

Appendix F: Hallaton Consultation Statement

Pre-submission Consultation Responses September – October 2019

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| No. | Page | Chapter/ Section | Policy Number | Responde nt | Comment | Response | Amendment |
|-----|------|---------------------|------------------|-----------------------------|--|----------|-----------|
| 1. | | | | Historic England | <p>Thank you for consulting Historic England about your Neighbourhood Plan.</p> <p>The area covered by your Neighbourhood Plan encompasses Hallaton Conservation Area and includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at Harborough District Council together with the staff at Leicestershire County Council</p> | Noted | None |

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| | | | | <p>archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk <http://www.heritagegateway.org.uk>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.</p> <p>Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:- <https://historicengland.org.uk/advice/plan</p> | | |
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| | | | | <p>ning/plan-making/improve-your-neighbourhood/></p> <p>You may also find the advice in “<i>Planning for the Environment at the Neighbourhood Level</i>” useful. This has been produced by Historic England,</p> <p>Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:</p> <p>http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</p> <p>If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local</p> | | |
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| | | | | | <p>Plans” as this relates equally to neighbourhood planning. This can be found at https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/</p> <p>If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.</p> | | |
| 2. | | | | East Norton Parish Meeting | <p>Thank you for this opportunity for the East Norton Parish Meeting to comment on the Hallaton Draft Neighbourhood Plan. As chairman of the ENPM I have read through the well prepared and comprehensive document and can find nothing which impacts on the East Norton parish. However, I will now circulate details of the weblink to as many members as I have contact details for, inviting any comments to be brought to a Parish Meeting arranged for Wednesday 25th September.</p> | Thank you for taking the trouble to comment. | |

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| | 61 63 | Traffic Management Footpaths | | | I would like to query one point. On page 61 under 'Traffic Management' and page 63 under 'Footpaths, Bridleways and Cycleways' there is a statement which reads 'A national motorcycle route passes through the village'. I am not aware of any national motorcycle routes but if you are referring to the 'National Byway' (brown signs), that is a national cycle route, also known as 'Britain's Heritage Cycling Route'. More information is available at https://www.thenationalbyway.org/ | Thank you for pointing this out. We will change the reference to 'Britain's Heritage Cycling Route'. | Change to be made as indicated |
| 3. | | | | Natural England | Thank you for your consultation on the above dated 30 August 2019. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood | These general comments are noted. The Hallaton Neighbourhood Plan contains a wide range of environmental protections and enhancements. | None |

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| | | | | | <p>development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made. Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk. Yours faithfully Dawn Kinrade Consultations Team</p> <p>Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities Natural environment information sources</p> <p>The Magic1 website will provide you with much of the nationally held natural environment data for your plan area. The</p> | | |
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| | | | | <p>most relevant layers for you to consider are: Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones). Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available here².</p> <p>Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here³. Most of these will be mapped either as Sites of Special</p> <p>Scientific Interest, on the Magic website or as Local Wildlife Sites. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.</p> | | |
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| | | | | <p>National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here.</p> <p>There may also be a local landscape character assessment covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.</p> <p>If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty</p> | | |
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| | | | | <p>(AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.</p> <p>General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the Magic5 website and also from the LandIS website⁶, which contains more information about obtaining soil data.</p> <p>Natural environment issues to consider</p> <p>The National Planning Policy Framework⁷ sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance⁸ sets out supporting guidance.</p> <p>Your local planning authority should be</p> | | |
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| | | | | | <p>able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.</p> <p>1 http://magic.defra.gov.uk/ 2 http://www.nbn-nfbr.org.uk/nfbr.php 3http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx 4https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making 5 http://magic.defra.gov.uk/ 6 http://www.landis.org.uk/index.cfm 7https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf 8http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/</p> <p>Landscape</p> | | |
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| | | | | | <p>Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.</p> <p>If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.</p> <p>Wildlife habitats</p> | | |
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| | | | | <p>Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here⁹), such as Sites of Special Scientific Interest or Ancient woodland¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.</p> <p>Priority and protected species</p> <p>You'll also want to consider whether any proposals might affect priority species (listed here¹¹) or protected species. To help you do this, Natural England has produced advice here¹² to help understand the impact of particular developments on protected species.</p> <p>Best and Most Versatile Agricultural Land</p> <p>Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food,</p> | | |
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| | | | | | <p>timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication Agricultural Land Classification:</p> <p>protecting the best and most versatile agricultural land¹³.</p> <p>Improving your natural environment</p> <p>Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development.</p> | | |
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| | | | | | <p>Examples might include:</p> <ul style="list-style-type: none"><input type="checkbox"/> Providing a new footpath through the new development to link into existing rights of way.<input type="checkbox"/> Restoring a neglected hedgerow.<input type="checkbox"/> Creating a new pond as an attractive feature on the site.<input type="checkbox"/> Planting trees characteristic to the local area to make a positive contribution to the local landscape.<input type="checkbox"/> Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.<input type="checkbox"/> Incorporating swift boxes or bat boxes into the design of new buildings.<input type="checkbox"/> Think about how lighting can be best managed to encourage wildlife.<input type="checkbox"/> Adding a green roof to new buildings. <p>9http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx</p> | | |
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| | | | | | <p>10https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences</p> <p>11http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx</p> <p>12 https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals</p> <p>13http://publications.naturalengland.org.uk/publication/35012</p> <p>You may also want to consider enhancing your local area in other ways, for example by:</p> <ul style="list-style-type: none"><input type="checkbox"/> Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.<input type="checkbox"/> Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. | | |
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| | | | | <ul style="list-style-type: none"><input type="checkbox"/> Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this 14).<input type="checkbox"/> Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).<input type="checkbox"/> Planting additional street trees.<input type="checkbox"/> Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.<input type="checkbox"/> Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore). <p>14http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-</p> | | |
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| | | | | | way-and-local-green-space/local-green-space-designation/ | | |
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| 4. | 18. | Delivering High Quality Design & HBE1 Para 9 | | Residents | Given the current issues with wheelie bins being left on the pavement in High Street and elsewhere, requiring individual properties to make provision for “containers for compliant with the refuse collection system”, clearly runs the risk of problems with refuse and recycling storage becoming outdated and inadequate as responsibilities of households increase driven by both cost pressures on HDC and environmental needs (see General Comments below). | Thank you for these comments. The criterion was included to ensure that the storage system in new development meets the latest requirements in place at the time of the development which is considered to be an appropriate policy intention. | None |
| | 18. | Delivering High Quality Design & HBE1 Para 10 & 11 | | | The references here to water efficiency and drainage do not adequately address the impact on the environment where previously open ground is covered preventing rainwater entering the groundwater system. Para 10 should be written “...water efficiency (including the use of grey water) ..” Para 11. Should explicitly state that the discharge of | Thank you. In para 10 we will add in ‘the use of grey water’ Noted. In para 11 – we will | Change to be made as indicated |

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| | | | | rainwater and surface water into existing Surface drains is deprecated. The appended drawing shows that surface water from Eastgate (and Northgate?) discharges into the Hallaton Brook bellow 9 Eastgate. I believe that some of the surface drainage of High Street/ The Cross discharges from twin clay pipes in my garden and then runs into Hallaton Brook. The risks of flooding downstream should not be increased by adding to these discharges. | add in 'and should not increase the risk of flooding downstream' | Change to be made as indicated |
| 18. | Limits to Development | | | I strongly support the use of a delineated LTD area. | | |
| 24. | Housing Mix & HBE5 | Policy HBE 5 | | The Housing Mix seems to differentiate only by number of bedrooms. Given the high entry barriers to property ownership HBE5 needs to include for a mixture of purchased, rented and social housing. As we are already in "Generation Rent" we need to ensure that younger people and families that cannot afford to buy are able to remain in our community. | Noted Whilst we support the sentiment in this comment, affordable housing cannot be enforced in developments of fewer than 11 as stated in the Local Plan. A separate policy on | None None |

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| | | Housing Needs Analysis | Appendix 4 | | See above but specifically Table 3 Tenure Whilst we have a typical level of not owned properties, we lack information of how Tenure relates to Table 5 Number of Bedrooms. We need to know if there is an adequate supply of family sized rental property. This is likely to be a growing demand and we need to ensure that young families that can't buy can be accommodate to the extent that we can control this. | Affordable housing promotes housing for local people. Noted. The NP supports smaller housing more suitable for young families and affordable housing for those who cannot afford the property prices in the Parish. | None |
| | | Environmental Impact | Appendix 5 Para 3 | | See above but specifically the use of grey water should not be subject to "where appropriate". | Agreed | Change to be made as indicated |
| | | Utilities and waste | Appendix 5 Para 5 | | See above but specifically "... connected to the local fibre optic network and cabling, pipework and" is ambiguous. I suggest "... connected to the local fibre optic network. Cabling, pipework and" Further this policy should require all utility connections to be completed prior to first | Agreed | Change to be made as indicated. |

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| | | General Comments | | <p>occupation.</p> <p>General comments about the Plan: This is a very good document and the Neighbourhood Plan team are to be congratulated on its quality. My one concern (major) is that the Plan is meant to cover the period 2018 to 2031 but there is little sense that the plan covers a long period of time rather than just addressing current issues. This introduces two risks; that we either do things too early in the plan, or that the plan becomes out of date before 2031 as external changes impact on the village.</p> <p>I suggest that there a number of themes where the Plan should have the ability to respond to external events particularly in Energy, Transport and the Environment. Energy: There is likely to be a significant increase in electricity demand from run down of gas/oil heating and electric vehicles. We should engage with Western Power to understand if this has any</p> | <p>Noted. It is common practice that the NP covers the same timescale as the Local plan, which is to 2031. It is stated, however, that the NP will be formally reviewed when circumstances change.</p> <p>Noted. This is not a planning policy as such and is outside the scope of the document</p> <p>Noted. We will add in a community action to engage with Western Power</p> | <p>None</p> <p>Change to be made as indicated</p> |
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| | | | | <p>implications for the village. Do we need to make provision in our plans for more energy infrastructure? If we are going to have to dig up the High Street we should aim to do it once.</p> <p>Transportation-1: We have to have a plan for 20% of cars being EVs in 2024. Being a more affluent area we could be ahead of the national adoption rate is we can address kerbside charging.</p> <p>Transportation-2: The patterns of vehicle usage are likely to change arising from an ageing population, increases in costs, and green pressures. We have already seen a significant increase in internet shopping that has resulted in increases in delivery traffic into the village. We should have solutions including local delivery hub ready for implementation.</p> <p>Environment: Many existing households struggle to deal with current waste collections and the likely increase in burden on householders means that even</p> | <p>Noted. The NP supports communal vehicle charging points but cannot require specific solutions.</p> <p>Noted. This is an interesting idea but is beyond the scope of a planning document.</p> | <p>None</p> <p>None</p> |
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| | | | | | <p>new properties will struggle. We should have solutions to centralising waste collection for implementation from 2024 in the plan. I would envisage that we would need one facility per 20 houses.</p> <p>This list is not meant to be exhaustive but gives a view on some themes where we should be ready to respond to events as they unfold and not simply react or find out that our plans are not robust.</p> | <p>Thank you for these comments which are very helpful.</p> | |
| 5. | 23 | Reserve Site | Policy HBE 4 | Resident | <p>Reserve site - I do not agree that Cow Close needs to be used as a reserve site. Hallaton has enough infill sites to cover our allocation and I believe that using Cow Close as a reserve site leaves us open to over development. Site 4 in Medbournes neighbourhood plan was originally allocated for a maximum of 12 houses and the examiner changed the wording to a minimum of 12, Medbourne is now facing a planning of 21 on this site which is the main entrance to the village. Using Cow Close at all is putting the village at risk. Great Glen have just had 170 houses</p> | <p>Thank you for this comment.</p> <p>The identification of a reserve site helps to meet future need as it arises and avoids the vulnerability that comes with speculative development. Excluding the site from the Limits to Development provides a further safeguard to the site coming forward before it is required.</p> | None |

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| | | | | approved, a large percentage of this is outside the LTD line. The Neighbourhood Plan should protect the village and I feel even using Cow Close as a reserve site does not do this. | The Medbourne site has not been approved and has recently been withdrawn as an application. The Great Glen site was approved well in advance of the NP being Made and was not, therefore, a material consideration. | None |
| 19 | Limits to Development | Policy HBE 2 | | Limit to Development Line - I disagree with the LTD line as it is currently drawn. I believe the area at the top of Hunts Lane should be included, this has already received planning approval for holiday cottages, this could easily be changed by the owner to houses and this would cover 3 more dwellings towards our allocation. I also disagree with the line excluding the area on Hog Lane which could provide valuable Almshouses for the young or elderly of the village. | Noted. An intention to submit a planning application is not the same as one being approved so cannot count towards the housing target as suggested. The Limits to Development line was drawn following the application of an agreed methodology in order to provide sufficient new houses and to distinguish | None |

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| | | | | | | between the built-up area and the countryside. | |
| 6 | 17-23 | Housing – Design, Limits to Development, Allocation | | Resident | <p>Significant effort has been put into the revised plan, particularly Page 17 - 23 especially since the new development by Grace Homes, in Northend, has received planning approval and is now in a position to build 23 homes and 5 further homes will be taken up within three infill allocations. Thus providing the 28 homes required by HDC.</p> <p>Why then does Cow Close continue to be in the mix as a reserve site, for a further 11 homes? This field offers more than enough land for 11 homes to be built. By offering it as a reserve site, large as it is, in all probability will signal to HDC, there is room for more than 11 homes to be built? Remember Pandora's Box?</p> | <p>Thank you for this comment.</p> <p>Noted</p> <p>The site is included to control future development if needed because of an increase in housing need or a failure to deliver allocated sites or sites with a planning permission.</p> <p>Not having a reserve site leaves the Parish vulnerable to speculative development if the level of new housing required</p> | <p>None</p> <p>None</p> |

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| | | | | | | increases in the future. | |
| 7. | | Reserve Site | Policy HBE 4 | Resident | <p>I object to us offering a reserve site at all. According to the Plan we have met the minimum number of houses required with the North End site plus the infill around the village. Having read in the plan that it doesn't want to destroy the character and feel of the village, then I think offering up a reserve site (in case things change etc) is a dangerous mistake, and just gives the option/idea to the council to use that reserve and increase the number of houses if it decides to do so. Also by suggesting using Cow Close field then you are in fact increasing the size of the village instead of containing it, which makes no sense when the plan states that it wants to keep the village as a village and sympathetically true to its character. Also, once any building on Cow Close takes place, and the land extends in future years, there will be no reason to stop development moving towards Horninghold and swallowing that village up. Therefore I</p> | <p>Thank you for commenting.</p> <p>We understand your concerns. However, the Cow Close site will only come forward if further development is needed in the Parish. It was considered the most suitable of all available sites. If a reserve site is not included in the NP, then when further development is required it will on a 'first come first served' basis and potentially in a much less suitable location. By allocating a reserve site, the NP retains control over development into the future.</p> | None |

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| | | | | | <p>feel it is imperative to just give the council the minimum number of houses we are expected to take and leave it at that.</p> <p>I have been told that Medbourne had a reserve of houses and the council then took that as carte blanche to increase not only that reserve number but to build there, so it obviously didn't work for them, in fact, it was to their detriment to have a reserve.</p> <p>So in conclusion I wish to state that I object most strongly to having a reserve site and would like it removed from the Plan.</p> | <p>Your information about Medbourne is incorrect. There was no reserve site allocated in the NP.</p> | None |
| 8. | | Reserve Site | Policy HBE 4 | Resident | <p>Given the recent planning application that has been granted in Great Glen (170 houses. Half of which are outside their limits to development). And the Planning application off Paynes Lane in Medbourne. Also outside the limits to development. I find it concerning that we have a "reserve site".</p> | <p>Thank you for taking the trouble to comment.</p> <p>In fact, the Great Glen approval was made well before the Great Glen NP had been produced, and the Medbourne application has not yet been determined.</p> | None |

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| | | | | | <p>The arguments for the reserve site don't stand up in my opinion, almost asking for the land to be built on.</p> <p>If we need to build more houses in the future can we not move the limits to development at our discretion? Do we need a reserve site?</p> <p>Though I do think there will be some more infill sites come up in the Village. I think the reserve site should be removed from the NP.</p> <p>Np. Site assessments It was mentioned by a parishioner at the PC meeting on Monday that there is no plan of the sites in the site assessments. I can not find one either.</p> <p>Regarding plot 12 on the NP. Adjacent to the Fox Inn, which most confusingly is then plot 3 on the NP!</p> | <p>therefore drawing any conclusions about the appropriateness of the Limits to Development is premature.</p> <p>You cannot move the Limits to Development without undertaking a formal review of the NP which is likely to take a minimum of 12 months to conclude, therefore the option to move the Limits to Development at your discretion is not available.</p> <p>The plan of the allocated sites is in figure 3a A map of the other sites will be provided.</p> <p>The plots numbering was changed to reflect the three allocations and is therefore</p> | <p>None</p> <p>Change to be made as indicated</p> <p>Change to be made as indicated</p> |
| 21-22 | Housing allocations | Strategic Site assessments | Policy HBE 3 | | | | |

