



Hallaton Neighbourhood
Plan
2018 - 2031
Referendum Version



Logos designed by local School children



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Welcome to the Neighbourhood Plan for the Parish of Hallaton.

The current Neighbourhood Plan process was originated by Hallaton Parish at a Council meeting in March 2017, when it was decided to set up a joint Parish Council/Community group as an Advisory Committee of the Parish Council.



The impetus for producing a Neighbourhood Plan was to ensure that development in the Parish is of an appropriate scale and character. We are fortunate to live in an area of exceptional beauty both in terms of the natural landscape and the built environment.

The area continues to attract significant numbers of visitors enjoying the countryside, local facilities and events.

The underlying premise of the Plan is to seek to ensure sustainable development within the Parish that meets the needs of current and future generations, whilst protecting and enhancing the natural, built and historic environment. These goals are mutually dependent.

The progression of the Plan has not been straightforward; it has taken longer than expected. Choosing locations for development can be contentious and the preferred site, based on the evidence collected during the process, has been challenged by those living nearby and did not receive the full support of the Parish Council.

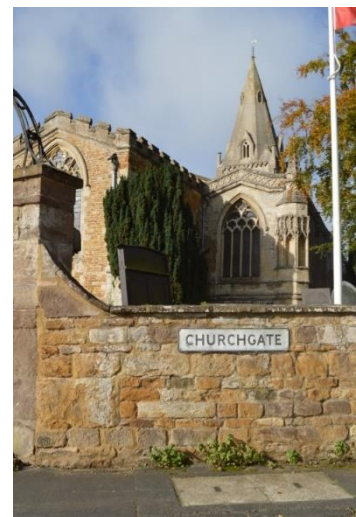
Following the Parish Council elections in May 2019, we moved forward to Regulation 14 consultation, submission of the Neighbourhood Plan to Harborough District Council and now to referendum following a successful examination. This enables us to gain the protection we need for the village, to prevent over provision of housing and the special environment.

I would like to thank the members of the Advisory Committee, theme groups, Parish Councillors and the many other individuals and organisations for their support as we have undertaken this work, and for the grant funding received from Locality and the Big Lottery Awards for All, without which the preparation of this Neighbourhood Plan would not have been possible.

Linda Jones

Chair

Hallaton Neighbourhood Plan Advisory Committee



1. INTRODUCTION

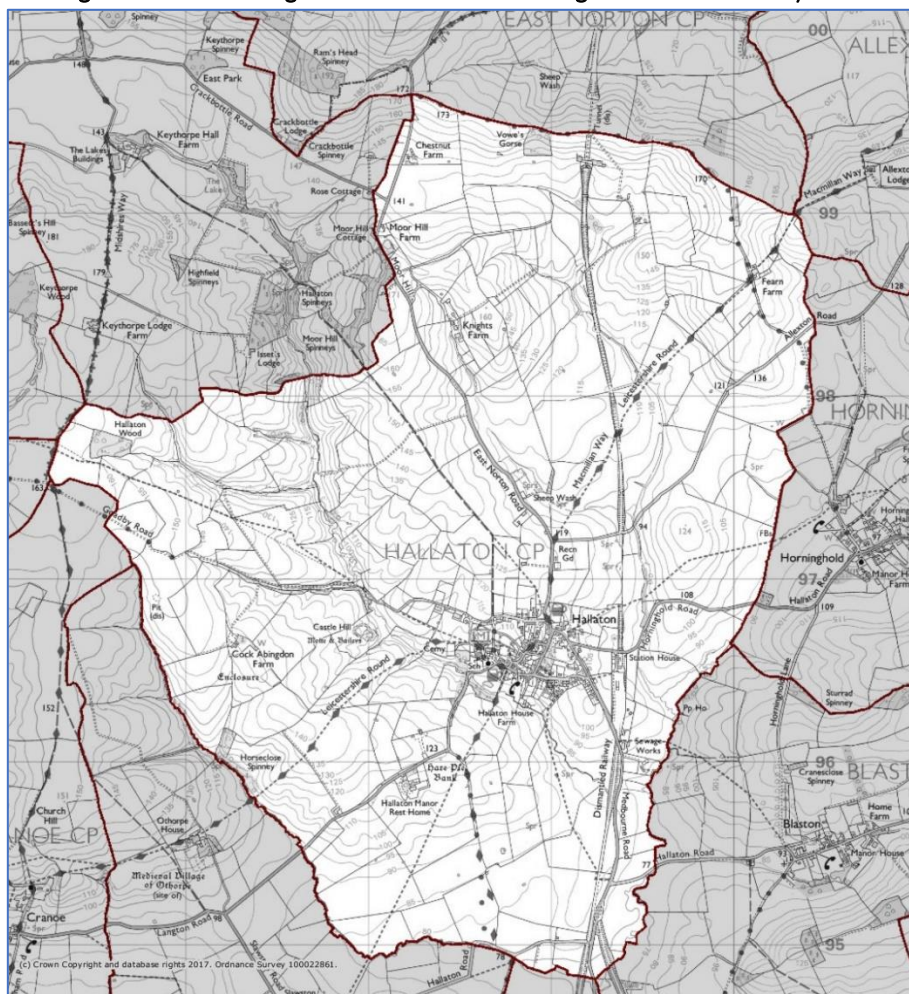
The Hallaton Neighbourhood Plan ('The Plan') has been prepared by the Hallaton Neighbourhood Plan Advisory Committee, which brings together members of the local community and parish councillors.

