contained within them are then used in the determination of planning applications. Neighbourhood Development Orders and Community Right to Build Orders allow communities to grant planning permission either in full or in outline for the types of development they want to see in their areas.

Policies produced cannot block development that is already part of the Local Plan. What they can do is shape where that development will go and what it will look like.⁴

³ [An Introduction to the North Northamptonshire Joint Planning Unit \(nnjpu.org.uk\)](https://www.nnjpu.org.uk)

⁴ [RTPI | Neighbourhood planning](https://www.rtpi.org.uk)

3.2 Stanwick Parish Council decided to initiate a Neighbourhood Plan on the basis it would be completed before the Local Plan part 2 was adopted by East Northants Council.

3.3 Stanwick Neighbourhood Development Plan 2016 to 2031 was ‘made’ in 2017. It was given the end date of 2031 to tie in with the end date of the Joint Core Strategy.

3.4 All Neighbourhood Plans should conform to the higher level plans in place when the neighbourhood plan is adopted. Neighbourhood Plans cannot state ‘there will not be any development’.

3.5 The process of writing a Neighbourhood Plan can take a number of years and can be divisive in communities, particularly if the plan allocates sites for development.

3.6 After a Neighbourhood Plan has been passed at Referendum and been Made by the LPA, the LPA should refer to the policies it contains when determining a planning application.

3.7 As a Neighbourhood Plan ages, it loses ‘weight’, that is, given less importance in the decision making process on a planning application.

4. Neighbourhood Plan modifications

4.1 There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
- Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
- Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.⁵

4.2 There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan.

In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust.

To reduce the likelihood of a neighbourhood plan becoming out of date once a new local plan (or spatial development strategy) is adopted, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need.⁶

⁵ [Neighbourhood planning - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

⁶ [Neighbourhood planning - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

5. Stanwick Neighbourhood Plan (NP)

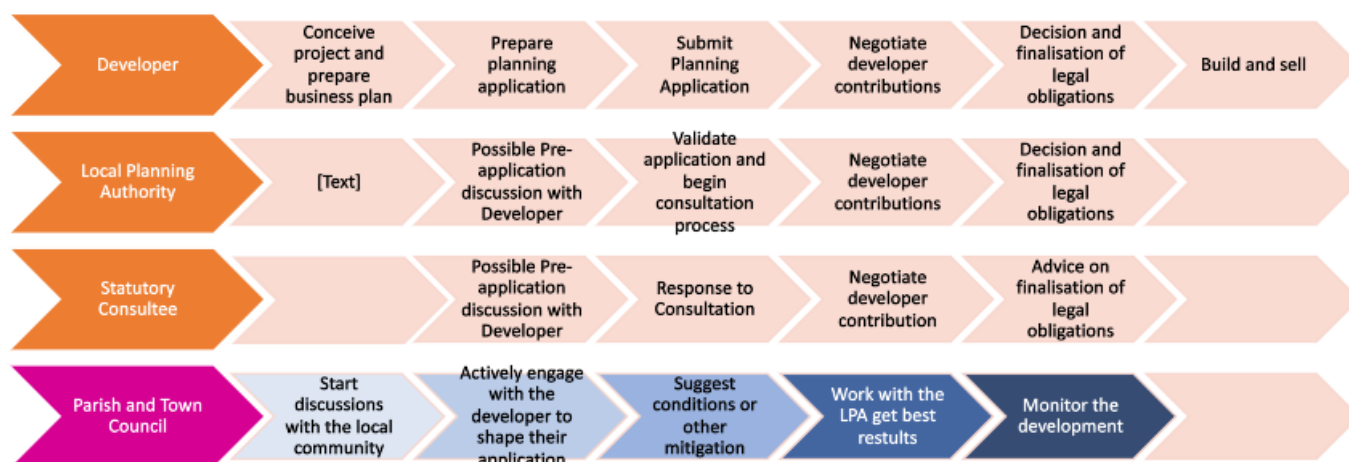
5.1 The Stanwick NP will expire in 2031.

5.2 If Stanwick is to continue to have a NP in place, this would ideally be in place before the expiry of the current plan.

5.3 The NP can be viewed on the website [Stanwick Parish Council - Neighbourhood Plan](#)

6. Who is involved in the planning process

- The Developer, agent or applicant
- The Local Planning Authority
- The Statutory Consultees
- Parish & Town Councils
- The Local Community



Flow chart courtesy of Andrea Pellegram Ltd

6.1 There are statutory requirements to consult particular bodies or persons on applications for planning permission in prescribed circumstances. These are the Statutory Consultees and include the Highways Authority, Environment Agency, Natural England, Environmental Health, Historic England etc

6.2 The Statutory consultees have more powers of refusal than a Planning Officers as they are specialists in other legislation.

6.3 Statutory Consultees are not local and it is unlikely that they will have made a site visit when responding on a planning consultation.

7. Development constraints in Stanwick

7.1 Any development in Stanwick would need to be in compliance with the various levels of planning policy outlined above.

7.2 There are also parish specific development constraints that should be understood before a planning application is received. Indeed, developers should be able to access this information when they are preparing a proposal as by the time an application is submitted, it is often too late to include mitigation. Similarly, the LPA should be aware of any issues that should be addressed so that they can include these in any legal documents, such as S106 agreements, and these are often finalised prior to planning consent being given.