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| | | | | <p>(Likewise for other plots, their numbers have been changed!)</p> <p>Site Capacity. "0.2 Hectares, approx 4 units" Given the size of the Horse Chestnut trees on this site I was concerned about the proximity of foundations to trees. The "Root protection area" is explained on the web site below.</p> <p>http://open-spaces.co.uk/2017/11/02/constructing-buildings-within-root-protection-area-rpa/</p> <p>Some extracts...</p> <p>The RPA came into existence within the British Standard 5837 (2005) Trees in relation to construction – Recommendations and then within its updated form BS 5837 (2012) Trees in relation to, design, demolition and</p> | <p>different to the site assessment numbering. We will cross reference in the policy.</p> <p>This is why the number is approximate. The precise number will be determined at planning application stage.</p> | <p>None</p> |
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| | | | | | <p>construction – Recommendations. The British Standard describes the RPA as: “layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability and where the protection of the roots and soil structure is treated as a priority”.</p> <p>The RPA is normally calculated by measuring the trunk diameter at 1.5 metres above ground level, multiplying this distance by 12 and converting the result into a radius centred on the tree or in other words. If the diameter of a tree is 500mm, this amount is multiplied by 12 to give a distance of 6.0 metres. This 6.0 metres then becomes the radius of the RPA.</p> <p>The diameter of the Horse Chestnuts is approx 1.2m. The Ash approx 1.0m. This does not leave much room on the site!</p> | | |
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| | | Significant Trees | Appendix 11 | <p>Safe Vehicular access. "An existing gate opening is in place but this might not provide the visibility splays required by highways, a side entrance could also be used with the support of a third party landowner"</p> <p>Can someone tell me where this access would be?</p> <p>I thought the "Safe access to public transport" had been removed from all sites? Still on this one.</p> <p>Appendix 11 (no mention of what Appendix 11 is on the link). But I found it eventually. It is... Significant trees!</p> <p>I think we have lost one of the Ash trees on Hare Pie Bank.</p> <p>44 & 45 are on the Plan. But not listed below? These may be 2 of the</p> | <p>This matter will be determined at planning application stage</p> <p>Thank you for spotting these errors.</p> | <p>None</p> <p>Change to be made as indicated</p> |
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| | | | | | <p>Wellingtonia mentioned below. Also I cannot find 43 on the List.</p> <p>There are 7 if not 8 Wellingtonia Fir trees in the Village. by far the biggest trees in the Village. 3 at the top of the Spinney adjacent to Hare Pie Bank. (Unfortunately one has lost its top due to lightening strike). 2 West of the Rectory in Glebe Land. And 2 or 3 in the Hall Wood, behind Three Farthings on Medbourne Road. I think these should be included in the list.</p> <p>There are a number of Mature Oaks in Hall Wood, opposite the Cow Close Spinney. There are few Oak trees in the Village. I think these should be included too.</p> | | |
| 9. | | Reserve Site | Policy HBE 4 | Resident | <p>I am writing in response to the proposed Hallaton Neighbourhood Plan. In my opinion the plan is flawed in that it proposes to keep 'Cow Close' on the document as a reserve site as 'there may be a need for additional housing over the</p> | <p>Thank you for making comment.</p> <p>The inclusion of a reserve site affords an opportunity to control development</p> | None |

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| | | | | | <p>timeframe of the neighbourhood plan'. Surely the whole idea of the plan is to fulfil our quota of housing as set out by the council until the year 2031 - not to highlight possibilities for further development before this end? To put this on our plan in any way is to invite the council to see this as an acceptable site to develop on before 2031. It is naive to think that, should government guide lines change in the next 12 years (which they most certainly will), the council will not see this inclusion on the plan as a 'green light' for further development. I do not see anywhere on the council or government guidelines where a 'reserve site' is required so I have to question the motives of the neighbourhood plan committee on its dogged attempts to have this site on the plan at all. Originally, this was the committees preferred site for development even though proposals for North End were in discussion at HDC and although North End is now approved as the development site, they still refuse to take it off the table.</p> | <p>should circumstances change during the Plan period. It was assessed through a comprehensive, thorough and independently led process.</p> <p>The site in question was supported by 57 of the 73 people who commented on it at the open event attended by over 100 local people to share the emerging policies.</p> | |
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| | | | | | <p>I can only assume that the committee, or some of its members has a vested interest in developing that site as otherwise to leave it on the plan has the propensity to be detrimental to the 'vision of Hallaton'. This proposal and future development of Cow Close is absolutely contradictory to points 1&2 made on page 17 of the proposed plan and I therefore cannot support it.</p> <p>In conclusion, I will not be able to get behind this plan until the reserve site of Cow Close is removed from it. To that end I will be campaigning to my friends and neighbours to do the same.</p> | <p>This is most emphatically not the case. Rules of public engagement were meticulously followed.</p> | |
| 10. | | | | <p>Resident</p> <p>in SUPPORT of PRE- SUBMISSION HALLATON NEIGHBOURHOOD PLAN 2018 – 2031 (the Plan)</p> <p>I am responding to the Neighbourhood Plan Advisory Committee's (PAC) invitation to submit comments on the pre-Submission Plan.</p> | <p>Thank you for these comments.</p> | | |

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| | | Housing | | <p>I have read the Plan and kept myself abreast of its drawing up. In my opinion the Plan is soundly informed by local knowledge and rigorous background research, professionally presented, logical and robust in its policy statements within the framework of national planning policy guidance and the Local Plan, and a well-grounded platform for proper management of the growth of the village through the Plan period.</p> <p>Accordingly I support the pre-Submission Plan as drafted. The most contentious part of the Plan has been the Housing and Built Environment section.</p> <p>I support the PAC's conclusion that allocating one site to take the bulk of the village's housing allocation will give the best opportunity for an appropriate mix of housing type and tenure. It will be helpful in giving certainty to deliverability and minimising adverse impact on the village</p> | | |
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| | | | | environment. | | |
| | | | | <p>I am aware that two sites have been considered for 'one site' status: one known locally as Cow Close Field and the other on North End. Each has a similar housing capacity. Having viewed the sites myself, I am of the view that the North End site would have a significantly greater detrimental impact on the village; and that it would undermine several of the policies in the Plan, beyond the pure housing ones: undermine them to such an extent, that it would require some surgery in being taken forward.</p> <p>Accordingly I support :</p> | | |
| 19. | Limits to Development | Policy HBE 2 | | HBE2 to define the Limits to Development as excluding the North End site whilst including the Cow Close Field site. | Noted. | None |
| 21. | Housing Allocations | Policy HBE 3 | | HBE3 nominating the Cow Close Field site as the designated site to take the bulk of the village's housing allocation during the | Noted. The NP allocates 3 sites within the Limits to Development and places | None |

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| | 17. | Design Standards | Policy HBE 1 | <p>Plan period.</p> <p>It is unclear to me how Harborough District Council's resolution to grant planning permission for the North End site can be reconciled with the Pre-Submission Plan, with which it is in conflict. I do understand that delay in producing the Neighbourhood Plan has undoubtedly been a factor in this, and also that the North End 'consent' is subject to a S106 being agreed and entered into.</p> <p>It is often the case that residential development in rural villages pays nodding recognition only to local vernacular. I wholeheartedly support Plan policy HBE1 to deliver high quality design. My concern is that while most plans, if not all, have such policy provision, the enforcement of such policies at Development Control level is insufficiently rigorous. I would implore Harborough District Council to enforce high standards of design in the village to ameliorate adverse impact and,</p> | <p>the Cow Close site outside of the Limits to Development as a reserve site to come forward only if circumstances change in the future and within the Plan period.</p> <p>Noted. The Parish Council will draw attention to the design standards when commenting on any future planning application within the Parish.</p> | None |
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| | | | | | ambitiously, to go further and pro-actively enhance the local environment. It is my understanding that the Parish Council is of the view it can work closely with the owner of the Cow Close Field site to achieve its Plan design quality objectives. In my view this is an additional merit of allocating this site for housing purposes. | | |
| 10. | | Traffic Management | Policy TR 1 | Resident | <p>We are concerned about the increase in traffic through the village with the Grace Homes development at North End. This road is only just suitable for the existing houses and so the developers, Highways, HDC and Hallaton Parish Council, through the Neighbourhood Plan, must ensure that the road is safe for pedestrians and road users not just on North End but the adjoining roads too. In particular Hunts Lane, Hog Lane, Goadby Road and also the track between Glebe farm and Churchgate (which we believe to be a private road) it is used daily by parents taking and collecting children from the school.</p> <p>Currently issues of safety for pedestrians</p> | <p>Thank you for this comment.</p> <p>Although the Parish Council shares your concern at the impact of traffic following the approval of the North End application, The NP cannot influence planning proposals that have already been determined.</p> <p>Policy TR1 on traffic management seeks to mitigate the impact of future development on the highway network.</p> | None |

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| | | | | | exists due to the increased volume of traffic at the start and end of the school day, potentially placing children and others at risk. Hunts Lane is often congested with traffic needing to reverse or move onto the banks to allow vehicles to pass. With the addition of at least 23 houses in North End there will be increased pressure on the current roads in the village. A one-way system needs to be considered to reduce the risks, or the use of bollards at the junction of North End and Hunts Lane, also Hog Lane should be included to keep traffic to a minimum in these narrow lanes and ensure the safety of villagers. | | |
| 11. | | General comment Housing | | Resident | <p>I am contacting you ref the Hallaton Neighbourhood Plan Pre submission version</p> <p>I have no issues or questions with any part of the plan apart from the housing section. My concerns are as follows:</p> <p>As has been stated ,there is now an approved site on North End that will</p> | <p>Thank you for commenting.</p> <p>The housing target set by Harborough DC is a</p> | None |

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| | | | | <p>comprise of 23 homes. My understanding is that the village allocation is set at 28, with a margin on top of this number of 10%. That makes a need for 31 homes. There is at present an additional two homes (three replacing one previously on the site) being built on Medbourne Rd. That makes a total of 25 in the pipeline. We therefore need to find a total of six more homes over the next ten years or so. Over the previous ten years many more than this have been built, by windfall, and there is no reason to think that this rate of building will not continue over the next ten years. That alone will almost certainly fulfil our required allocation, and probably more.</p> <p>As the NP confirms, there is also a probable total of 10 further homes over the three sites named in the NP (31 High St, North End, adjacent to the Fox pub). If they all come to fruition we will have a total of 35 PLUS any windfall sites which could well add ten additionally, by a conservative</p> | <p>minimum target. It is widely recognised that providing for only the minimum amount required poses a risk to the future control over development, and although windfall sites have come forward over recent years it cannot be guaranteed that this will continue.</p> <p>Any windfall sites coming forwards after the NP has been Made will need to be in line with the policies in the NP.</p> | |
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| | | Reserve Site | | <p>estimate. That could easily amount to 45 homes, where we are at present required to have 31.</p> <p>One of the main points that all sides were able to agree about over the last year's discussions of the NP was that no-one wants over development in Hallaton. I would suggest that we could well end up with exactly such over allocation, even without the reserve site that is proposed in the NP for Cow Close!</p> <p>As to Cow Close, I would ask that this site be removed as a reserve site as there is no need for it in any circumstance except for the very remote possibility that the North End site does not proceed. I understand that it has been removed from the limits to development, and can see that a compromise in that regard has been accepted by the committee. However, there is a real danger that this site could be seen as an easy target for future development if it is named as a reserve</p> | <p>It is needed not only should the North End site fail to proceed but also in case of an increase in housing required over the Plan period. If this does not materialise then the site will not be developed. Its location outside of the Limits to Developments affords an additional degree of protection.</p> | None |
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| | | | | <p>site.</p> <p>Therefore I have several questions.</p> <p>1) At what point would the Cow Close site "come into play" as a site for housing if it remains in the NP as a reserve site? Would it be held in reserve right until the end of the period involved ie 2031?</p> <p>2) What happens if for economic or any other reasons the North End site does not proceed quickly to development? For example, supposing the site does not commence until five years or more has passed? (I assume planning would extend the three year requirement to build under it's planning approval) Or even longer, say 7 years? Would the Cow Close site then be called in for building on?</p> <p>3) If the other sites mentioned in the NP do not commence within the same sort of time frame I mention in 2) would Cow Close then be called in for building on?</p> | <p>It would remain until additional housing was required in the circumstances described above.</p> <p>No – the North End site will be counted until such a time as the planning permission lapses for whatever reason.</p> <p>It will only be activated if a minimum of a further 11 houses were required.</p> | <p>None</p> <p>None</p> <p>None</p> |
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| | | | | <p>4) If we end up with the North End site and some of the others proceeding and our 3 home allocation is fulfilled, will Cow Close cease to be a reserve site? If not, why not?</p> | <p>It will remain a reserve site throughout the Plan period but only utilised if needed for the reasons stated.</p> | <p>None</p> |
| | | | | <p>5) I think that if, for reasons as yet unexplained, Cow Close remains as a reserve site I think it is essential that it be ring fenced in a way that states it will only be called in to build on if the North End site has not commenced to be built on. If North End commences, then Cow Close ceases to be a reserve site and will not be built on, as any other part of the village cannot be built on. Can this be written into the document so that it is a time limited reserve site?</p> | <p>This is a misunderstanding of the role of the reserve site. It is there to meet an increase in housing need, should it arise, and not just linked to the delivery of the North End site.</p> | <p>None</p> |
| | | | | <p>My concern is that if Cow Close stays as a reserve site then we could be in a situation that we have up to 35-45 future homes as I outlined above and then if the NP has to be reviewed due to additional</p> | <p>If Harborough DC require further housing to be built in Hallaton and there is no reserve site, then the development may take</p> | <p>None</p> |

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| | | | | <p>requirements being placed on us by Harborough Council, we could well end up with an additional "around" eleven homes being built there. This would come about because Harborough could simply point to the fact that we have included the site as a "reserve" site, implying therefore that we are happy for it to be developed, which is certainly NOT the case. In addition, the Cow Close site was previously being considered for building 25 or so houses on it so it could well be looked at as an easy location for Harborough council to push for such a number. Then we could be looking at up to 70 extra homes in Hallaton compared with today!</p> <p>I feel it is essential that Cow Close be removed as a reserve site completely to avoid such a possibility. As I mentioned early, EVERYONE agrees that over development would be the worse possible outcome for the village.</p> <p>Thanks to all involved for the large amount</p> | <p>place on a less suitable site.</p> <p>Over development is an emotive term. Hallaton has to take a share of housing determined by Harborough DC and the NP has indicated where this is best located. If further development is required,</p> | <p>None</p> |
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| | | | | | <p>of work that has been put into creating this document.</p> <p>Thanks for the acknowledgement of receipt. I appreciate this is after the consultation date but I have just received the HIST booklet and it mentions an application for two houses on Hog Lane. I would like this added to the anticipated build of "windfall" sites which therefore reinforces the argument for the removal of Cow Close as a reserve site from the plan altogether.</p> | <p>this cannot be described as overdevelopment, and it is in these circumstances that the NP will continue to control where this development takes place.</p> <p>Noted. An application is very different from an approval and cannot be recognised in the NP as if it has been approved by HDC. In any event, it would not remove the need for the reserve site as explained above.</p> | None |
| 12. | | General Comments | | Nick Wakefield Planning Specialist The Environment Agency | <p>Within the red outline of the Limits of Development plan there are no areas of flood risk from rivers (Flood Zones 2,3) according to the latest information available to the Environment Agency (EA). However we note there is an area of flood zone to the SE and running North-South outside of the Plan area (with the former</p> | Noted | None |

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| | | | | | <p>being associated with a Main River of the EA). Therefore if the Limits of Development were to be extended then these environmental constraints would need to be taken into account – development proposed in areas of flood risk must have passed the flooding Sequential Test (in line with the National Planning Policy Framework), and any planning application be accompanied by an NPPF compliant Flood Risk Assessment (FRA); development within 8m of a Main River is likely to require a Flood Risk Activity Permit (FRAP) from the EA.</p> <p>There are two historic landfill sites located to the North of 'North End' and these do lie within the currently defined Limits of Development. Historic Landfill sites are by definition a source of potential contamination and therefore if these areas of land are to be redeveloped proposals will need to ensure that they do not pose a risk to the water environment. The Local Planning Authority (Harborough District</p> | | |
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| | | | | | Council) should contain information regarding when the last sites stopped taking waste and also the type of waste which was accepted. | | |
| 13. | | Design Standards | Policy HBE 1 | Stewart Patience, Spatial Planning Manager, Anglian Water Services Limited | <p>Thank you for the opportunity to comment on the Hallaton Pre-submission Neighbourhood Plan. The following response is submitted on behalf of Anglian Water.</p> <p>The views of Severn Trent Water who are responsible for potable (clean) water in the Parish should be sought on the Neighbourhood Plan</p> <p>I would be grateful if you could confirm that you have received this response.</p> <p>Policy HBE1: Design Standards We fully support the requirement for development proposals in the parish incorporating Sustainable Drainage Systems to minimising vulnerability to flooding and climate change.</p> | Noted | None |
| | | Housing Allocations | Policy HBE 3 | | <p>Policy HBE3: Housing Allocations We note that three sites are identified as</p> | Noted | None |

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| | | Reserve Site | Policy HBE 4 | | <p>housing allocations for a total of approximately 10 dwellings. Anglian Water has no objection to the principle of residential development on this site.</p> <p>Policy HBE4: Reserve site allocation We note that further site is identified as a reserve housing allocation for 11 dwellings. Anglian Water has no objection to the principle of residential development on this site.</p> | Noted | None |
| 14. | | | | <p>Hallaton and Isabella Stenning Trust (HIST)</p> | <p>I'm afraid that there is not enough space on the comments form for the Trustees' feedback; I trust that this letter will be considered in lieu of the comments form.</p> <p>As you know, the proposed new almshouses will be owned and managed by The Hallaton & Isabella Stenning Trust (HIST). HIST was formed from the Hallaton General Charities founded in 1896 for the benefit of the poor (including the current almshouses in Hog Lane built in 1842) and The Isabella Stenning Charity which was a legacy for new almshouses</p> | <p>Thank you for this detailed set of comments.</p> <p>Noted</p> | None |