A key part of the Government's Localism agenda, a Neighbourhood Plan is a new type of planning document that gives local people greater control and say over how their community develops, now and in the future. This includes, for example, where new homes, etc. should be built, what new buildings and extensions should look like and which areas of land should be protected from development.

As the Plain English Guide to the Localism Act 2011 states, "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".

The Plan covers the whole of the Parish of Hallaton. It builds on the existing Parish Plan for Hallaton. It is not intended to replace this. It sits alongside it to provide more detailed development 'planning' related policies to help achieve the aims and objectives of the Parish Plan.

Figure 1 Hallaton Neighbourhood Plan Area designated on 27 January 2017



The Plan sets out a long-term approach for the development of Hallaton, and clear development related policies to realise this.

As part of the work on the Plan, a number of non-planning related matters were raised. These



form the “Community Actions”. These are non-statutory actions that the Parish Council will lead on and pursue, but are not planning matters and do not form part of this statutory plan. They are clearly differentiated as they are presented in a different colour text and titled “Community Actions.”

In preparing a Neighbourhood Plan, a community is not working from ‘a blank piece of paper’. Legislation requires that the Plan, and the policies it contains, must be prepared in a certain manner; in particular, the policies must be in general conformity with relevant national and local (i.e. Harborough) planning policies.

In preparing the Plan, we have liaised closely with Harborough District Council (HDC) and have sought to engage the community at every stage in the process.

The Plan is now ready for Referendum. All comments received at Regulation 14 have been taken into account when revising the Plan and following Submission and Regulation 16 consultation, the Plan has successfully passed examination.



The modifications proposed by the Examiner have been incorporated into the final Plan and submitted for Referendum. Once made, the Plan will form part of the Statutory Development Plan for Harborough. This means that it must be taken into account when considering planning decisions affecting Hallaton Parish.

2. ABOUT HALLATON PARISH

At first glance Hallaton appears to be a sleepy rural village. But first appearances can be deceptive. Over 2000 years ago Hallaton was one of the most important sites in Celtic Iron Age Britain. The discovery of the Hallaton Hoard in 2003 confirmed that; the Normans built a large Motte and Bailey castle here and the recent excavations of St Morrell's Chapel have added a further layer to the deep history of this town. Hallaton was lucky in a way in not having a major national lord in residence. The minor lords left their mark on the way of life, the markets, the three great fairs and the church. Out of this grew the pilgrimage to St Morrell's Chapel that became so significant a part of the medieval life of the town. The village had become an important market town as a result of its own efforts and was fiercely proud of that achievement.

Later the Hallaton horse fairs were a major draw and for the last 400 years the famous annual Bottle Kicking and Hare Pie Scramble on Easter Monday, provides a direct link with the past, over 2000 years ago. This custom is possibly the oldest extant custom in England and attracts thousands to the village every year. Family names from as far back as the 15th century are known and recognisable in Hallaton in the 20th century.