7.3 Stanwick Parish Council has a 'Legal Protocol for discussion with Developers' to ensure clarity for members of the Council, developers and residents.

7.4 The parish of Stanwick is not a viable location for a SUE.

7.5 A separate briefing report has been prepared seeking to identify location specific constraints together with potential mitigation.

8. Village/Parish wide Constraints

8.1 The constraints listed below are not definitive and should not be considered as complete list. The purpose of the list is to set out constraints and potential harm caused by development for a parish wide setting. It is probable that there would be site specific constraints in addition to those listed here.

8.2 Parish wide constraint impact a significant portion of the residential area of the parish.

Constraints:

- i. School places
- ii. Medical facilities
- iii. Dental Facilities
- iv. Recreation facilities
- v. Narrow pedestrian paths
- vi. Limited parking facilities
- vii. Stanwick Lakes
- viii. Limited and reducing burial capacity
- ix. Access to Stanwick Lakes
- x. No connection to the Green way
- xi. Carbon foot print
- xii. Northamptonshire is a 'water stressed' area;
- xiii. Water supply/pressure
- xiv. Limited undercover parking facilities for those without off road parking
- xv. Electric Vehicle Charging Points (EVCP) for those without off road parking.
- xvi. Safety concerns for school access

i. School Places

Stanwick Primary Academy provides one class per year group from Reception through to Year 6

Year 7 pupils attend school in nearby towns. School buses have been discontinued.

ii. Medical facilities

Stanwick does not have any medical facilities. GP needs are generally met by surgeries in Raunds. There are anecdotal complaints about the ability to gain appointments in a timely manner and on occasions, the quality of care given.

iii. Dental Facilities

Stanwick does not have any dental facilities. There are waiting lists to join NHS dental services in nearby towns.

iv. Recreation Facilities

The Open Space Audit 2015 undertaken as part of the Stanwick NP evidence base, should be updated to reflect any changes since 2015. In 2015 the report found that some areas were inadequate in meeting the populations needs as defined by the Open Space Supplementary Policy 2011 standards.

v. Narrow pedestrian paths/non-existent pavements

The pavements in the main parts of the village do not meet current accessibility standards.

Some residential roads do not have any pavements at all and are not wide enough to accommodate pavements

vi. Limited parking opportunities in the centre of the village

Parking congestion is a frequent occurrence, particularly associated with School and nursery drop off and collection times, events at various village centre locations. Parking congestion has led to pedestrian safety concerns.

vii. Stanwick Lakes

Stanwick Lakes are registered as RAMSAR, SPA and SSSI. There is a 3km impact zone for the protection of Stanwick Lakes that must be considered as part of any development. (NP para 10.13). The site is covered by ENC Special Protection Area SPD

viii. Stanwick cemetery

The church yard of St Laurence was closed to burials in 1985. All burials and the majority of interment of ashes occurs at the cemetery on Chelveston Road. The cemetery has limited space for future interments. Attempts made by the Parish Council to acquire new land adjacent to the cemetery have not been successful. It will take a number of years to create a useable cemetery from a field.

ix. Access to Stanwick Lakes

The absence of a safe crossing point from Stanwick village to Stanwick Lakes encourages Stanwick residents to drive to the facility. Highways England recognise the dangers of crossing the A45 on foot and have suggested that a toucan crossing may be appropriate and be more cost effective than a bridge or underpass.

x. No access to the Greenway

The North Northamptonshire Greenway is a 16 mile network of green corridors for cycling and walking, running all the way from Higham Ferrers and Rushden to Irthlingborough. Residents of Stanwick are cut off from the Green way by the A45.

xi. Carbon footprint

The 'Place-based carbon calculator' rates Stanwick as a D-. The Centre for Sustainable Energy report produced in February 2023 indicates that Stanwick Carbon footprint is higher than the East Northants average and higher than the national average.

The Parish Council has adopted a Green Strategy to guide the Council and the parish to be as sustainable as possible.

xii. Water stress

Northamptonshire has been designated as 'water stressed' in the Environment Agency Report 2021.

xiii. Stanwick water pressure

There are frequent local complaints about water pressure being low and this adversely affecting the quality of people's life.

xiv. Under-cover parking facilities

Older sections of Stanwick have been built without garage provision and often without off-road parking opportunities. There are a very limited number of garages for rent in Parklands.

xv. Electric Vehicle Charging Points (EVCP)

Older sections of Stanwick have been built without garage provision and often without off-road parking opportunities, removing the possibility of private EVCP. The infrastructure of Stanwick does not offer opportunities to provide public EVCP at these locations (West Street, Spencer Parade, Church Street, East Street, Grange Road) via lamp post conversion or bollards. There are no public car parks where EVCP could be introduced. This is a potential barrier to the adoption of electric vehicles.

xvi. Road crossing points for Stanwick Primary Academy

Every person attending Stanwick Primary Academy has to cross at least one a road. Near misses and other incidents are regularly reported on Social Media. The Zebra crossing on Raunds is the only 'official' crossing point. Whilst current layout does meet the legal standards in terms of visibility, and the approach from the bends has the advance warning sign problems continue with drivers not stopping.

End