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| | | | | | <p>left by Isabella Stenning in 1915. These 2 charities (the Hallaton General Charities and the Isabella Stenning Charity) were combined by the Charity Commissioner in 2002. The charity currently owns and manages 16 almshouses (6 houses on Hog Lane, 4 houses on High Street, and 6 houses on North End), the village hall, the recreation ground, and other land. Building is expected to commence on an accessible almshouse on Hunts Lane in October/November 2019. The Charity is, and always has been, an important part of the village community by providing subsidised housing and support for those in need.</p> <p>HIST is governed by a 'Scheme' issued by the Charity Commission which shows that the object of the charity is to promote charitable purposes for the benefit of the inhabitants of Hallaton, as the trustees think fit, and in particular by:</p> <ul style="list-style-type: none">• The provision and maintenance of almshouses | | |
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| | | | | | <ul style="list-style-type: none">• The provision and maintenance of a village hall and recreation ground• The relief of poverty, the promotion of education, the promotion of religion. <p>The 6 almshouses currently on Hog Lane were originally part of 10-16 charity cottages for the poorest people in Hallaton who were usually the elderly and vulnerable. Being of brick construction with slate roofs, these 6 almshouses are the only ones which now survive. The other cottages were generally mud and thatch houses with one ground floor room, one bedroom, and a small garden with outside toilet but crammed into a small footprint, including the area which is now the children's play area with rocking horse. It became too costly to keep repairing these cottages, the last of which was demolished several decades ago; a former original occupant (who was born there) only died last year. It is believed that the cottage, which once stood where the rocking horse</p> | | |
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| | | | | <p>is now located, was home to a refugee family during the First World War.</p> <p>The 6 almshouses on Hog Lane now provide a sitting room, downstairs bathroom, kitchen, 2 upstairs bedrooms, and a small garden. The almshouses at 12/14/16 High Street have 2 downstairs rooms, kitchen, 2 upstairs bedrooms, upstairs bathroom, and garden/outhouse. 24 High Street is a one- bedroomed cottage with stairs to the bedroom and bathroom and a small garden. The properties at 14-24 North End offer 1 downstairs room, kitchen, 2 upstairs bedrooms, upstairs bathroom, and garden/outhouse. These almshouses are limited in size, and each has stepped access, narrow doorways, and limited natural daylight. They are on two floors with no lift and provide no access to wheelchair users. The cottages on Hog Lane have listed building status; all of the almshouses are situated in a Conservation Area. They are therefore not suitable for</p> | | |
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| | | | | | <p>further adaptation to meet the needs of residents as they age and develop impaired mobility.</p> <p>Occupancy of the almshouses is not age-related. The criteria for occupancy are:</p> <ul style="list-style-type: none">• Strong Hallaton connection.• Preference to those having spent childhood in Hallaton and attended Hallaton School.• Preference to those who are active in the village community.• No distinction on age.• Income – cottages going to the least well off.• Current occupants cannot normally be accepted for another cottage.• Trustees to use their discretion to judge applications on individual circumstances and adapt the guidelines as required.• Almshouses are usually appointed to a sole beneficiary. In the case of a joint appointment both occupiers have to be eligible beneficiaries in their own right. | | |
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| | 14. – 27. | Housing and the Built Environment/ Limits to Development | Policy no 7 | | <p>Residents in the almshouses pay a weekly maintenance contribution (WMC) to HIST which HDC has accepted is fully eligible for Housing Benefit. The WMC is below the equivalent Fair Rent and increased annually by minimum 1% in accordance with guidance from the Almshouse Association.</p> <p>The first comments pertain to Policy 7 – Housing and the Built Environment/Limits to Development (pages 14 to 27 of the draft Plan).</p> <p>The Trustees object to the re-drawing of the LTD boundary tight to the charity cottages on Hog Lane which is unnecessarily restrictive and which they find unacceptable. They believe that the decision to change the LTD boundary is flawed because:</p> <p>a) There has been minimal consultation with the landowner (HIST). Initial advice from Derek Doran of Your Locale to one of our Trustees, Mark Frith, acting in his role</p> | <p>We believe this is a reference to Policy HBE2</p> <p>Your concerns are noted, however the Limits to Development line follows a methodology that has been consistently applied.</p> <p>Consultation has been appropriate and proportionate. The revised limits to development were</p> | <p>None</p> <p>None</p> |
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| | | | | <p>as HTG member, was 'to thrash out' the final position of the LTD boundary line with the NPAC by attending meetings. However, Mark was never permitted to go to those meetings; these were always classified as confidential, and no member of the public was allowed to attend (despite the Neighbourhood Plan allegedly representing the local community in an open and transparent manner). Despite Mark suggesting that the footpath be used as the boundary, this was ignored by the HTG/NPAC.</p> | <p>shared with the community at the open event prior to the NP being put forward for pre-submission consultation and the draft NP has been available on the Parish Council website for several months. Those affected have had the opportunity to comment through this Regulation 14 consultation and will have a further opportunity after submission to Harborough DC. Some meetings were in closed session, in line with the Advisory Committee's Terms of Reference, to ensure that sensitive matters could be considered in full without premature sharing of details.</p> | |
| | | | | <p>b)The NPAC were well aware that HIST intended to extend the charity cottages in</p> | <p>The Limits to Development</p> | <p>None</p> |

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| | | | | <p>future to provide more accessible almshouse accommodation. The moving of the LTD boundary was therefore a deliberate action to thwart this, despite the fact that the draft Neighbourhood Plan refers to the lack of affordable housing (P25 “With average house prices too high for those on average incomes, housing affordability remains a key housing issue for the Parish and there is a clear case to meet or exceed targets for affordable housing provision’) and accessible housing (P26 “A very real concern in the consultation activity has been the need to provide a more accessible dwelling to meet future demographic changes’). Over 70% of population growth between 2014 – 2039 will be in the over 60 age group. The link between good health, housing and neighbourhoods is critical, and emerging to suggest that almshouse residents, particularly women, live longer and better by 3 years.</p> <p>c) By redefining the LTD, the Neighbourhood Plan is potentially</p> | <p>line was only finalised after the site selection process was concluded. There were many landowners whose sites were put forward and all were considered against consistently applied criteria.</p> <p>The NP has had to balance</p> | <p>None</p> |
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| | | | | <p>removing the option for generations to come of providing further almshouse accommodation on the Hog Lane site, perfectly located for an ageing population or young families centred in the heart of the village close to all amenities (as opposed to the Reserve Site at Cow Close which would isolate residents on the outskirts of the village). The extension of the charity cottages on Hog Lane would have complied perfectly with the Harborough Local Plan which expects development in Selected Rural Villages to be 'primarily in the form of small-scale infill developments or limited extensions to help address economic, social or community objectives. This could include schemes to enable more social housing, small-scale market housing and development aimed at meeting the needs of local people.'</p> <p>Almshouses lead the way in the sustainable provision of low cost homes and community involvement which meet the central tenets of the National Planning Framework, yet the authors of the draft</p> | <p>the need for more housing with the protection of important open spaces and has reached a conclusion based on extensive research and evidence-gathering from a wide range of sources over a considerable period of time.</p> | |
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| | | | | <p>Neighbourhood Plan have decided to eliminate the possibility of any future development and implicitly to act against the best interests of HIST and its beneficiaries (who in the end are villagers in need).</p> <p>d) Alistair Brook and Mark Frith did request that the LTD go around the HIST assessed site on Hog Lane, but this request was declined. It was left to Tom Brucciani to plot the LTD boundary. Yet the methodology used to determine the LTD does not seem to explain why the Hog Lane HIST assessed site was targeted. Pages 18 and 19 describe the LTD as being essential for the protection of open countryside, and any land outside the defined LTD will be treated as open countryside. Hog Lane is in the middle of the village and there is no way that the Allotments Gardens, Parish Store, and Play Area could be deemed as open countryside. The current LTD as contained in the Harborough Local Plan already includes the whole of the Allotment</p> | <p>The land in question is identified as being special by villagers and is proposed for designation as Local Green Space.</p> <p>It is always difficult to balance the need for additional housing with the protection of important open spaces, but the NP has achieved this.</p> <p>There are no limits to development in the Local</p> | <p>None</p> <p>None</p> <p>None</p> |
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| | 31 – 37 | The Natural and Historic Environment/Local Green Spaces & Important Open Spaces | Policy no 8 | | <p>Gardens. Quite clearly, the position of the Allotment Gardens is not going to lead to wholesale development for access reasons, and the area is already protected. It is therefore totally disproportionate and excessive to effectively exclude development within the retained land of HIST.</p> <p>e) Derek Doran initially said that in his opinion the LTD should include the Hog Lane site; this was later retracted.</p> <p>f) In consultation with Harborough District Council, the planning department favoured the Hog Lane site over the North End site. The Hog Lane site is their preferred site.</p> | <p>Plan. Limits to Development featured in the previous Core Strategy dated 2011 and the land in question was designated as 'Important Open Land'. Not all land within Limits to Development is suitable for development.</p> <p>There were many discussions leading to the final Limits to Development and information from a wide range of sources was taken into account.</p> <p>However, the Hog Lane application was formally withdrawn through lack of support from Harborough planning officers. The Neighbourhood Plan site selection process concerned itself with locally</p> | <p>None</p> <p>None</p> |
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| | | | | | <p>The second comments pertain to Policy 8 – The Natural and Historic Environment/Local Green Spaces & Important Open Spaces (pages 31 to 37 of the draft Plan)</p> <p>The Trustees object to the designation of the play area at Hog Lane as Open Green Space (Figure 6 Inventory 131/132 – part) and Important Open Space (Figure 8 Inventory 187 marked L on the map) for the following reasons:</p> <p>a)The designation of Important Open Space for the Play Area at Hog Lane was not carried forward to the Harborough Local Plan 2011-2031 adopted in April 2019.</p> <p>b) The Hog Lane Play Area is only one small part of the allotment field (over 2</p> | <p>important issues rather than district-wide matters.</p> <p>Noted.</p> <p>Noted. The NP is able to make this designation as Local Green Space through powers contained in the NPPF. It is for the local community to determine what is special locally.</p> <p>In total, the community</p> | <p>None</p> <p>None</p> <p>None</p> |
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| | | | | <p>acres). The allotment field in itself provides plenty of green space which will lend itself to a larger play area with more equipment for young children.</p> <p>c) In accordance with the Green Spaces in Leicester & Leicestershire guidance: <i>‘As with any other site specific allocations in Plans, the owners of sites should be involved from an early stage to ensure the owner’s support for the designation. This is to make sure that the designation is viable.’</i> There has been no courtesy approach to HIST, let alone a consultation with HIST, about the designation of the area as Open Green Space. This is contrary to government guidance on forming a Neighbourhood Plan which states that the wider community:</p> <ul style="list-style-type: none"> · <i>is kept fully informed of what is being proposed</i> · <i>is able to make their views known throughout the process</i> · <i>has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order</i> | <p>considers the whole area to be special and worthy of designation as LGS.</p> <p>There has been significant levels of consultation and prior to Submission, the NP is classed as being at an early stage of preparation. The owners have had many opportunities to comment as the NP has evolved and will be able to make further representations at Regulation 16 stage which follows Submission to Harborough DC.</p> | None |
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| | 6. | | | <p><i>· is made aware of how their views have informed the draft neighbourhood plan or Order.</i></p> <p>d) This is another attempt to ensure that HIST is unable to develop the land for the benefit of villagers in need, whether now or in the future. This may not necessarily be additional almshouses; improvements could include parking to ease the pressure of cars parked on Hog Lane which in turn would enhance the street scene. By ensuring that the Play Area (which was at one time the site of several cottages) is Open Green Space, this option is removed from HIST and hence its beneficiaries.</p> <p>e) The Trustees also consider that the Play Area is a ‘most important place in Hallaton’s natural, historical and social environment’ (P32) and would like the option to use it as such in the future and</p> | <p>There is no sub-plot – the most suitable sites for residential development were determined through a comprehensive and independently led site selection process and the Local Green Spaces were identified through a detailed environmental inventory. At the open event in November 2018 where the draft policies were on display, 74 out of 78 respondents voted in favour of the designations.</p> <p>Its current use as a play area is valued by the community and the NP proposes that it continues to</p> | None |
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| | | | | | <p>as was originally intended – for the benefit of the village, in particular for those in need. Originally, the Play Area was the site of several cottages and outside toilets so its historical setting could be reinstated.</p> <p>Additional Comments:</p> <ul style="list-style-type: none"> • P6 says ‘As the Plain English Guide to the Localism Act 2011 states, “<i>Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live</i>”.’ The Trustees would also like to quote from The National Association of Almshouses that ‘<i>almshouses are, first and foremost, homes for local people in their local area run by locals</i>’. <p>Thank you for considering the Trustees’ comments</p> | <p>provide much needed play activity.</p> <p>Noted.</p> | <p>None</p> |
| 15. | | Limits to Development and | Policy no HBE 2 | Mr Stephen Bradwell, | <p>1.0 INTRODUCTION</p> <p>1.1 This representation is made by Stephen Bradwell MA MRTPI IHBC of</p> | <p>Noted</p> | <p>None</p> |

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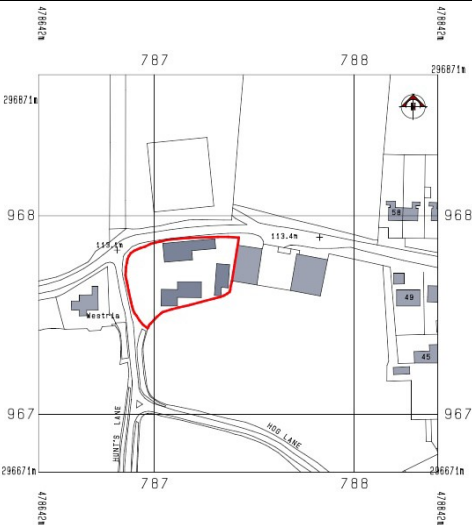
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| | | Housing Allocation | Policy no HBE 3 | Trigpoint Conservation and Planning Limited | <p>Trigpoint Planning & Conservation Ltd on behalf of Mr & Mrs M Measom who own the land at the junction of North End and Hunts Lane (see Figure 1 site location plan below and illustrative photographs at Appendix 1).</p> <p>1.2 We are writing to raise OBJECTIONS to the provisions of the proposed Hallaton Neighbourhood Plan in respect of: the proposed limits to development (Policy HBE2), and the failure of the Neighbourhood Plan to allocate this site for a small-scale housing development (Policy HBE3).</p> | Noted | None |
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| | | | |  <p>2.0 RELATIONSHIP WITH THE DEVELOPMENT PLAN 2.1 An important consideration in our objections is the relationship of the Neighbourhood Plan to the Development Plan - Footnote 16 of the National Planning Policy Framework (NPPF) states that 'neighbourhood plans must be in general conformity with the strategic</p> | Noted | Noted. |
| | | | | | Noted | None |