Hallaton has a small museum that punches way above its weight. Run entirely by volunteers, it has won many awards including most recently a prestigious national award. It is this sense of pride in the history, customs and heritage of the town/village of Hallaton and in the old families whose names live on, that makes Hallatonians especially proud of being a member of this enlarged "family"; carefully protecting its past whilst not being afraid to grasp the future with enthusiasm.

More recently, by the time of the 2011 Census, Hallaton was home to around 594 residents living in 242 households. Analysis of the Census suggests that between 2001 and 2011 the parish population increased by around 14% (71 people). During this period, the number of dwellings rose by 21% (44).

The area has a higher than average share of residents aged between 50 and 59 and evidence of an ageing population with the share of residents aged 65 and over increasing from 17% in 2001 to 20% in 2011. In line with national trends the local population is likely to get older as average life expectancy continues to rise. Deprivation is not a significant issue in the parish.

Home ownership levels are high with around 76% of households owning their homes outright or with a mortgage or loan. At 13% the share of households living in social rented accommodation is low when compared with the national rate. There is a predominance of detached housing with a high number having 4 or more bedrooms.

Land Registry price paid data indicates some new build housing in the parish over recent years.

3. HOW THE PLAN WAS PREPARED

The Hallaton Neighbourhood Plan Area was formally designated on 17 January 2017 after HDC publicised the request for designation which had been submitted by the Parish Council. No adverse comments were received.

The Plan has been prepared by the Hallaton Neighbourhood Plan Advisory Committee, comprising members of the local community and local Parish Councillors, with the support of HDC and Neighbourhood Plan consultants YourLocale, and under the direction of Hallaton

Parish Council (the Accountable Body for the Plan).

It is based on robust evidence. The Plan builds on a wide range of evidence gathered in its preparation together with studies undertaken to support the Local Plan, Census data and community consultation.

Effective and extensive consultation has been at the heart of its preparation. This is key to ensuring that it fully reflects

Hallaton Neighbourhood Plan



**14 October 2017
Consultation Summary**

1

local needs and priorities. There have been a variety of consultation exercises, at which many local people have taken part.

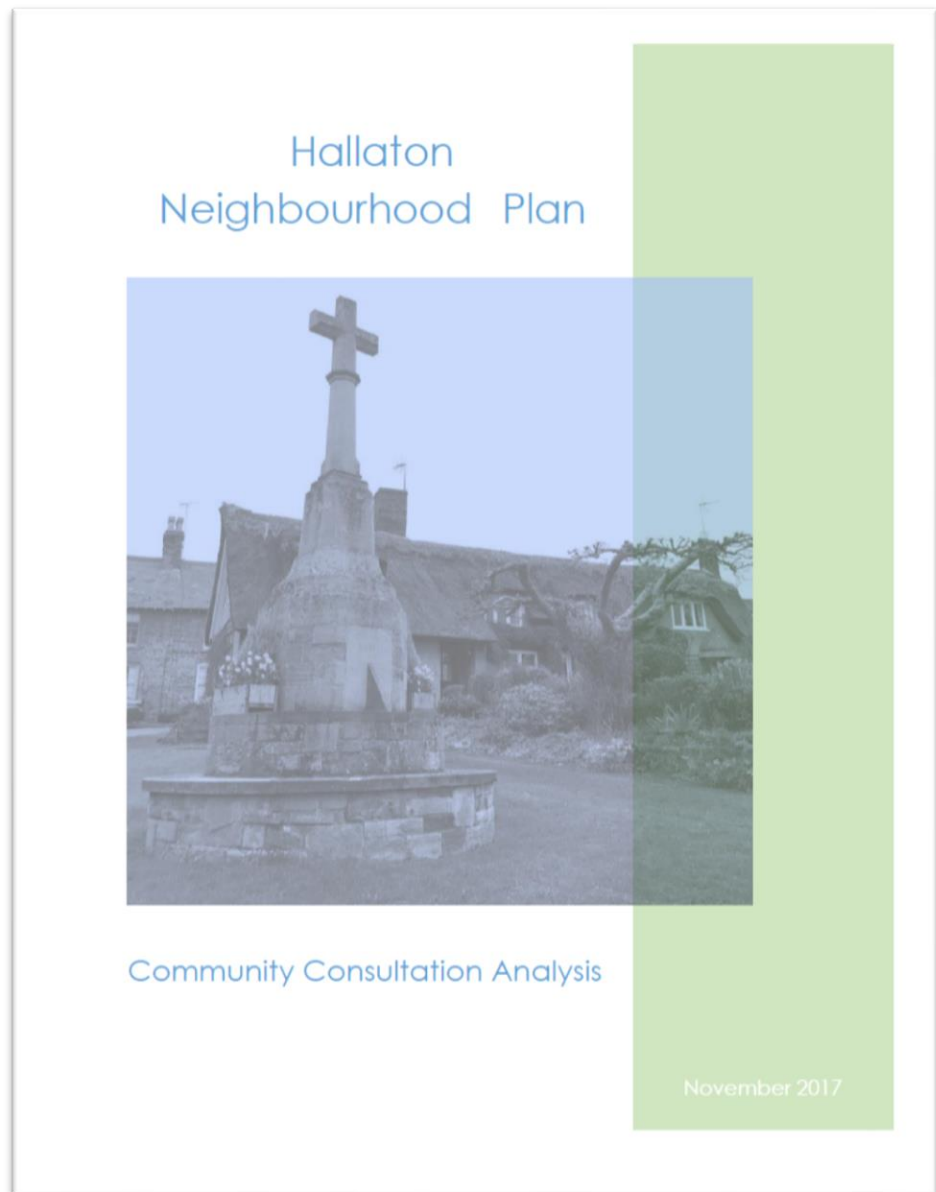
An Open Event took place on 14 October 2017 at which a total of 59 people were in attendance.

