



Established: 1st April 2020

Harlestone Manor Parish Council

Mark Arnull
Leader
West Northamptonshire Council
One Angel Square
Northampton

21st January 2026

By email : mark.arnull@westnorthants.gov.uk
cc: Cllr Hastie: charles.hastie@westnorthants.gov.uk
Cllr Lister: daniel.lister@westnorthants.gov.uk

Dear Cllr Arnull,

Management of Open Space in Harlestone Manor and Request for Assistance

I am writing on behalf of Harlestone Manor Parish Council regarding a longstanding concern affecting a significant number of residents within the parish boundary. We hope West Northamptonshire Council may be able to assist us in identifying a fair and workable resolution.

Residents living on the east side of Harlestone Road (between Harlestone Road and York Way), the earliest phase of the Harlestone Manor development, are required to pay annual fees to Greenbelt, an estate management company, for the maintenance of their public open spaces. These charges increase each year, yet residents report no visible improvement in the level or quality of service. As a parish council, we regularly hear from residents who feel this model is inequitable and offers them limited accountability or influence over how the land around their homes is managed.

By contrast, the more recent development on the west side of Harlestone Road follows a different model: those open spaces have been transferred to Harlestone Manor Parish Council for ongoing maintenance. This was not possible when the first phase of the estate was built, as the parish council did not then exist. This arrangement has proven practical and cost-effective, with transparent oversight and visible local stewardship.

In addition, the new development on Sandy Lane, also within the parish boundary, includes areas of public open space that Bloor Homes intends to transfer to the parish council, along with appropriate commuted sums to support their long-term maintenance. This further highlights the inconsistency within a single community, where residents in different phases of the same development are subject to materially different arrangements and costs for broadly similar land.

Harlestone Manor Parish Council
<https://harlestonemanorpc.org.uk>



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As a result, the parish council considers the current situation unfair for residents living in the first phase of the estate. Those residents face increasing and unavoidable charges to a private company, while their neighbours benefit from a publicly accountable, community-led model delivered locally by the parish council.

Seeking a Fair and Sustainable Solution

The parish council is keen to explore options for bringing the management company land under our stewardship, so that a consistent, transparent, and equitable approach can be implemented across the whole of Harlestone Manor. However, there appear to be very few examples of private-estate managed land being successfully transferred to a parish council after the initial arrangements are in place, and the legal and procedural route is unclear.

We would therefore welcome West Northamptonshire Council's support in identifying a viable mechanism for achieving this outcome. Any guidance, expertise, or facilitation you can provide - whether through legal, planning, or estate-management channels - would be invaluable in helping us address what has become a significant local concern.

We would welcome a meeting with you or relevant officers to discuss practical options and next steps. Our shared goal is to ensure a fair, sustainable, and community-led approach to open space management for all residents of Harlestone Manor, and we believe this is best achieved in partnership with West Northamptonshire Council.

Yours sincerely,

S. Clark

Stewart Clark
Chairman, Harlestone Manor Parish Council

Paul Thomas | Harlestone Manor Clerk | Executive Officer | RFO | Email: Clerk@harlestonemanorpc.org.uk

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