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| | | | | <p>policies contained in any development plan that covers their area’.</p> <p>2.2 In this case the Development Plan for the area consists of the Harborough Local Plan 2011 – 2031 (adopted April 2019), and paragraph 1.6.7 of the supporting text re- iterates the point that with the exception of the policies outlined in paragraph 1.6.6, neighbourhood plans should be in general conformity with all policies of this Local Plan (my emphasis).</p> <p>2.3 Furthermore, paragraph 1.6.4 recognises that neighbourhood plans have an important role in bringing forward local housing sites as described in Policies SS1 The Spatial Strategy and Policy H1 Provision of New Housing. Policy SS1 adopts a sequential approach to the location of new housing development and it accepts that Selected Rural Villages, such as Hallaton, are sustainable locations capable of supporting limited growth to</p> | Noted | None |
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| | | | | <p>help sustain these villages, and Policy H1 proposes the provision of a minimum of 30 dwellings within Hallaton in order to meet the District’s housing requirements.</p> <p>2.4 The location of new development is also controlled by Policy GD2 Settlement Development, and it is one of the Local Plan policies that the Neighbourhood Plan is expected to comply with. The provisions of Policy GD2 are intended to be applied to all applications for new development within and on the edge of settlements and this criterion based policy replaces the limits to development that were previously referred to in the Harborough Core Strategy and the 2001 Local Plan. This policy makes clear that ‘in addition to sites allocated in this Local Plan and neighbourhood plans, development adjoining the existing or committed built up area of ... Selected Rural Villages will be permitted’, provided that the development:</p> | <p>This is a fundamental misunderstanding of the relationship between NPs and Local Plans.</p> <p>NPs are required to be in ‘general conformity’ with the Local Plan. In relation to housing, this means that a NP cannot plan for fewer houses than are required in the Local Plan. The provision of limits to Development is a matter of detail that is not covered by the need to be in general conformity with strategic Local Plan policies.</p> <p>It is routine for NPs to reinstate Limits to Development even where the Local Plan has removed them in preference for criteria based policies, as is</p> | <p>None</p> <p>None</p> |
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| | | | | <p>does not disproportionately exceed the settlement's minimum housing requirement in Policy H1; is of a scale which reflects the size of the settlement concerned and the level of service provision within that settlement; is physically and visually connected to and respects the form and character of the existing settlement and landscape; comprises of the development of previously developed land of low environmental value, and enhances its immediate setting.</p> <p>2.5 The Development Plan is therefore very clear in its policy objectives that: limits to development have been replaced by a criteria-based policy approach consistent with the NPPF, and development on the edge of an existing settlement is acceptable within the terms of the policy.</p> <p>2.6 Therefore, to be in general conformity</p> | <p>the case in Harborough.</p> <p>This is an incorrect interpretation for the reasons stated above.</p> | <p>None</p> |
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| | | | | <p>with the Development Plan it is expected that the Neighbourhood Plan will reflect these policy objectives.</p> <p>3.0 OBJECTION TO NEIGHBOURHOOD PLAN POLICY HBE2: LIMITS TO DEVELOPMENT</p> <p>3.1 Our clients wish to raise two objections to Policy HBE2: (i) that the designation of limits to development (LTD) does not conform to the provisions of the Development Plan; and (ii) that if is appropriate to designate LTD, then the site off North End should be included within those limits based on the methodology set out in the Neighbourhood Plan.</p> <p>The designation of limits to development 3.2 According to its supporting text Policy HBE2 seeks to 'to designate an LTD for the village which will update and supersede</p> | <p>Noted</p> <p>Agreed. The text will be reworded to say '.. which supercedes the Limits to Development in the previous Core Strategy'.</p> | <p>None</p> <p>Change to be made as indicated</p> |
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| | | | | <p>the existing settlement boundary currently used by HDC’, although the supporting text also recognises that ‘Harborough Local Plan removes the LTD in favour of criteria-based policies’.</p> <p>It is our view therefore that the introduction of LTD around Hallaton is not in accordance with the Development Plan, as these have been removed from the Local Plan, as the NP accepts. Consequently, the Neighbourhood Plan is out of step with the Development Plan and it is in effect proposing to introduce a more restrictive approach to new housing development than that expressed in the Development Plan, which seeks to promote appropriate new housing development in sustainable locations.</p> <p>It is also the case that the application of Policy HBE2 could give rise to conflicts with Local Plan Policy GD2, whereby a proposed development could fall outside</p> | <p>Noted. This has been addressed above.</p> <p>The provisions within NP policy HBE 2 will take precedence over Local Plan policy GD2 as it will be the most recently approved part of the development plan.</p> | <p>None</p> <p>None</p> |
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| | | | | <p>of the LTD contrary to Policy HBE2, but fully accord with the provisions of Policy GD2 which supports new build development within and on the edge of settlements.</p> <p>Therefore, in view of these potential policy conflicts, the Neighbourhood Plan cannot be said to be in general conformity with the Development Plan and therefore Policy HBE2, and the introduction of LTD, should be deleted from the Neighbourhood Plan.</p> <p><i>Inclusion of the North End Site Within the LTD</i> If the designation of LTD is found to be appropriate and in accordance with the Local Plan, then the applicant objects to the exclusion of this site from the proposed LTD,</p> <p>Neighbourhood Planning Methodology and</p> | <p>Noted – but this is an incorrect interpretation of planning law as it relates to NPs and has been demonstrated in numerous NPs which have included Limits to Development in local planning authority areas with no Limits to Development policy.</p> <p>Noted. It seems to be accepted that the site does</p> | <p>None</p> <p>None</p> |
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| | | | | <p>Response</p> <p>a)The development sites with an extant planning permission for residential development on the fringes of the settlement have been incorporated within the boundary of the LTD;</p> <p>Response: This site lies on the edge of the built-up settlement and whilst it does not have an extant permission for residential development per se, it does have an extant planning permission for holiday lodges (see application ref. 17/00827/FUL). The local planning authority has therefore accepted that this site is suitable for development without harming the character of the area, and this should be recognised in the drafting of the proposed LTD.</p> <p>b)Defined physical features such as walls, fences, hedgerows, woodland, gardens, streams, brooks, formal leisure uses, roads and significant changes in levels have been used as the defined boundaries;</p> | <p>not have an extant permission for residential development and therefore is outside of the methodology.</p> <p>This is a matter of interpretation. The dwellings in question are not</p> | <p>None</p> |
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| | | | | <p>Response: The site is a relatively flat site with well-defined boundaries, with frontages to two roads. Therefore, rather than cutting around this site, the LTD should continue from the adjoining site along the rear of this site to Hunts Lane, which would then form a strong physical boundary between the built-up settlement and the more open countryside to the west of the village;</p> <p>(c) Non-residential land, which is countryside, agricultural, paddock, meadow, woodland and/or another green-field use has been excluded;</p> <p>Response: Whilst this the site is not residential land per se, neither can it be regarded as countryside, agricultural or a green-field site, particularly as it is occupied by a number of redundant buildings and has a planning permission for holiday lodges.</p> <p>(d) Isolated development which is physically or visually detached from the settlement has</p> | <p>residential dwellings and so it is deemed appropriate for them to be outside of the Limits to Development.</p> <p>Agreed – but It is not essential for EVERY criterion to be applied.</p> <p>Agreed – but It is not essential for EVERY criterion to be applied.</p> | <p>None</p> <p>None</p> |
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| | | | | <p>been excluded: Response: This site is not physically or visually detached from the settlement, particularly as a new housing development is to be built immediately to the east and north (on the opposite side of the road) to this site (see application ref. 18/01266/FUL). It is therefore well contained within the built up envelope of the village;</p> <p>(e) Sections of large curtilages of buildings which relate more to the character of the countryside than the built form has been excluded;</p> <p>(f) The curtilages of buildings which closely relate to the character of the built form and have enclosing features have been included;</p> <p>Response: The site is not within the curtilage of any other building.</p> <p>3.7 It is our contention therefore that if the LTD were to be drawn in a manner that</p> | <p>Agreed – but It is not essential for EVERY criterion to be applied.</p> <p>The issues have been addressed above, where appropriate.</p> | <p>None</p> <p>None</p> |
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| | | | | <p>reflects these criteria, they would be drawn along North End to include this site and consequently we object to the exclusion of this site from the LTD.</p> <p>Objection to Neighbourhood Plan Policy HBE2 - Summary 3.8 For the reasons set out above our clients wish to object to Policy HBE2 on the following grounds: (i) that the designation of LTD in the Neighbourhood Plan does not conform with the provisions of the Development Plan; and (ii) that if is appropriate to designate LTD, then this site off North End should be included within those limits based on the methodology set out in the Neighbourhood Plan.</p> <p>4.0 OBJECTION TO NEIGHBOURHOOD PLAN POLICY HBE3: HOUSING ALLOCATIONS 4.1 Our clients object to the exclusion of this site from the housing allocations set out in Policy HBE3 of the Neighbourhood Plan. Background</p> | <p>Noted</p> <p>Noted.</p> <p>The site selection process was thorough and independently led, following an approach which has been successfully applied in many NPs previously. It is</p> | <p>None</p> <p>None</p> <p>None</p> |
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| | | | | <p>4.2 The site is a small parcel of land that has road frontages to North End and Hunts Lane, and it is presently occupied by a range of redundant buildings and can therefore be considered as brownfield land (see Appendix 1: Illustrative Photographs). The site has also been given planning permission for the erection of three holiday lodges served by an access to North End (see application ref. 17/00827/FUL).</p> <p>4.3 The local planning authority has also given planning permission for a new housing development of 23 houses on the land fronting North End immediately to the east of this site and on the field directly opposite, on the north side of North End (see application ref. 18/01266/FUL). In approving this application, the local planning authority considered that as the proposed site adjoined the existing built up area it complied with Local Plan Policy GD2.</p> <p>4.4 Both sites are within the Hallaton Conservation Area, and the Conservation Officer did not object to either of these</p> | <p>an approach which has resulted in successful allocations despite objections from representatives of landowners whose land was not selected.</p> | |
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| | | | | <p>proposals.</p> <p>Allocation of Sites for Housing in the Neighbourhood Plan</p> <p>4.5 Having assessed a number of potential housing sites, Neighbourhood Plan Policy HBE3 has identified three sites for residential development plus a reserve site based on various criteria. The site at the junction of North End/Hunts Lane (Site Reference Hallaton 15) has not been included within the Neighbourhood Plan and it is our view that the methodology used to assess this site is now out of date and/or flawed, and that an up-to-date assessment of this site would significantly improve its RAG (red – amber – green) rating.</p> <p>4.6 The published assessment for this site gave this site either a ‘red’ rating or an ‘amber’ within a number of criteria, it is our view that these should be reviewed:</p> <p>Criteria Adjoining Land Uses Neighbourhood Plan Assessment</p> | <p>Noted.</p> <p>The assessment process was comprehensive and resulted in an outcome which is reflected in the NP.</p> <p>All landowners were given the opportunity to comment on the assessments that were undertaken and to discuss the findings first-hand. Revisions to the scores were made where it was felt appropriate.</p> <p>It is not appropriate to reopen the process at this stage but there will be opportunities for reconsideration of all sites as and when the NP is</p> | <p>None</p> |
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| | | | | <p>The site is in a Countryside setting and adjoins a large farm building on one side and a cottage on the other. The site is wholly outside of the current village envelope and it has a very rural, tranquil feel.</p> <p>Review of the Assessment</p> <p>As noted above the site has an extant permission for three holiday lodges and will adjoin housing to the east, forming an almost continuous built-up frontage to North End, and face onto housing on the north side of North End.</p> <p>The site is an established part of the built up village envelope, and can no longer be reasonably regarded as countryside or outside of the village envelope.</p> <p>Recommendation:</p> <p>Change 'Red' rating to 'Green'</p> <p>Criteria</p> <p>Good Quality Agricultural Land</p> <p>Neighbourhood Plan Assessment</p> <p>The whole site is classified as grade 3 agricultural land by Natural England, this is</p> | <p>reviewed.</p> | |
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| | | | | <p>agricultural land of a good to moderate quality.</p> <p>Review of the Assessment This site is not in agricultural use and the Neighbourhood Plan assessment actually accepts that this is a brownfield site.</p> <p>Recommendation: Change 'Amber' rating to 'Green'</p> <p>Criteria Landscape & Visual Impact Assessment</p> <p>Neighbourhood Plan Assessment The view from the top of the field is good, location feels rural in character and is of a medium LVIA quality. The site is within the High Leicestershire Landscape Character Area, the most sensitive location in Harborough District. The site is surrounded on two sides by trees. Development would cause substantial harm to the quality and the amenity of adjoining residents and the Countryside setting.</p> <p>Review of the Assessment For the reasons set out above the site and</p> | | |
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| | | | | <p>surrounding area can no longer be considered as rural in character, and a new housing development on this site would not harm the quality of the local landscape. There were also no landscape objections to the neighbouring development.</p> <p>Furthermore, questions of residential amenity should be left to a proper assessment of any development proposals in light of the policies in the Development Plan.</p> <p>Recommendation: Change 'Red' rating to 'Green'</p> <p>Criteria Important Trees, Woodlands & Hedgerows</p> <p>Neighbourhood Plan Assessment Several large, mature trees are dotted around the boundaries and within the site itself, hedgerows are in small sections and there is a small copse of trees in the South Western corner of the site - all of these will need to be fully protected. Development would harm or require a substantial removal of mature trees</p> | | |
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| | | | | | <p>and/or hedgerow.</p> <p>Review of the Assessment</p> <p>In granting planning permission for the proposed holiday lodges, there were no objections in respect of the impact of that development on any trees or hedgerows within the site. Therefore, these should not prove to be an impediment to any future development, but would need to be assessed in the context of future development proposals</p> <p>Recommendation:</p> <p>Change 'Red' rating to 'Amber'</p> <p>Criteria</p> <p>Relationship with existing pattern of built development</p> <p>Neighbourhood Plan Assessment</p> <p>A weak relationship with the current built form and creates an incursion in to the Countryside so would denigrate the rural character and feel of this Countryside entrance to the village. Would considerably harden and undermine the landscape integrity</p> | | |
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| | | | | <p>of this side of the village. The site is adjacent to existing residential property, so additional planting could help to mitigate this loss of amenity.</p> <p>Review of the Assessment The previous rural character of this part of the village has now been fundamentally changed by the recent approvals of planning permission and can no longer be regarded as having a rural character. Furthermore, with the development of the adjoining housing site, this site will have a strong relationship with the built form of the village.</p> <p>Recommendation: Change 'Amber' rating to 'Green'</p> <p>Criteria Impact on the Conservation Area or its setting</p> <p>Neighbourhood Plan Assessment The site is wholly within the Hallaton Conservation Area and this area should be fully protected from new obtrusive, residential development.</p> | | |
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| | | | | <p>Review of the Assessment The Neighbourhood Plan supports other residential development within the Conservation Area and therefore the location of this site within the Conservation Area should not be seen as an impediment to its development, and as noted above the site has already been given a consent for new holiday lodges, suggesting that the development of this site will not harm the character of appearance of the Conservation Area. Furthermore, the NPPF urges local planning authorities to look for opportunities for new development within Conservation Areas. It is considered that the impact of any future development should be left to a proper assessment having regard to the statutory framework and policies in the NPPF and Development Plan.</p> <p>Recommendation: Change 'Red' rating to 'Green'</p> <p>Criteria Safe pedestrian access to and from the site</p> | | |
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| | | | | <p>Neighbourhood Plan Assessment No current provision although a footpath is found fairly nearby on North End, very expensive to add additional footway although this may well require additional owners consent to ensure pedestrian connectivity with the village centre.</p> <p>Review of the Assessment A requirement of the planning permission on the neighbouring housing site is to extend the footpath along North End to its junction with Hunts Lane. This will provide a safe footway connecting this site with the remainder of the village.</p> <p>Recommendation: Change 'Red' rating to 'Green'</p> <p>Criteria Safe vehicular access to and from the site</p> <p>Neighbourhood Plan Assessment No adequate vehicular provision is possible into the site. Vehicular access will be very difficult due to the size of the current highways provision and its sensitive location.</p> | | |
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| | | | | <p>Review of the Assessment The site has an existing access to North End capable of serving the three holiday lodges. It therefore seems reasonable to assume that it will be possible to provide an access capable of serving a new housing development that will meet the standards of the County Highway Authority.</p> <p>Recommendation: Change 'Amber' rating to 'Green'</p> <p>Criteria Distance to designated village centre, Stenning Hall.</p> <p>Neighbourhood Plan Assessment A walking distance of about 260m to the village centre community facilities.</p> <p>Review of Assessment The walking distance to the village centre was not an impediment in allowing the development on the adjacent site, and would not be an impediment to development on this site.</p> <p>Recommendation:</p> | | |
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| | | | | | <p>Change 'Amber' rating to 'Green'</p> <p>Criteria Gas, oil, pipelines and networks & electricity transmission network</p> <p>Neighbourhood Plan Assessment A telephone supply cable is found within the site and this will require resiting.</p> <p>Review of Assessment The costs of resiting a telephone supply cable is a matter for any future developer, but should not be seen as an impediment to development on this site.</p> <p>Recommendation: Change 'Amber' rating to 'Green'</p> <p>Criteria Any contamination issues</p> <p>Neighbourhood Plan Assessment A large adjacent site was previously used extensively as an uncontrolled landfill and this is recognised as a potential contamination zone in the HDC SHLAA, a professional contamination survey is essential and the cost</p> | | |
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| | | | | <p>of full remediation works may undermine the economic viability of this small site.</p> <p>Review of Assessment Impact of any contamination is a matter for any future developer and cannot be resolved until a full survey and mitigation strategy is considered, but it should not be as an impediment to development on this site, particularly as consent has been given for the erection of three holiday lodges.</p> <p>Recommendation: Change 'Amber' rating to 'Green'</p> <p>4.7 In our view a review of this site's assessment would result in an overall RAG rating of 21, which betters the rating of any of the allocated sites, based on these revised assessments: Original Rating Red 6, Amber 9, Green 12 Revised Rating Red 0, Amber 6, Green 21</p> <p>Objection to Neighbourhood Plan Policy HBE3 - Summary 4.8 This site on North End is a small, well</p> | | |
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| | | | | | defined site on the edge of the existing settlement with a direct frontage to an adopted highway. It is a highly sustainable site, within a short walk of the village centre, and its development will not harm any designated heritage assets. It is our contention that the revised RAG ratings apply demonstrates that this is an appropriate site for residential development and it should therefore be allocated for residential development in the Neighbourhood Plan, particularly as the development of this site for up to 3 dwellings would not disproportionately exceed the settlement's minimum housing requirement having regard to the provisions of Policy GD2 of the Development Plan. | | |
| 16. | | Affordable housing | | Resident | <p>Congratulations to the Neighbourhood Team for an easy to understand and informative Plan. The layout and clarity of descriptions is outstanding.</p> <p>I offer one suggestion in regard to</p> | <p>Thank you for reading the NP and for making comment.</p> <p>It is an interesting idea; however we feel that</p> | None |

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| | | | | <p>affordable housing for families.</p> <p>A characteristic of young families is the need for more housing space as the family grows in both number and age.</p> <p>If permitted, I suggest requiring some affordable houses to be designed so that at a future time a two storey extension can easily be added.</p> <p>This will require: -the ground area, (Extending the foundation base could provide a temporary patio); -fenestration that satisfies regulations; -the aligning of utilities and drainage; -roof design that can easily be extended.</p> <p>The small additional costs of extra land and, perhaps, design requirements will be offset by: -the avoidance of home moving costs when more space is required; -insulation from house price increases that</p> | <p>converting small dwellings to larger ones goes against the need for smaller units and will reduce the overall number of homes suitable for small families. There are a large number of bigger houses in Hallaton for people to move into as their circumstances change.</p> | |
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| | | | | | a second house purchase will carry; -the advantages of remaining many years in the same community. | | |
| | | | | | Thank you for your very hard work, | | |
| 17. | | | | Angela Smedley MRTPI Fisher German LLP | 1.1 These representations have been prepared on behalf Mrs S Brankin-Frisby and Mrs P Hastings in respect of their land interests at East Norton Road, Hallaton. 1.2 The Hallaton Draft Neighbourhood Plan has been in preparation for a number of years now, with the Neighbourhood Plan Group having already undertaken a consultation on a pre-submission, Regulation 14 consultation almost a year ago. At this point in time the Plan sought to allocate a single site of over 30 dwellings. Since then however, there have been a number of changes, with the site originally selected as the sole allocation no longer allocated and three smaller sites selected. The former allocation now serves as a reserve site. 1.3 Planning regulations stipulate that any | Noted This is incorrect. This is the first consultation at Regulation 14. This is correct. The need for such a large site was overtaken by a planning approval for 23 dwellings in the Parish which reduced the housing target significantly. Noted | None None None None |

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| | | | | <p>Neighbourhood Plan must be in general conformity with the Development Plan for the area. In Harborough this consists of the recently adopted Harborough Local Plan (2019). The Local Plan designates Hallaton as a Selected Rural Village and with Policy H1 outlining that Hallaton will deliver a minimum of 30 new dwellings, during the Plan period.</p> <p>1.4 Whilst it is understood that the residual requirement for the settlement is now lower, having regard for extant planning permissions, the Neighbourhood Plan has sought to take a proactive and pragmatic approach to development, allocating numbers in excess of the minimum required. This is an approach which is consistent with national policy on the supply of housing and also serves to safeguard the Neighbourhood Plan in the longer term, particularly having regard for matters such as the future use of the standardised methodology for establishing Local Housing Needs and also the unmet</p> | <p>Noted.</p> | <p>None</p> |
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| | | | | <p>need emanating from Leicester City, both of which may increase housing need to Harborough District in the future. Such increases could also increase the housing need in Hallaton.</p> <p>1.5 The Neighbourhood Plan also seeks to allocate a reserve site, again to safeguard the plan in the longer term. Whilst we agree with this strategy, we do not believe the reserve site selected is the most appropriate and instead argue that the land at East Norton should be allocated as a reserve site.</p> <p>02 General Comments</p> <p>Policy HBE 2: Limits to Development 2.1 The proposed Limits to Development is not consistent with its own methodology in that it bisects residential gardens at a number of points. This is particularly the case at Hazel Grove, where two gardens are clearly not followed.</p> | <p>Noted.</p> <p>It is an acknowledged principle, and one that is reflected in the methodology, that some large gardens relate more to the countryside than to the built-up area.</p> | <p>None</p> <p>None</p> |
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| | | | | <p>2.2. Methodology for designating the Limits to Development on page 19 (Part B) states that defined physical features such as gardens have been used to defined boundaries. Part E states that large curtilages of buildings which relate more to the character of the countryside than the built form have been excluded. Figure 2: Proposed Limits to Development</p> <p>2.3 As can be seen from the above, the land to the north of the proposed Limits to Development are used and maintained as residential gardens. Whilst they are large gardens, to count as outside the proposed Limits to Development they would need to relate more to the character of the countryside. Clearly the gardens are maintained and used as residential gardens, as demonstrated by the various residential paraphernalia as can be seen above. If one was to be standing at any part in these gardens the overriding sense would be that of a residential garden and not the open countryside. It cannot</p> | <p>It was determined in undertaking the assessment of the Limits to Development that the gardens in question should not all be within the Limits to Development</p> | <p>None</p> |
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| | | | | <p>therefore be said that these gardens will relate better to the countryside than the residential dwellings they belong to. Having regard for the methodology these areas should therefore be designated as within the proposed Limits to Development.</p> <p>Housing Provision & Residential Allocations 2.4 The Neighbourhood Plan takes a positive and pragmatic approach to the delivery of housing and the benefits new housing may bring. It allocates in excess of the number of dwellings technically required and also provides a reserve site for longer term flexibility and safeguarding. The consultation document proposes to allocate 3 sites, 2 of 4 dwellings and a single site of 2 dwellings. It also allocates a reserve site. We comment more about these allocations in section 3.</p> <p>Ridge and Furrow 2.5 It is not clear within the consultation</p> | <p>Noted</p> <p>It is a combination of the</p> | <p>None</p> |
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| | | | | <p>documents as to the methodology used in scoring the various ridge and furrow fields on page 44 or who has completed the assessment. It is not clear for example whether these are results extrapolated from Turning the Plough 2 or whether it is work completed by the Group. This should be clarified in any future consultations.</p> <p>2.6 We do not agree with assessment of our client's land (122) as very good preservation, where comparable land at 111 (reserve site) is only scored as good preservation. There is very limited difference between the two and as such we cannot justify the differing scoring applied.</p> <p>CFA3: New School 2.7 The ambitions of the community to</p> | <p>two ... local knowledge and visual records updating the turning the plough records.</p> <p>The neighbourhood plan states (p41) that turning the plough information was updated with a survey, the results of which are contained in the environmental inventory.</p> <p>The assessments arose from a series of surveys the results of which have been confirmed as appropriately and consistently applied. The land to which you refer is considered to be more prominent than at Cow Close and has been recorded as such.</p> <p>Noted</p> | <p>None</p> |
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| | | | | <p>deliver a new modern school to replace the constrained existing school are supported. Clearly there are a number of issues with the existing school, causing issues for staff, students, parents and local residents. A new school on a better located site will have considerable benefits for the community as a whole. This is discussed in more detail in Section 4.</p> <p>03 Land at East Norton Road, Hallaton 3.1 We consider the land at East Norton Road represents a logical and sustainable location for housing growth. Having reviewed the Neighbourhood Plan's evidence base on site selection we consider there to be a number of flaws which has led to the conclusion that land at Cow Close was the most suitable site for selection as a reserve site. Similarly, flaws have incorrectly reduced the scoring of our client's site. We have covered each topic in which we consider there is an error in turn below, following the order they appear on the assessment proformas for</p> | <p>Noted.</p> <p>The assessment process was comprehensive and resulted in an outcome which is reflected in the NP.</p> <p>All landowners were given the opportunity to comment on the assessments that were undertaken and to discuss the findings first-hand. Revisions to the scores were made where it was felt appropriate.</p> | <p>None</p> |
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| | | | | <p>ease of reference. For clarity and brevity, we will refer to the sites by the reference assigned to them on the assessments, therefore the current proposed reserve site at Cow Close is named H7, whilst the land at East Norton Road, as delineated at Figure 1, is H17. A completed proforma is included at Appendix 1. Where we have not commented on a criteria, we have no comments to the scoring used at this stage.</p> <p>Site area and capacity 3.2 Site H7 is incorrectly scored as a red, it should be an amber as for circa 11 units.</p> <p>Adjoining Uses 3.3 Inconsistency of scoring between the sites. H7 is within the open countryside and surrounded by arable fields on three sides. Furthermore, the development of which would clearly extend the village envelope to the east, meaning it should be scored as red.</p> | <p>It is not appropriate to reopen the process at this stage but there will be opportunities for reconsideration of all sites as and when the NP is reviewed.</p> | |
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| | | | | <p>3.4 H17, which was scored as a red, benefits from a close relationship with the edge of the existing village. To the south the site adjoins two residential properties/gardens as well as a small contained paddock. The western boundary is adjacent to East Norton Road. According to the methodology used, we consider both sites should be scored as a red. There is no reason as to why H7 should score better than H17.</p> <p>Topography</p> <p>3.5 Whilst there is a slight slope at H17, this is not considered to be particularly difficult to deal with and developers are fully able to deliver schemes on such slopes with limited mitigation. As such we consider H17 should be scored a green. We certainly do not believe that H17 which is only a slight slope should be scored as equal to H7. H7 is on a steep slope which will require significant mitigation, which may have potential issues for the site's viability. H7 therefore should remain as an</p> | | |
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| | | | | <p>amber.</p> <p>Ridge and Furrow 3.6 As discussed at paragraphs 2.5 and 2.6, we do not believe there to be a significant difference between the ridge and furrow present on H7 and H17. It is not clear what methodology has been employed by the group in coming to this conclusion and what evidence supports this scoring. Clearly both sites show signs of historic farming methods, the remnants of which are relatively common within the locality and the region. There is no greater significance to ridge and furrow on H17 to warrant a red score when compared to that present on H7. Both sites should therefore be scored as amber.</p> <p>Landscape and Visual Impact 3.7 Both sites are in a prominent position. H7 is on top of a steep slope which will have an overbearing, urbanising impact on the approach to the village on Horninghold Road. Currently views approaching the</p> | | |
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| | | | | <p>village along this road have very little visibility to the built form of the village. The delivery of a housing site at H7, in front of a mature tree line therefore will have a significant urbanising impact on this approach, as can be seen at Figure 3 below.</p> <p>3.8 When approaching the village along East Norton Road H17 is experienced in the context of views of the existing properties on the edge of the northern edge of village, which are somewhat more visible than on the approach to Hallaton on Horninghold Road (Figure 4)</p> <p>3.9 Furthermore, the nearby Recreation Ground and Pavilion (Figure 5) provide a further urbanising influence to the site and to the village when approaching from the north. As such, it is considered that the site has an 'edge of settlement' rural' character.</p> <p>3.10 Whilst the site is within the High</p> | | |
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| | | | | <p>Leicestershire Landscape Character Area and views to surrounding countryside are predominantly experienced from East Norton Road, a sensitively designed and landscaped development in this location would ensure that important views are retained and the appearance of development in the landscape is softened.</p> <p>3.11 Moreover, as the Harborough District Landscape Character Assessment states, small scale development (such as the 20 dwelling scheme proposed) is able to come forward in the Landscape Character Area without any adverse impact on the landscape.</p> <p>3.12 Having regard for the above factors we do not believe there is justification to score H17 as performing worse than H7. We consider a fair assessment would be to score both sites as an amber.</p> <p>Relationship with existing pattern of built development</p> | | |
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| | | | | <p>3.13 The methodology outlines that for a site to score green, it must be visible from a small number of properties. Clearly both H7 and H17 are not widely visible from many properties at all, meaning it could be argued that both should score as green. However, only H7 is scored as a green. The methodology continues that to score as an amber, sites need to be “visible from a range of sources mitigated through landscaping or planting”. To score a red, sites must be of “prominent visibility” and “difficult to improve [mitigate]”. We do not agree that site H17 can score any worse than H7. Whilst East Norton Road is more open than Horninghold Road, both sites would be equally prominent on the approach to the settlement (see Figures 3+4). Beyond East Norton Road, H17 is not widely visible at all. It is unclear therefore why H17 has been deemed to score a Red. Furthermore, from the few viewpoints H17 can be seen from, landscaping and planting can be used to mitigate such</p> | | |
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| | | | | <p>views. Having regard for the Groups own criteria, we would argue that both sites must therefore score either green or amber. We consider amber to be a fair assessment for both sites.</p> <p>Safe pedestrian access to and from the site</p> <p>3.14 Perhaps the most concerning example of the inconsistency and incorrect scoring used by the Group to inform the emerging Plan is the scoring attributed to safe pedestrian access to and from the site. The criteria for a green score is that there must be an access to an existing path. Clearly H17 benefits from access to an existing path on the correct side of East Norton Road. Accordingly, there is no justification for the Groups scoring of an amber against this criterion. H17 should score a green. It could be argued that the topography of H7 would mean it could impede safe access, particularly for the disabled or those with limited mobility, but against the methodology as written both</p> | | |
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| | | | | <p>sites should be scored as green.</p> <p>Safe vehicular access to and from the site</p> <p>3.15 Safe highways access can be provided easily from H17. The highways concerns cited in the SHLAA regarding the sites on the north-west of the village stem from the single track nature of Goady Road, Hunts Lane, Tugwell Lane, Churchgate and North End which were identified as not being suitable to cater for additional traffic. However, because H17 is not accessed via a single track lane, instead by East Norton Road, there would not be such constraints from a highways perspective. Clearly East Norton Road is a suitable road to access a new development, it is of an acceptable width and is fairly straight, affording good visibility splays. The site should therefore score a green. H17 was not assessed by the latest SHLAA (2015), therefore it is incorrect to utilise the SHLAA to assess H17.</p> | | |
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| | | | | <p>Impact on existing vehicular traffic 3.16 The methodology paper outlines that to score a green, sites' impact on the village centre should be minimal. Site H17 is to the north of the village on East Norton Road. To access the A47 from H17, one need only turn right from the site onto East Norton Road and through Moor Hill. This will facilitate journeys to Leicester, which is the most likely destination for work and leisure trips, without needing to go into the centre of Hallaton. Similarly, for destinations such as Uppingham, which is also likely a generator of trips from Hallaton. Any vehicular trips into, or through Hallaton are likely to be infrequent. Considering this, we believe the site should score a green.</p> <p>Gas, oil, pipelines, networks and electricity transmission network 3.17 The methodology outlines that the site should be scored as a green if the site is unaffected by the presence of utilities</p> | | |
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| | | | | <p>infrastructure. Whilst there is a telegraph cable on the edge of the site, we are content that a scheme can be brought forward without needing to interfere with this infrastructure. As such the site should score a green, as the site is unaffected.</p> <p>Site Character 3.18 Whilst not strictly a criterion on the Groups proforma, we consider that site H17 has incorrectly been considered as being a rural site without due consideration to its actual relationship with the village. In particular with regard to how the site would be predominantly experienced, from East Norton Road. The Neighbourhood Plan Group have repeatedly sought to establish the site as isolated from the village, both through its proforma assessments and also through the drawing of the limits to development. Notwithstanding this however, when one considers the site and its relationship with the entrance to Hallaton from East Norton Road, we consider the site is clearly settlement edge</p> | | |
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| | | | | <p>in character.</p> <p>3.19 Views into the village are well established from East Norton Road (particularly compared to H7) and any development on the site would be seen in this context. Furthermore, the maintenance of the green spaces and fencing to the north of Hallaton (around East Norton Road) clearly relate and</p> <p>3.19 Views into the village are well established from East Norton Road (particularly compared to H7) and any development on the site would be seen in this context. Furthermore, the maintenance of the green spaces and fencing to the north of Hallaton (around East Norton Road) clearly relate and bare the character of a village, rather than the open countryside. Figure 6 below, shows the view into the village from the current access from H17.</p> <p>3.20 We consider that the settlement edge character of the site, combined with the</p> | | |
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| | | | | <p>urbanising features at the Hallaton Recreation Ground offer an opportunity to deliver a gateway scheme into the village. Such a site can be designed to improve the prominence of Hacluit's Pond, through removal of the metal fencing currently at H17's entrance (see Figure 6). We consider there are opportunities through sensitive residential development to improve the entrance into the village which would further weigh in favour of the site.</p> <p>Outcome</p> <p>3.21 Through our review of the site scoring of site H7, we concur the site should remain scored as a 7.</p> <p>3.22 Having reviewed the scoring undertaking for site H17, we consider that it has been scored very lowly without justification. H17 was only afforded a score of 2 by the groups scoring exercise. Through the above corrections, we consider that site H17 should score 11.</p> | | |
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| | | | | <p>This could actually be increased further if, for example, a green was attributed to the criteria “relationship with existing pattern of built development”, due to the limited numbers of properties from which the site is visible. Having regard for this score, the site is worthy of serious consideration as a reserve site ahead of H7.</p> <p>04 New School Site 4.1 As referenced earlier in these representations, we note and support the Neighbourhood Plan Groups ambitions to deliver a new modern, fit for purpose primary school to serve the village and the wider catchment. Clearly the current school has a number of issues, including the need to rent rooms in neighbouring properties to serve as classrooms, no on-site sports hall and difficult access for parents and staff on narrow historic streets. It would be within the best interests of everyone if a new school site could be found and a new school funded. We consider there is a potential</p> | <p>Noted.</p> | <p>None</p> |
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| | | | | <p>opportunity to explore delivery of a new school site at land at East Norton Road, between the land promoted for residential development and the recreation ground. A new primary school at this location will benefit from a number of positives, particularly when compared to the school's current location.</p> <p>4.2 A new school site in this location could benefit from both safe access from East Norton Road. It could also provide sufficient parking for staff and a drop off area for pupils to be dropped off at, particularly those coming from wider in the catchment or out of catchment. The current school's location on Churchgate is highly constrained. Churchgate is a narrow road which has on-street parking to facilitate local residents. When parents drop their children of at the school, this causes significant issues for parents trying to park and manoeuvre on the street, to such an extent as the school has now asked parents to park at the bottom of</p> | | |
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| | | | | <p>Churchgate. This has however not solved a problem, simply moved it. The provision of a new school will therefore provide significant benefits with regard to access and parking to pupils, staff, parents and existing residents of Churchgate.</p> <p>4.3 A new modern primary school could include a multi-purpose hall which can serve both as a sports hall for indoor play, for assemblies and a dining area. Currently during the winter a room is rented at Stenning Hall and pupils are walked there before and after P.E., which reduces the time children can spend actually exercising. A new school could include such facilities on the site. Furthermore, such facilities could be linked with the neighbouring recreation ground to increase the offer available to the school, such as badminton and other indoor sports. Such partnership working could provide valuable financial income and improve community support for the scheme.</p> | | |
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| | | | | | <p>4.4 A new school would be built to modern standards of energy efficiency which may reduce running costs likely to be attributed to the current site. Furthermore, maintenance costs may be reduced through the delivery a new modern facility.</p> <p>4.5 If the Neighbourhood Plan Group would like to explore the potential of safeguarded land for a new school provided as part of a new housing scheme on East Norton Road, then we would be more than happy to meet the Group to discuss such options.</p> | | |
| 18 | | General comments | | <p>Lucy Bartley Consultant Town Planner, Wood E&I Solutions UK Ltd on behalf of National</p> | <p>National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p>About National Grid National Grid Electricity Transmission plc</p> | <p>Noted</p> <p>Noted</p> | <p>None</p> <p>None</p> |

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| | | | | Grid | <p>(NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'. To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure</p> | | |
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| | | | | <p>investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect National Grid's assets.</p> <p>Assets in your area National Grid has identified the following high-pressure gas transmission pipeline as falling within the Neighbourhood area boundary:</p> <ul style="list-style-type: none"> • FM04 - Tixover to Blaby <p>From the consultation information provided, the above gas transmission pipeline does not interact with any of the proposed development sites.</p> <p>Gas Distribution – Low / Medium Pressure Whilst there are no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution</p> | <p>Noted</p> <p>Noted</p> | <p>None</p> <p>None</p> |
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| | | | | <p>pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network, please contact plantprotection@cadentgas.com</p> <p>Electricity distribution Information regarding the distribution network can be found at: www.energynetworks.org.uk</p> <p>Further Advice National Grid is happy to provide advice and guidance to the Council concerning our networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. In addition, the following publications are available from the National Grid website or by contacting us at the address overleaf:</p> <ul style="list-style-type: none"> • A sense of place – design guidelines for development near high voltage overhead lines: A sense of place design guidelines | <p>Noted</p> <p>Noted</p> | <p>None</p> <p>None</p> |
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| | | | | <p>for development near high voltage overhead lines: https://www.nationalgridet.com/document/130626/download <ul style="list-style-type: none"> • Guidelines when working near NGG assets: https://www.nationalgridgas.com/land-and-assets/working-near-our-assets • Guidelines when working near NGETT assets: https://www.nationalgridet.com/network-and-assets/working-near-our-assets <p>Appendices - National Grid Assets Please find attached in: <ul style="list-style-type: none"> • Appendix 1 provides a map of the National Grid network across the UK. Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown overleaf to your consultation database: Lucy Bartley Consultant Town Planner</p> </p> | Noted | None |
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| | | | | | <p>n.grid@woodplc.com Wood E&I Solutions UK Ltd</p> <p>Spencer Jefferies Development Liaison Officer, National Grid box.landandacquisitions@nationalgrid.com</p> <p>I hope the above information is useful. If you require any further information, please do not hesitate to contact me.</p> | | |
| 19. | | General Comments | | <p>Mr Matthew Bills Neighbourhood and Green Spaces Officer, HDC</p> | <p>Comments on Hallaton Neighbourhood Plan Pre-submission Version Congratulations to the PC and NDP group in getting the Plan to this stage. The following comments are made with the intention of helping to improve the structure of the Plan and in some cases to address clarity issues.</p> <p>It would be useful to try and tighten up on the structure of the document and for each policy to describe</p> <ol style="list-style-type: none"> 1. the purpose of the policy 2. rationale and evidence that supports the | <p>Noted</p> <p>Noted. This is a matter of style and one person's perspective. The style used in the NP follows a similar pattern to those that have</p> | <p>None</p> |

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| | | | | <p>policy</p> <p>3. The Policy itself</p> <p>4. Interpretation and application of the policy</p> <p>Much of this information is already in the vision/objectives and other information included in the preamble to the policies, but can get lost in the text.</p> <p>The interpretation of the policy and how it is to be applied is not generally described, which may mean that planning officers apply a different interpretation to that intended by the QB. This will of course lead to frustration in the community once the Plan is 'made'. It is worth spending some time thinking about this now as simple changes can ensure interpretation is clarified for decision makers.</p> <p>e.g. for Broadband and Mobile Infrastructure policy</p> <p>Purpose</p> <p>The Parish wishes to be at the forefront of any future enhancements to</p> | <p>passed examination on more than 30 occasions</p> | |
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| | | | | <p>communications technology. This policy aims to support the Neighbourhood Plan objectives to protect existing employment uses; to support small-scale business development and expansion appropriate to a countryside location; and to encourage tourism and home working.</p> <p>Rationale: Hallaton is supported by at least two broadband providers which allow households and businesses to have access to high speed connections. Results from the survey indicated that access to an effective broadband infrastructure is essential to be able to take advantage of the latest communication technology for residents of the village, the school, other community facilities, and also the wide range of businesses that operate from Hallaton. Residents and businesses stressed the need for significantly improved mobile signals in the Parish. More people are choosing to use mobile phones and tablets</p> | | |
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| | | | | <p>to make calls and to access the internet and social media, often instead of having a landline. It is crucial that improvements to the current infrastructure are enabled to support future housing, employment and services in the village, and to support current residents and businesses.</p> <p>Supporting information/evidence: Local survey results <i>NPPF paragraph 112 states: Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these</i></p> | | |
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| | | | | <p><i>connections will, in almost all cases, provide the optimum solution)..</i></p> <p>POLICY BE6: BROADBAND AND MOBILE INFRASTRUCTURE</p> <p>1. Proposals to provide access to superfast broadband for all businesses and households and improvements to the mobile telecommunication network that will serve all businesses and households within the Parish will be supported.</p> <p>2. Where new masts are installed, these should be shared, where possible, by more than one provider.</p> <p>3. Any infrastructure improvements requiring above ground network installations must be sympathetically located, designed to integrate into the landscape and not be in or near to open landscapes</p> <p>Interpretation/Application</p> <p>As the village of Hallaton grows and develops, an efficient and effective communications infrastructure must be in</p> | | |
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| | 20. | Housing Privision | | <p>allow the inclusion of the whole green area currently excluded. The Limits to Development dos not take account of the recently permitted development 18/01266/FUL for 23 dwellings. The Plan runs the risk therefore of being quickly out of date with respect to this policy.</p> <p>Page 20: Housing provision <input type="checkbox"/> Para 2: Suggest simplifying in accordance with paras 5.1.6 and 5.1.7 of the Local Plan as follows:</p> <p>.....It was published in January 2017 and revealed an increase in housing need from earlier projections. <u>Following its publication Leicester City confirmed that there would be unmet housing need arising from the City. A Memorandum of Understanding is currently being prepared by the 9 local authorities within the Housing Market Area which will set out how any unmet need will be accommodated.</u></p> | <p>This is already included</p> <p>Agreed</p> | <p>None</p> <p>Change to be made as indicated.</p> |
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| | | | | <p>(Delete the rest of the paragraph: and this has since increased further by local issues including the Leicester Housing Market Assessment (2017) which has identified Leicester City confirmed as being unable to accommodate its own housing need requirement based on the HEDNA figures. The LLEP have also signed a “memorandum of understanding” committing all the relevant local planning authorities to collectively delivering this housing need to 2031.)</p> | | |
| | | | Policy HBE3 | <p>Policy HBE 3: Policy is relatively minimal and simply allocates sites with a suggested number of dwellings. Suggest there should be at least some site specific guidance relating to the development which is expected to come forward and to provide clarity for decision makers in the determination of planning applications on these sites.</p> | Noted. We are content to allow the broader NP policies to apply. | None |
| | Reserve Site | | Policy HBE 4 | <p>Policy HBE 4: Reserve site allocation <input type="checkbox"/> Policy should set out the conditions that</p> | Conditions a-d are already included in the policy. | None |

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| | | | | | would need to be met for this site would come forward (currently it is only in the explanatory text which is not part of the policy) <input type="checkbox"/> Suggest deleting '(all agreed with the landowner and developer)' as irrelevant to policy and ownership/developer may change. | This is important in confirming that the conditions are deliverable. We will move this statement to the supporting narrative. | Change to be made as indicated. |
| 24. | Housing Mix | | | | <input type="checkbox"/> d) should reference Policy HBE 1 (not HDE 1) | Agreed | Change to be made as indicated. |
| 26. | Accessible Housing | | | | Page 24: Housing Mix <input type="checkbox"/> para. 5: Local Plan reference should be 5.9.5. | Agreed | Change to be made as indicated. |
| | | | | | Page 26: Accessible Housing <input type="checkbox"/> para. 3: M2 should be M4(2) - Category 2: Accessible and adaptable dwellings. <input type="checkbox"/> Policy HBE 7: M4(2) is accessible standard therefore suggest amend policy to: 'Housing development constructed to building regulations standard M4(2) (Category 2: Accessible and adaptable | Agreed | Change to be made as indicated. |

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| | | Windfall Sites | Policy HBE 8 Policy ENV 2 | <p>dwellings) and standard M4(3) (Category 3: Wheelchair user dwellings) will be supported.'</p> <p>Policy HBE 8: Windfall Sites <input type="checkbox"/> b) reference to housing mix policy should be Policy HBE 5.</p> <p>Policy ENV 2: Protection of sites of environmental significance The policy refers to the sites 'listed' and mapped. They are not listed in the policy. Include the protected site within the policy for clarity. Ensure that the reference numbers are clear what site they refer to. <input type="checkbox"/> Are the Local Wildlife Sites listed along with the sites of environmental significance? Why they are listed? Not all have an inventory number. <input type="checkbox"/> It is important that this policy and policy maps are tidied up to ensure it is clear what is within and what is outside policy; additionally the site boundaries, and references must be clear to allow decision makers to take them into account.</p> | <p>Agreed</p> <p>Agreed. The policy will be changed to say 'The sites listed in the environmental inventory (appendix 7) and mapped (figures 7.1, 7.2)'</p> | <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> |
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| | | Built Environment | <p>Policy ENV 3</p> <p>Policy ENV 4</p> | <p>Policy ENV 3: Important Open Spaces Site L. Charity Cottages open space (inventory 187; facilities for children and young people/amenity greenspace) – is an HDC OSSR designated in the Local Plan. There is no benefit to including an additional designation of this site in the NDP.</p> <p>Policy ENV 4: Built environment Local Heritage Assets</p> <p>In general the list appears to be extensive and includes a wide range of assets both within the village and surrounding countryside.</p> <p>It would however, be useful to have more of an indication as to what criteria were used when selecting these assets, for example, age, rarity or local character. The more information that can be provided on the chosen assets and the rationale behind selection, the more weight they can</p> | <p>Site L will be added. In other NPs the Examiner has required LPA sites to be included for completeness.</p> <p>There are detailed descriptions in the appendices.</p> | <p>Addition of site L.</p> |
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| | | | | <p>carry in planning decisions.</p> <p>A few comments on the heritage section of the Hallaton NP</p> <ul style="list-style-type: none"> • Reference is made to Appendix 10 which includes more detailed descriptions of the local list, but this is not available for comment. If this has not been prepared, I would advocate the inclusion of a photo of each of the assets along with a short description of their special interest for clarity. I'd be happy to look- over this once available. • I would support the production of a more detailed map, which shows the exact building outlines of all the identified assets similar to the map for listed buildings • There is an inset within the map – but its not clear where this is • I couldn't understand the non-sequential numbering, is there a reason for this? • I noted certain assets, such as the pump on High Street and the mud wall to Hallaton Grange are listed in their own right, was this intentional? | <p>Noted</p> <p>This is provided in appendix 10</p> <p>The map as provided is deemed to be proportionate. We will add a description of the location.</p> <p>It is as a result of reducing the assets to be designated into a short list.</p> | <p>None</p> <p>None</p> <p>Change to be made as indicated.</p> <p>None</p> |
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| | | Ridge and Furrow | Policy ENV 5 | <p> <input type="checkbox"/> The policy refers to Appendix 10 for details of the local heritage assets (26 numbered in policy ENV4) but only 5 are detailed in the appendix (only 2 pages long) </p> <p> <input type="checkbox"/> Site 31 is shown on Figure 10 but is not listed in the policy </p> <p> <input type="checkbox"/> 21 and 34 are listed in the policy but not shown on Figure 10. </p> <p> <input type="checkbox"/> 5 appears in Appendix 10 but is not included in the policy list </p> <p>The above changes need to be made for accuracy of the policy and to ensure decision makers can take account of all relevant information.</p> <p>Policy ENV5 Ridge and Furrow</p> <p>There may be a conflict within the policy which states '<i>Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided</i>' but then goes on to state '<i>the benefits of such development must be balanced against the significance of the</i></p> | There is no conflict. The reference is to avoiding loss or damage arising from development, so this is consistent with the need to balance the benefit of the development against the | None |
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| | 45. | Notable Trees | | | <p><i>ridge and furrow features as heritage assets.'</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> The policy conflict is apparent because it states that <i>any loss or damage</i> is to be avoided, but allows for a balance to be struck between the benefits of development and the significance of the ride and furrow. <input type="checkbox"/> Suggest rewording as follows: <i>Where possible loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.</i> <p>Page 45: Notable Trees</p> <ul style="list-style-type: none"> <input type="checkbox"/> 44 and 45 are on the map but not listed in appendix <input type="checkbox"/> There are two 24s on the map <input type="checkbox"/> 13, 42 and 29 are listed in the appendix but are not on the map | <p>significance of the heritage asset.</p> <p>There is to be some tidying up to be done in readiness for the submission version of the NP.</p> | <p>Change to be made as indicated.</p> |
| | 46. | | | | | | |

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| 50. | Local Landscape Character Area | | Page 46: Local Landscape Character Area | | |
| | Biodiversity protection in the new development | Policy ENV 9 | <p><input type="checkbox"/> Closing bracket missing from last sentence of text</p> <p>Policy ENV 9: Biodiversity protection in new development</p> <p><input type="checkbox"/> Suggest deleting 'in the Plan Area' from opening sentence as unnecessary</p> | Changes to be made. | Change to be made as indicated. |
| | | Policy ENV 10 | <p>Page 50 - Figure 15 title - opening bracket missing or closing bracket not required</p> <p>Policy ENV10 – remove reference to '<i>The Community</i>' as it is not the community who are the decision makers as far as applications are concerned. Planning decisions are made by the LPA.</p> | Agreed | Change to be made as indicated. |
| | Electric Vehicles | Policy TR 2 | <p>Policy TR2 Electric Vehicles – needs an opening sentence to state what the criteria are referring to. E.g new development or all existing homes?</p> | Noted | Change to be made as indicated |
| | | | | Noted – however Ministerial Guidance of June 2015 states that 'wind energy development must have the support of local communities'. The policy confirms that this is needed. | None |
| | | | | The policy refers to new development – it cannot influence existing provision. | Change to be made as indicated. |

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| | | Footpaths | Policy TR 3 | | <p>The electric vehicle item is interesting, but it would be good to see more policy supporting walking and cycling, including tourist car provision and cycling provision.</p> <p>Policy TR3 Footpaths – not sure that criteria b and c are required in the policy. They are more suitable to be included in the rationale of the policy or for implementation</p> | <p>Policy TR3 on footpaths, bridleways and cycleways addresses this issue.</p> | None |
| | | Support for existing business & employment | Policy BE 1 | | <p>Policy BE1 Support for existing business and employment – not sure ‘strong presumption’ is required. Just a presumption will do.</p> | <p>Noted – we will reword the policy.</p> | None |
| | | Support for new business & employment | Policy BE 2 | | <p>Policy BE2: Support for new business and employment</p> <ul style="list-style-type: none"> <input type="checkbox"/> Criterion a) unnecessary to say ‘for Hallaton Parish’ <input type="checkbox"/> Criterion a) <i>‘would allow small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location adjacent to limits to development.’</i> | <p>This is a matter of style. We will retain existing words.</p> | None |
| | | | | | | <p>This is a matter of style. We will retain existing words.</p> | None |
| | | | | | | <p>This policy wording is deemed to be appropriate.</p> | None |

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| | | | | <p>Is this the intention? Instead of 'appropriate to a countryside location' it would be better to use 'small scale leisure or tourism activities or other forms of commercial/employment related development which justify and are compatible with a countryside location'. Question whether '<i>or there are exceptional circumstances</i>' is necessary as it introduces ambiguity</p> <p>Policy BE3 Home Working – permitted development may render criteria c) redundant in some circumstances.</p> <p>Policy BE5: Tourism <input type="checkbox"/> Criterion d): refers to 'the size of settlement in which it is located' – would be better to say Hallaton or the village?</p> <p><u>Appendices</u> The Basic Conditions Statement and Consultation Statement should be standalone documents on the website and not part of the appendices. This will mean</p> | <p>This is possible, in which case it will apply where appropriate.</p> <p>Agreed.</p> <p>They will be stand alone documents on the website – referencing them as appendices is also</p> | <p>None</p> <p>Change to be made as indicated.</p> <p>None</p> |
| | Home Working | Policy BE 3 | | | | None |
| | Tourism | Policy BE 5 | | | | Change to be made as indicated. |
| | Appendices | | | | | None |

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| | | Design Guide | Appendix 5 | <p>the other appendices will need to be renumbered and the contents page amended.</p> <p>Appendix 5: Design Guide (To reflect NP contents page and how it is referenced in the NP):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Its current title 'Hallaton Housing Design Policy' is a bit misleading and should be changed to guidance as it is a 'Design Guide' not policy as it is not in the main NP. Within the Design Guide it is referred to both as 'this policy' and 'this statement'. Need to be clear about its status. If it is policy it needs to be included in the NP and clearly marked as policy. There is useful Hallaton specific detail within the Guide which is not contained within the Design Policy itself. <input type="checkbox"/> <u>Design Policy One</u> (<i>All development proposals for more than one unit of residential property will require a design and access statement to be approved by the parish council before construction can start on site</i>): This should be amended or | <p>appropriate.</p> <p>We will make the amends as proposed.</p> | <p>Change to be made as indicated.</p> |
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| | | | | <p>removed as it is not for the parish council to approve a design and access statement. It is the Local Planning Authority which will consider such a statement as part of determining the planning application.</p> <p><input type="checkbox"/> The Appendix (showing the different building designs in different parts of Hallaton) is not referred to in the main body of the Design Guide at present; therefore its value is reduced. It needs to be tied into the main body of the Design Guide.</p> <p>General points on the Document:</p> <ul style="list-style-type: none">• There are a number of points within the policies that are covered in the LP, these should be omitted.• The main/key points from the Village Design Guide should be stated within the policies and any other point within the substantive text. VDG should be shelved and superseded by the Plan. | | |
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| | | | | | <ul style="list-style-type: none"> • The sites, designations and view etc. should be backed up by detailed evidence. | | |
| | | General Points | | Mr Matthew Bills. HDC, Development Manager Comments | Comments from Development Management General points on the Document: <ul style="list-style-type: none"> • There are a number of points within the policies that are covered in the LP, these should be omitted. | Noted. Where the points add local detail or emphasise local concerns they will be retained | None |
| | | Design Standards | HBE 1 | | | | |

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| | | | | <p>3. The statements are too generic, they should be more specific to the village i.e. with materials shall be course ironstone, brick and timber for outbuildings.</p> | <p>It is important that the statements provide guidance but are not too prescriptive.</p> | <p>None</p> |
| | | | | <p>4. again general wording with no specific reference to the village. i.e. Contemporary and innovative drawing inspiration from the local character. Positive improvement is contrary to the Conservation Area Act which states that development affecting heritage asset should preserve and enhance.</p> | <p>It is possible for contemporary materials to be used where this does not harm heritage assets.</p> | <p>None</p> |
| | | | | <p>6. Street lighting is approved under highway legislation, please remove.</p> | <p>Controlling street lighting is a commonly used NP policy</p> | <p>None</p> |
| | | | | <p>7. Within LP policies, too many issues are raised in one section, separate out, the last sentence is OK;</p> | <p>It is considered that the criterion is suitable in identifying means of enhancing biodiversity.</p> | <p>None</p> |
| | | | | <p>8. boundary treatment (wall, hedge and fence) covers everything, need to be more specific to village;</p> | <p>The criterion identifies acceptable boundary treatments which is</p> | <p>None</p> |

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| | | | | | considered appropriate. | |
| | | | | 9. see Kibworth NP policy; | Noted. The policy is considered appropriate. | None |
| | | | | 10. BR issue please omit; | The criterion says 'should' and is an appropriate aspiration. | None |
| | Limits to Development | HBE 2 | | Suggest omitting 'new sport or recreation Facilities' as this is in GD3. If the Plan wants to encourage new sports or recreational facilities need a new policy and evidence why required | It supports the approach rather than allocating a site which is where the need for specific evidence would come in. | None |
| | Housing allocations | HBE 3 | | This is where the NP has influence in the planning process, the policies should list exact criteria for how they would like the sites to be built out. | Noted. The allocations will have to conform with the policies in the NP | None |
| | | | | Site 2: DM have concerns about the proposal for 4 dwellings. 2 dwellings were proposed under ref: 18/01999/FUL, and that was not permitted (please see details on the website). The principle of the | Noted. We will change the text to say 'around 2'. | None |

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| | | | | <p>development is acceptable; however, due to the close proximity of the site to the listed building on High Street and impact upon residents' amenity to residents on High Street it is considered that only one dwelling on the site should be considered.</p> <p><i>[Further comment from policy: if 4 dwellings are still preferred by the QB then bring forward further evidence to justify this approach]</i></p> <p>Site 3; DM have concerns due to heritage impacts. The site creates a nice green gateway into and out of the village which in DM opinion contributes to the setting of the Conservation Area and adjacent listed buildings.</p> <p>Further evidence should be provided from the NP Group to show why the site will not harm the historic significance of the site and how a proposal for housing will not be detrimental to the heritage asset.</p> | <p>Noted. We will build into the policy the need to retain the trees and require development to be sensitive to the setting.</p> | <p>Change to be made as indicated.</p> |
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| | | | | <p>What evidence has been provided that these sites are acceptable? Evidence should back up the choice of site. The more information that can be provided on the rationale behind site selection, the more weight they can carry in planning decisions.</p> <p><i>[Further comment from policy: if the site is allocated in the NDP, it becomes policy which DM should apply as part of the development plan. However, if an objection is received from a statutory consultee to a proposal, then an application on an allocated site may be refused]</i></p> <p>Maybe the PC could consider the site that has permission for holiday lodges on the corner of Hunts lane/North End and also the site on Hog Lane (not the carpark/allotments part) with the current electricity station on it.</p> | | |
| | | Reserve | HBE 4 | a) About 11 dwellings is not an efficient | The site could be reduced | None |

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| | site allocation | | <p>use of land, this is not enough dwellings on a large site.</p> <p><i>[Further comment from planning policy: consider reducing the size of the site to accommodate 11 dwellings]</i></p> <p>b) the requirement under a) and b) means there is no provision for market bungalows.</p> <p>c) Character areas for such as small site? Need to be more specific about what you mean? i.e. to the street frontages shall be linear form of development with farmhouse ironstone style of dwellings on Medbourne Road and Farm cottage style on Horninghold Road , plus farmyard/courtyard style adjacent to the existing corner plot.</p> | <p>but it was considered crucial to allow space within the site for appropriate landscaping.</p> <p>Noted. The need is for affordable bungalows.</p> <p>Yes – the design policy sets out the requirements and the policy is specific that the two character areas will be on 5-6 dwellings.</p> | <p>None</p> <p>None</p> |
| | Housing mix | HBE 5 | <p>Housing mix should be in the specific allocated and reserve housing site policies. However, this is required in the instance when the Council will has a</p> | <p>The housing mix is specified in policy HBE 4. The allocations in policy HBE3 will need to follow</p> | <p>None</p> |

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| | | Affordable housing | HBE 6 | <p>shortfall in 5 year housing supply.</p> <p>Subservient is not a clear definition, need to be clearly defined.</p> <p>First sentence should be omitted as not necessary.</p> <p>Second sentence has the potential to conflict with the HDC Housing Team, and this can't be achieved with market housing.</p> <p>Third sentence is good.</p> | <p>HBE5 as the precise numbers are not specified.</p> <p>Subservient means 'less than'. This is clear.</p> <p>It helps to set the context.</p> <p>This policy has passed examination elsewhere but will be reworded to demonstrate support for a local connection.</p> <p>Noted.</p> | <p>None</p> <p>None</p> <p>Change to be made as indicated.</p> <p>None</p> |
| | | Accessible housing | HBE 7 | <p>Not a planning issue, covered by Building Regulations.</p> | <p>This is an aspiration as it says such standards will be supported.</p> | <p>None</p> |
| | | Windfall sites | HBE 8 | <p>Pretext concerned about the reference to garden area (NPPF definition <u>not</u> previously developed land) , and if there are any important gaps this should be in the plan so they do not come forward in</p> | <p>It is considered that this general statement about garden development is appropriate.</p> | <p>None</p> |

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| | | Protection of sites of Environmental Significance | ENV 2 | <p>the future as a windfall site.</p> <p>c) re-word as the wording is clumsy i.e. existing development? ‘ <i>they reflect the historic character of the settlement of Hallaton</i>’</p> <p>d), e) and f) repeats HLP policy GD8 therefore not required in NP.</p> <p>g) OK</p> <p>First two sentences are explanation that should go in the text not policy.</p> <p>What do you mean by local? (Hallaton, 5 mile radius or the District?) the benefits could be seen from an officer point of view as 5 year housing supply and infrastructure enhancements which are usually District wide, therefore we suggest you omit local for clarity.</p> | <p>Agreed</p> <p>They provide important aspects and do not repeat exactly LP policy GD8, so they are to be retained.</p> <p>Noted</p> <p>This is a matter of style. The sentences provide context.</p> <p>Local refers to the neighbourhood plan area. It should be clear that all references to local refer to the Plan area.</p> | <p>Change to be made as indicated.</p> <p>None</p> <p>None</p> <p>None</p> |
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| | | Important Open Spaces | ENV 3 | | 1st sentence insert 'open' instead of green? S. Lady Close should not be included as a substation. | HDC OSSR typologies include 'village green' and 'amenity green space' so it seems consistent to retain the phrase green space as appropriate. Noted. The substation is sited on S which is not Lady Close. | None None |
| | | Notable trees | ENV 6 | | The protection afforded to trees in a Conservation area and TPO does not need to be strengthened. For trees elsewhere HDC and the HNPG have no control over, however, if you are concerned about some trees i.e. perceived threat to the tree, and they are healthy and have public amenity value then you may consider requesting along with the relevant information to have the trees TPO'd. | Noted Noted | None None |
| <p><i>further comments from Planning Policy:</i></p> | | | | | | | |

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| | | Local Character Landscape Area | ENV 7 | <p><i>policies are able to protect trees and this can be included in a planning condition when a development proposal is received. However, if a land owner decides to uproot or wilfully damage a non-TPO or conservation area protected tree prior to an application being submitted to the LPA, there is nothing that can be done about this. Suggest clarifying the policy to reflect this position]</i></p> <p>Repeat of Local Plan policy GD5 Landscape Character Policy is too general lacks detailed evidence, therefore omit.</p> <p><i>further comments from Planning Policy: This policy appears to meet the basic conditions, please ensure the evidence is available in the evidence base]</i></p> | <p>We believe that the policy provides helpful information against which to determine planning applications alongside other NP policies.</p> | None |
| | | Bio-diversity hedges habitat | ENV 8 | <p>Locally significant habitats and hedges – what/where? Need to provide evidence for a local policy</p> | <p>The policy identifies a wildlife corridor which is specified in the policy.</p> | |

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| | connectivity | ENV 9 | | Suggest looking at the wording from Great Bowden Neighbourhood plan policy | The policy in the NP is considered to be appropriate. | None |
| | Protection of Important Views | | | Must provide evidence as to why is each view important what are the characteristics in the evidence base. The more information that can be provided on the rationale behind site selection, the more weight they can carry in planning decisions and in the defence against appeal. | Appendix 9 provides the evidence requested. | None |
| | Renewable Energy Infrastructure | ENV 10 | | Consider a limit on the height based on landscape evidence. | This was considered but it was decided to keep the policy as it is. | None |
| | The retention of Community facilities and amenities | CFA 1 | | b) demonstrably-what does that mean? Omit. | It means that evidence can be provided. We will keep it as is. | None |
| | | | | 'No longer economically viable'... for community and/or alternative use? | Will retain as is. The policy seeks the retention of the facility for community use – providing an alternative use | None |

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| | | | | | | may lose this intention. | |
| | | New or Improved Community facilities | CFA 2 | | Add Marketing campaign for 6 months | This is not considered necessary. | None |
| | | New School | CFA 3 | | e) covered by Building Regulations therefore omit | This includes other than physical disabilities so is to be retained. | None |
| | | | | | d) repeat of c) | Agreed | Change to be made as indicated. |
| | | | | | add meets the design criteria stated in Policy HBE1 | Agreed – although each policy in the NP is to be applied irrespective of whether it is specifically referenced. | Change to be made as indicated. |
| | | Traffic management | TR 1 | | a) How do you achieve this?-omit | This will help ensure that access and signage seeks to ensure this aim. | None |
| | | Electric Vehicles | TR 2 | | b) Change 'off-road' to 'off-street' | Is this significant? | None |
| | | | | | No pre-text | | |

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| | | | | | Will add in pretext. | Change to be made as indicated. |
| | Footpaths | TR 3 | | Omit 7KW as too specific some vehicles may require different KW | No – there will be different connections but all charging requires electricity and 7kw is the current standard. | None |
| | Support for existing businesses and employment opportunities | BE 1 | | Title should include Bridleway and cycleways | Agreed | Change to be made as indicated. |
| | Support for new Business and Employment | BE 2 | | a-c) after 'pedestrian' and 'walking' add cycling/cycle | Agreed | Change to be made as indicated. |
| | | | | a) consider omitting as encourages business to close. | We have considered but have kept in as it sets a reasonable period to attempt continuation of the business | None |
| | | | | b) Omit 'where possible' insert 'Additional support will given to development that re-uses existing..... | Agreed. | Change to be made as indicated. |

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| | Home Working | BE 3 | <p><i>[Further comment from planning policy: suggest using 'It is located on previously developed land or sites containing existing agricultural buildings, or a clear justification is provided as to why the proposed site is more appropriate.']</i></p> <p>b) what does sensitive mean? Omit</p> | <p>This is for the planning application process to determine based on the information available. The term 'sensitive' is used routinely in planning policies – see Harborough Local Plan policy RT1</p> | None |
| | Farm Diversification | BE 4 | <p>c) change all of c) to - <i>meets the design criteria stated in Policy HBE 1</i></p> | <p>The design policy requires something different – c) should remain.</p> | None |
| | Tourism | BE 5 | <p>Seems a repeat of Harborough Local Plan (HLP) Policy GD3, Question whether it will add greater substance to farm diversification policies in HLP and NPPF?</p> | <p>The policy conforms with policy GD3 and adds reference to locally important factors.</p> | None |

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| | | Broadband and mobile Infrastructure | BE 6 | | <p>a) add - The business use.....</p> <p>e) check against HLP Policy GD3 wording</p> <p>Add f) local character of the area</p> <p>No pre-text</p> | <p>It is believed that the policy covers this.</p> <p>It is considered to be in general conformity.</p> <p>Criterion b) references the local character of the area.</p> <p>Policy to be reworded.</p> | <p>None</p> <p>None</p> <p>None</p> <p>Change to be made as indicated.</p> |
| 20. | | General comments | | Resident | <p>please find below my comments on the plan, firstly though, please convey my thanks to all those involved it's preparation - it is clear a great deal of time has been spent putting it together. The last year has been difficult for the village, however, we all seem to be agreed on one point - the village does not want too many houses built and therefore the draft plan should not over allocate.</p> <p>As a result of the current development at Medbourne Road (net gain 2 dwellings) and the planning permission granted for 23 dwellings at North End, the plan now only</p> | <p>Thank you for taking the trouble to comment.</p> <p>There is a difference between 'over allocating' and retaining control over development should circumstances change. It is considered that the NP strikes this balance.</p> <p>Noted.</p> | <p>None.</p> <p>None.</p> |
| | | Housing | | | | | |

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| | | Site Assessment Outcomes | Appendix 6 | | needs to provide a minimum of 5 homes to meet its target for the period to 2031. | | |
| 21. | | Housing Allocations | | | Appendix 6 of the draft plan (Table 2 - Site Assessment Outcomes - page 7) lists 4 infill sites (plots 6, 13, 12 and 15) described at 5.8 on page 7 as “the most developable and deliverable highest scoring green sites, for a total of about 16 units”. Furthermore, at 5.9 on page 7 it states “Allocating these sites exceeds the HDC target and they are known to be both developable and deliverable”. As we only need to provide for 5 more dwellings, the statement is quite logical and one would expect perhaps not all the sites to be included, the remainder being left for “windfall” development. However, instead the draft plan (bottom of page 21) includes the first 3 sites (a total of 10 units), together with a reserve site of 11 units (top of page 23). The logic used for use of the reserve site is that circumstances change and there may be a need for additional new housing over the timeframe | The housing target is a minimum target. Planning Practice Guidance is very clear ‘ Neighbourhood planning bodies are encouraged to plan to meet their housing requirement, and where possible to exceed it. A sustainable choice of sites to accommodate housing will provide flexibility if circumstances change, and allows plans to remain up to date over a longer time scale. (Paragraph: 103 Reference ID: 41-103-20190509). | |
| 23. | | Reserve Site | | | | You cannot quickly review a neighbourhood plan which will require full statutory | |

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| | | Limits to Development | | <p>of the Neighbourhood Plan. Surely, if HDC decide to move the goal posts during the period of the plan, such a dramatic change should result in the plan being revisited and a fresh call for sites made.</p> <p>The North End site already has planning permission for 23 homes and I think it is highly unlikely these will not get built. To mention a reserve site of 11 units puts the site (part of Cow Close) on the radar screen for development. I accept it is outside the Limits to Development (LTD), however, by having it as a reserve one is giving the green light to the LTD being moved and I fear this would encourage HDC or the Inspector to actually move it. Sites 6, 13, and 12 will provide more than enough capacity for the 5 homes needed - Site 7 does not need to be mentioned.</p> <p>Plot 15, although identified as a developable deliverable site has been excluded from the LTD, however, I cannot find any explanation in the draft as to why</p> | <p>consultation, an examination and if there is a change to housing allocations, a referendum. This cannot be achieved within the timescale required to control development that may come forward.</p> <p>The site was assessed but did not score highly enough to become an allocation.</p> | None |
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| | | | | | <p>this one done. The site already has planning permission for holiday lodges, surely permanent solidly constructed homes would look much better and be more in keeping with the village than holiday lodges? If the site was included within the LTD, it would have to comply with all the high quality design standards proposed by the plan - surely this is a better option? Either as windfall or as an identified site, it would provide a further buffer if some of other 3 infill sites did not get built.</p> <p>I therefore request reference to a reserve site (site 7) is excluded from the Plan and the LTD is amended to include site 15.</p> | | |
| 21. | | | | Resident | <p>First thank you and the committee for providing the event one evening a few weeks ago. It was very useful and constructive. I have a number of comments to make.</p> | Thank you for these comments. | |
| | 22. | Reserve | | | Page 22 Reserve Site | | |

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| | | site | | | <p>Please note this is not a comment on the specific site as such but one of principle re. any such proposed reserve site. Having read the documents and in line with comments to follow it is apparent that as things stand there is no need for any such reserve site to be put into the neighbourhood plan. My main concern is that in so-doing we open up that site to a far stronger chance of development in the future. I believe that any reference to such a reserved site, wherever in the village it should be, should be withdrawn from the neighbourhood plan.</p> <p>Should it remain then I believe it is essential that the Parish Council take proper legal advice to ensure that absolutely no more than 11 houses are built. They should take into consideration what has occurred at Medbourne where, I believe a site allocated for a maximum of 12 homes, has now been subject to alteration by Harborough District Council</p> | <p>Please see the response to 20) above. The principle of having a reserve site helps to control future development in the event of future changed circumstances. Not having one renders the Parish susceptible to speculative development should housing supply fall below the required target.</p> <p>The Medbourne site has not been altered by Harborough DC. No development has been allowed on the site referenced.</p> | <p>None</p> <p>None</p> |
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| | 23. | Housing allocation Limits to Development | | | <p>to allow a development of over 20 homes. We must not risk this happening in Hallaton wherever a reserve site is proposed as this will lead to serious over development of the village.</p> <p>Page 23 Also are we absolutely certain that the wording "around 11 units" in paragraph one of the same page is completely 100% watertight? Again I believe the Parish Council should get proper legal advice on this.</p> <p>I am not entirely sure which page covers the next comment. However, I believe one site (site 16) originally put forward for development currently has planning permission for holiday lodges has not been included in the plan. It makes no sense not to include this in the limits to development as it is quite likely, so I understand, that the owner will be seeking to alter the</p> | <p>It is the wording that is accepted legal practice. When precise numbers have been stated in other NPs, the Examiner has changed it to 'around' or similar wording to allow flexibility.</p> <p>Noted. The site did not score highly enough to be an allocation in the NP</p> | <p>None</p> <p>None</p> |
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| | 36. | Important Open Spaces | | <p>planning application to proper housing. This could and should be included in the likely number of houses to be developed in the village thus further reducing the requirement for any reserve site.</p> <p>Page 36 Important Open Spaces</p> <p>I'm afraid that I cannot agree that the charity cottage open space (L on map) should be considered as such. Anyone who knows the history of Hallaton knows that this has always traditionally been a recognised area of housing within the village. Indeed in the past there were 16 charity houses in this area. It is quite clear that this area should be recognised for what it really is, a brown field site, where that has been until quite recently more housing than is currently on offer. The current neighbourhood plan seeks to prevent the potential future development of a small number of charity houses on this site. This is in direct contravention of the aims of the housing aspect of the plan.</p> | <p>Your comments are noted.</p> <p>The designation is made as a reflection of the current use of the site as a play area. Its historic use is not relevant here.</p> <p>This designation is not in direct contravention of the aims of the housing aspect of the Plan as the NP provides for the required number of dwellings.</p> | None |
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| | 39. | | | <p>The play area as such is hardly used by the village. This is clearly an area where limited development should be allowed.</p> <p>Page 39</p> <p>a minor point but I do not believe that the well (no.28) is in quite the correct position. It should be nearer to No.20 as it lies adjacent to the old allotment garden of the station cottages.</p> | <p>Noted. This will be amended in the NP</p> | <p>Change to be made as indicated.</p> |
| 50. | | Important Views | | <p>Page 50 Important Views</p> <p>There seem to be 2 obvious important views which have been left out. The first is the view coming from Horninghold and into the village. This remains one of the two unspoilt classic entrances into the village and should remain an important welcoming view into Hallaton</p> <p>The second is the view coming into the village along the road from East Norton looking towards the pond and The Fox Inn.</p> | <p>Noted. The view is not considered sufficiently special to warrant inclusion.</p> <p>Agreed.</p> | <p>None</p> <p>Change to be made as indicated.</p> |

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| | | | | | <p>Without doubt one of the classic approaches to the village and perhaps the most iconic.</p> <p>If we wish to preserve the village then both these should be included and should be sacrosanct to any future neighbourhood plan.</p> | | |
| 22. | 27. | Windfall Sites | Policy HBE 8 | <p>Mrs Nik Green Policy Officer – Communities Leicestershire County Council</p> | <p>Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in this consultation.</p> <p><u>Highways</u> Specific Comments Page 27: POLICY HBE 8: WINDFALL SITES, POINT E (HDM, T&S) In accordance with the NPPF, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Any mitigation must be demonstrated to be necessary, directly related, reasonable and proportionate to the</p> | <p>Noted</p> <p>Noted</p> | <p>None</p> <p>None</p> |

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| | | General Comments | | <p>development proposal in question. The nature of the planning process is such that a development need only mitigate its own impact.</p> <p>General Comments</p> <p>The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth.</p> <p>Like very many local authorities, the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses its reducing resources and increasingly limited funds. In practice, this means that the County Highway Authority (CHA), in general, prioritises its resources on measures that deliver the greatest benefit to Leicestershire's residents, businesses and road users in terms of road safety, network management and maintenance. Given this, it</p> | | |
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| | | | | <p>is likely that highway measures associated with any new development would need to be fully funded from third party funding, such as via Section 278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no longer in a position to accept any financial risk relating to/make good any possible shortfall in developer funding.</p> <p>To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems.</p> <p>Where potential S106 measures would require future maintenance, which would be paid for from the County Council's funds, the measures would also need to be assessed against the County Council's other priorities</p> | | |
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| | | | | <p>and as such may not be maintained by the County Council or will require maintenance funding to be provided as a commuted sum.</p> <p>Regarding public transport, securing S106 contributions for public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped i.e. they would be able to operate without being supported from public funding.</p> <p>The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect of third-party funding to deliver a scheme, the County Council will still normally expect the scheme to comply with prevailing relevant national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered by the third-party funding. Where</p> | | |
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| | | | | <p>any measures are proposed that would affect speed limits, on-street parking restrictions or other Traffic Regulation Orders (be that to address existing problems or in connection with a development proposal), their implementation would be subject to available resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures.</p> <p>Flood Risk Management The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water</p> | Noted | None |
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| | | | | | <p>drainage and have a duty to review planning applications to ensure that the onsite drainage systems are designed in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution.</p> <p>The LLFA is not able to:</p> <ul style="list-style-type: none">• Prevent development where development sites are at low risk of flooding or can demonstrate appropriate flood risk mitigation.• Use existing flood risk to adjacent land to prevent development.• Require development to resolve existing flood risk. <p>When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points:</p> <ul style="list-style-type: none">• Locating development outside of river (fluvial) flood risk (Flood Map for Planning | | |
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| | | | | <p>(Rivers and Sea)).</p> <ul style="list-style-type: none">• Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map).• Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding.• How potential SuDS features may be incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff.• Watercourses and land drainage should be protected within new developments to prevent an increase in flood risk. <p>All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to</p> | | |
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| | | | | <p>ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used to improve the bio-diversity and amenity of new developments, including benefits to surrounding areas.</p> <p>Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path and are retained in public open space to ensure that access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained.</p> <p>LCC, in its role as LLFA will not support proposals contrary to LCC policies.</p> | | |
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| | | | | <p>For further information it is suggested reference is made to the National Planning Policy Framework (March 2012), Sustainable drainage systems: Written statement - HCWS161 (December 2014) and the Planning Practice Guidance webpage.</p> <p>Flood risk mapping is readily available for public use at the links below. The LLFA also holds information relating to historic flooding within Leicestershire that can be used to inform development proposals.</p> <p>Risk of flooding from surface water map:</p> <p>https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p> <p>-</p> <p>Flood map for planning (rivers and sea):</p> <p>https://flood-map-for-planning.service.gov.uk/</p> | <p>The 2012 NPPF has been updated in 2019.</p> | <p>None</p> |
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| | | | | <p>Planning Developer Contributions If there is no specific policy on Section 106 developer contributions/planning obligations within the draft Neighbourhood Plan, it would be prudent to consider the inclusion of a developer contributions/planning obligations policy, along similar lines to those shown for example in the Adopted North Kilworth NP and the Adopted Great Glen NP albeit adapted to the circumstances of your community. This would in general be consistent with the relevant District Council's local plan or its policy on planning obligations in order to mitigate the impacts of new development and enable appropriate local infrastructure and service provision in accordance with the relevant legislation and regulations, where applicable.</p> <p>North Kilworth Adopted Plan Great Glen Adopted Plan</p> | <p>Noted. This comment is inaccurate and misleading as there are no policies on developer contributions in either the Great Glen or North Kilworth Neighbourhood Plan.</p> | <p>None</p> |
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| | | | | <p>Mineral & Waste Planning</p> <p>The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development.</p> <p>Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood.</p> <p>You should also be aware of Mineral Consultation Areas, contained within the adopted Minerals Local Plan and Mineral and Waste Safeguarding proposed in the new Leicestershire Minerals and Waste Plan. These proposed safeguarding areas and existing Mineral Consultation Areas are there to ensure that non-waste and non-minerals</p> | Noted | None |
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| | | | | <p>development takes place in a way that does not negatively affect mineral resources or waste operations. The County Council can provide guidance on this if your neighbourhood plan is allocating development in these areas or if any proposed neighbourhood plan policies may impact on minerals and waste provision.</p> <p><u>Education</u> Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look to the availability of school places within a two-mile (primary) and three-mile (secondary) distance from the development. If there are not sufficient places, then a claim for Section 106 funding will be requested to provide those places.</p> <p>It is recognised that it may not always be possible or appropriate to extend a local school to meet the needs of a development,</p> | Noted | None |
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| | | | | <p>or the size of a development would yield a new school. However, in the changing educational landscape, the Council retains a statutory duty to ensure that sufficient places are available in good schools within its area, for every child of school age whose parents wish them to have one.</p> <p><u>Property</u> Strategic Property Services No comment at this time.</p> <p><u>Adult Social Care</u> It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people's choices are often limited by the lack of</p> | <p>The NP includes reference to the ageing population and has a policy to address this.</p> | <p>None</p> |
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| | | | | <p>suitable local options.</p> <p>Environment Specific Comments</p> <p>Page 11: The vision statement does not allude to the environment and its protection.</p> <p>Pages 17 & 18: Policy HBE1 Design standards. This is very robust.</p> <p>Page 27. B) refers to housing mix and states housing mix is Policy HBE6 – however, this is incorrect, housing mix is Policy HBE5.</p> <p>This plan references the HEDNA (2017) document multiple times which is very good. There are also Community Actions in addition to Policies. This is beneficial as this strengthens the plan.</p> <p>General Comments</p> <p>In regard to the environment and in line with the Governments advice, Leicestershire County Council (LCC) would like to see</p> | | |
| 11. | Vision Statement | | | | It does refer to 'expansive green spaces' | None |
| 17 & 18 | Design Standards | HBE1 | | | Noted | None |
| 27. | Housing Mix | HBE 5, HBE 6 | | | Noted | Change to be made as indicated |
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| | | | | <p>Neighbourhood Plans cover all aspects of the natural environment including climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land.</p> <p>Climate Change The County Council through its Environment Strategy and Carbon Reduction Strategy is committed to reducing greenhouse gas emissions in Leicestershire and increasing Leicestershire’s resilience to the predicted changes in climate. Neighbourhood Plans should in as far as possible seek to contribute to and support a reduction in greenhouse gas emissions and increasing the county’s resilience to climate change.</p> <p>Landscape The County Council would like to see the inclusion of a local landscape assessment taking into account Natural England’s Landscape character areas; LCC’s Landscape and Woodland Strategy and the</p> | <p>These and the following general comments are noted</p> | <p>None</p> |
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| | | | | <p>Local District/Borough Council landscape character assessments. We would recommend that Neighbourhood Plans should also consider the street scene and public realm within their communities, further advice can be found in the latest 'Streets for All East Midlands' Advisory Document (2006) published by English Heritage.</p> <p>Biodiversity The Natural Environment and Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their duties, to the purpose of conserving biodiversity. The National Planning Policy Framework (NPPF) clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and</p> | | |
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| | | | | <p>improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development on enhancing biodiversity and habitat connectivity such as hedgerows and greenways.</p> <p>The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife information for your Neighbourhood Plan area. This will include a map showing nationally important sites (e.g. Sites of Special Scientific Interest); locally designated Wildlife Sites; locations of badger setts, great crested newt breeding ponds and bat roosts; and a list of records of protected and priority Biodiversity Action Plan species. These are all a material consideration in the planning process. If there has been a recent Habitat Survey of your plan area, this will also be included. LRERC is unable to carry out habitat surveys on request from a Parish Council, although it may be</p> | | |
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| | | | | <p>possible to add it into a future survey programme.</p> <p>Contact: planningecology@leics.gov.uk or phone 0116 305 4108</p> <p>Green Infrastructure Green infrastructure (GI) is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities, (NPPF definition). As a network, GI includes parks, open spaces, playing fields, woodlands, street trees, cemeteries/churchyards allotments and private gardens as well as streams, rivers, canals and other water bodies and features such as green roofs and living walls.</p> <p>The NPPF places the duty on local authorities to plan positively for a strategic network of GI which can deliver a range of planning policies including: building a strong, competitive economy; creating a sense of place and</p> | | |
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| | | | | <p>promote good design; promoting healthier communities by providing greater opportunities for recreation and mental and physical health benefits; meeting the challenges of climate change and flood risk; increasing biodiversity and conserving and enhancing the natural environment. Looking at the existing provision of GI networks within a community can influence the plan for creating & enhancing new networks and this assessment can then be used to inform CIL (Community Infrastructure Levy) schedules, enabling communities to potentially benefit from this source of funding.</p> <p>Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and potential</p> | | |
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| | | | | <p>Developers communities are well placed to influence the delivery of local scale GI networks.</p> <p>Brownfield, Soils and Agricultural Land The NPPF encourages the effective use of brownfield land for development, provided that it is not of high environmental/ecological value. Neighbourhood planning groups should check with DEFRA if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological value of a brownfield site before development decisions are taken.</p> <p>Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They therefore should be enhanced in value and protected from adverse effects of unacceptable levels of</p> | | |
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| | | | | <p>pollution. Within the governments “Safeguarding our Soils” strategy, DEFRA have produced a code of practice for the sustainable use of soils on construction sites which could be helpful to neighbourhood planning groups in preparing environmental policies.</p> <p>High quality agricultural soils should, where possible be protected from development and where a large area of agricultural land is identified for development then planning should consider using the poorer quality areas in preference to the higher quality areas. Neighbourhood planning groups should consider mapping agricultural land classification within their plan to enable informed decisions to be made in the future. Natural England can provide further information and Agricultural Land classification.</p> <p>Impact of Development on Civic Amenity Infrastructure</p> | | |
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| | | | | | <p>Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district area and the Leicestershire County Council. The County's Waste Management team considers proposed developments on a case by case basis and when it is identified that a proposed development will have a detrimental effect on the local civic amenity infrastructure then appropriate projects to increase the capacity to off-set the impact must be initiated. Contributions to fund these projects are requested in accordance with Leicestershire's Planning Obligations Policy and the Community Infrastructure Legislation Regulations.</p> <p>Communities</p> <p>Consideration of community facilities is a positive facet of Neighbourhood Plans that reflects the importance of these facilities within communities and can proactively protect and develop facilities to meet the needs of people in local communities.</p> | | |
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| | | | | | <p>Neighbourhood Plans provide an opportunity to;</p> <ol style="list-style-type: none">1. Carry out and report on a review of community facilities, groups and allotments and their importance with your community.2. Set out policies that seek to;<ul style="list-style-type: none">• protect and retain these existing facilities,• support the independent development of new facilities, and,• identify and protect Assets of Community Value and provide support for any existing or future designations.3. Identify and support potential community projects that could be progressed. <p>You are encouraged to consider and respond to all aspects of community resources as part of the Neighbourhood Planning process. Further information, guidance and examples of policies and supporting information is available</p> | | |
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| | | | | <p>at www.leicestershirecommunities.org.uk/np/useful-information.</p> <p>Economic Development We would recommend including economic development aspirations with your Plan, outlining what the community currently values and whether they are open to new development of small businesses etc.</p> <p>Superfast Broadband High speed broadband is critical for businesses and for access to services, many of which are now online by default. Having a superfast broadband connection is no longer merely desirable but is an essential requirement in ordinary daily life.</p> <p>All new developments (including community facilities) should have access to ultrafast broadband (of at least 100Mbps). Developers should take active steps to incorporate adequate broadband provision at the pre-planning phase and should engage with</p> | | |
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| | | | | | <p>telecoms providers to ensure ultrafast broadband is available as soon as build on the development is complete. Where practical, developers should consider engaging several telecoms providers to encourage competition and consumer choice.</p> <p>Equalities While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2016-2020 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for engagement and consultation work. A copy of the strategy can be view at:</p> <p>www.leicestershire.gov.uk/sites/default/files/field/pdf/2017/1/30/equality-strategy2016-2020.pdf</p> | | |
| 23. | | | | Chris Green BSc (Hons) MA | Thank you for your stakeholder letter dated 29th August with regards to the above-mentioned statutory consultation period. | Noted | |

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| | | | | <p>Planner for Andrew Granger & Co</p> | <p>Subsequently, this letter offers a consultation response – prepared by Planning & Development Consultants Andrew Granger & Co. Ltd. on behalf of local landowners – on the Hallaton Draft Neighbourhood Plan.</p> <p>Andrew Granger & Co. Ltd. specialise in the promotion of strategic land for residential development and commercial uses. As a company we are heavily involved in the promotion of clients' land through various Neighbourhood Development Plans and also have vast experience in contributing to the Local Plan preparation process throughout the country.</p> <p>Our client, the Trust of F Pick Deceased, are a local landowner with a recognised and long-standing connection with the village and community. They are promoting their site, known locally as 'Cow Close', for residential development along with wider public benefits including affordable housing and open space</p> | | |
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| | | | | <p>facilities.</p> <p>Having worked with members of the Hallaton Neighbourhood Plan Advisory Committee since its inception, we agree with the overall vision and objectives set out within the Plan. However, we feel that a number of the draft policies do not assist in meeting these in their current form.</p> <p>We appreciate that the process to date has been less than straight-forward, however would like to make the following comments to assist the HNPAC in producing a flexible but robust plan for the community.</p> <p>The Plan outlines how it <i>'seeks to... maintain its significant and unique historical heritage and character'</i>, with the <i>'historic charm exemplified by the high number of listed buildings at its core'</i>. However, outlines that there are growing examples of developments in the village <i>'of a less considered design and of a high density with small gardens.'</i></p> | | |
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| | | Housing allocations | Policy HBE 1 | <p>Given the above statement, it is surprising to see the favourable allocation of residential sites in ‘back land’ and infill locations which will encourage higher density developments that have a negative visual impact upon the street scene and wider Conservation Area. The allocations in these already dense locations also seem to be in contradiction to the Policy HBE1: Design Standards, and the requirement for proposals to <i>‘minimise the impact on general amenity’</i>.</p> <p>In order to conserve the historic charm and beauty of the village core, we would advise that there are alternative locations – including the Cow Close site – which would have considerably less adverse impact to the character of the village and offer an opportunity to further reinforce the local distinctiveness of the area.</p> <p>Looking specifically at the proposed residential allocations, as well as the</p> | <p>Noted. The site selection process had to consider a range of factors and the resulting allocations took each factor into account and produced a ranking order of suitability taking these factors into account.</p> <p>It will be up to specific applications to produce plans which minimise the impact on residential amenity.</p> <p>We are aware of the alternative locations but the allocations are the most suitable taking all factors, including the scale of development required, into account.</p> | None |
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| | | | Policy TR 1 | <p>accompanying site assessments, we believe that not enough consideration has been taken to analyse the potential access issues or the wider highways impact.</p> <p>The Parish Council’s substantial objections, alongside the large number of objections from within the local community, to the recently approved planning application off North End show the level of importance placed on the local highways network. This is further evidenced in Policy TR1, which looks to minimise additional traffic movement through the village.</p> <p>Within the Council’s final objection comments to this application (HDC ref. 18/01266/FUL), it states that the accompanying Highways Report <i>‘seriously underestimates the likely impact of this development on traffic and highways’</i> and <i>‘fails to account for the character and structure of local transport infrastructure’</i>. This highlights the grave concerns regarding this particular part of the</p> | <p>The approved development at North End is for a significantly greater number of dwellings and comments on highways issues need to be seen in this context.</p> | |
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| | | | | <p>village.</p> <p>It goes on to reference the '<i>dangerous blind corner where North End adjoins East Norton Road, opposite the Fox Inn</i>', before stating that the increase in traffic volume along this road would '<i>certainly affect the safety of road users and pedestrians at this junction</i>'. Given that the strongly opposed application was approved, it is startling that the HNPAC are looking to allocate all of the additional numbers to either take sole access from North End or be located in very close proximity to the junction which they already believe to be dangerous.</p> <p>We believe that greater assessment should be made to the cumulative highway impact that all of the developments will combine to have on the local area. In addition to the actual impact upon the highway, development of the allocations will also have an adverse impact on the numerous important open spaces, and heritage assets in the vicinity.</p> | | |
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| | | Reserve site | HBE 4 | <p>When given the significant weight it rightly deserves, this cumulative adverse impact clearly outweighs any benefit of allocating the three small scale sites. We would therefore recommend that the HNPAC reviews the allocations and focus the residual housing requirement in a more suitable location, such as Cow Close.</p> <p>With regards to the inclusion of the Cow Close site within the Plan, albeit as the Reserve Site, we question the appropriateness of the extremely descriptive development requirements when balanced against the triggers for the site to come forward. We are also surprised that these criteria are not being applied to the preferred allocation sites.</p> <p>Given that the site will only come forward in the event of a <i>'substantial shortfall... of existing housing sites'</i> or an increased requirement assigned by Harborough District Council, we believe that Policy HBE4 offers</p> | <p>Noted.</p> <p>Noted. We will amend the criteria to 'or up to date</p> | <p>None</p> <p>Change to be made as indicated</p> |
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| | | Affordable Housing | Policy HBE 6 | <p>little flexibility in its current form to deliver the local needs when the 'trigger' is met. We fully agree that there should be a focus upon building regulation standards, as well as on the building design and 'character areas', however the Plan needs to allow for up-to-date assessment of the shortfall or local needs at the time of the site coming forward.</p> <p>Policy HBE6: Affordable Housing looks to highlight the 'key issue' of housing affordability across the Parish and demonstrates the local support for the provision of more affordable units across a range of tenures. However, the allocation of three small scale development sites will further intensify the situation, as it results in no requirement for the delivery of affordable housing of any type, or S106 financial contribution to offset this.</p> <p>Multiple small scale developments will not provide a robust strategy to deliver new homes and on this basis, it is our</p> | <p>assessment of need'</p> <p>Noted. With the housing requirement reducing significantly during the finalisation of the NP this is an unfortunate inevitability. The alternative – allocating significantly more than the minimum requirement to provide affordable housing – was not acceptable to the community.</p> | None |
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| | | | | <p>recommendation that the Hallaton Neighbourhood Plan place greater focus on a comprehensive development that will not only deliver the residual housing requirement needed to sustain predicted growth, but will also provide guaranteed benefits to the wider community.</p> <p>In summary, the landowners support the key visions and objectives set out within the Hallaton Draft Neighbourhood Plan. However, we believe that in order for the Plan to deliver on these, it would be of greater benefit to reassess the focus of development from small scale sites to a comprehensive scheme, such as at Cow Close, that will contribute both physically and financially to the needs of the community, whilst allowing flexibility to accommodate future housing needs in the village.</p> <p>At this stage in the preparation, it is vital for the HNPAC to fully consider the cumulative adverse impacts that the proposed allocation</p> | Noted | None |
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| | | | | | <p>and recent approval would have on the local highway network, in light of the Parish Council and local communities justified concerns.</p> <p>Andrew Granger & Co. Ltd., on behalf of our landowner clients, would like to remain involved throughout the Hallaton Neighbourhood Plan process and therefore politely request to be informed of any future consultations.</p> <p>I trust that the above is clear, however please do not hesitate to contact us should you have any further queries on the matter.</p> | | |
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