The event represented an opportunity to share the key issues that can be addressed through a Neighbourhood Plan and to receive their comments about what the Neighbourhood Plan should address. A questionnaire was sent to all the households in the Parish in November 2017, to help define the priorities for the Plan. There was a response rate of over 21% of adults, covering 40% of households in Hallaton.

In February 2018, three Theme Groups were established involving members of the Parish Council, the Advisory Committee and other members of the community. These groups met until September 2018 and were the vehicles through which the detail of the Plan was developed.

A further consultation event took place on 3 November 2018 prior to Regulation 14 consultation. A total of 104 people attended the event and there was overwhelming support for the policies on display.

Further details regarding community consultation activities including newsletter articles and Advisory Committee meeting minutes are provided in the Consultation Statement (Appendix 2)



4. THE PLAN, ITS PURPOSE AND WHAT WE WANT IT TO ACHIEVE

The Plan area encompasses the whole of the Parish of Hallaton and covers the period up to 2031, a timescale which deliberately mirrors that for the Harborough Local Plan Adopted in April 2019.

The locally formulated policies are specific to Hallaton Parish and reflect the needs and aspirations of the community. The vision statement agreed by the community is as follows:

The Neighbourhood Plan for Hallaton seeks to ensure that in 2031 the village maintains its significant and unique historical heritage and character while providing a safe, vibrant and diverse rural community for all of its residents and many visitors to enjoy for generations to come.

Hallaton is recognised for its thriving village school, church with Norman origins, two pubs, recreation ground, village hall, museum and expansive green spaces - all of which are used extensively by residents and visitors from the local area. Its annual bottle kicking event held on Easter Monday attracts thousands of visitors from across the country. From the quintessential village green with historic Butter Cross, extending to the church, this street scene is a defining feature of its historical integrity and serves to attract many visitors to the village. The historic importance of the village also includes the early Norman Motte and Bailey castle, St Morrell's chapel remains and of course the Hallaton hoard which was the largest collection of 1st century AD coins together with the Roman helmet.

As such, development will have provided appropriate new housing while enriching the people-focused community.

The main purpose of the Neighbourhood Plan is not to duplicate national or district-wide (i.e. Harborough) planning policies, but to sit alongside these, to add additional or more detailed policies specific to Hallaton Parish. Where there are national and district-wide planning policies that meet the needs and requirements of the Parish they are not repeated here. Instead, the Plan focuses on those planning issues which consultation shows matter most to the community, and to which the Plan can add the greatest additional value.

It is important to note that when using the Plan to form a view on a development proposal or a policy issue the whole document and the policies contained in it must be considered together.

While every effort has been made to make the main parts of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal, so that it complies with statutory requirements.

The Plan will be kept under review and may change over time in response to new and changing needs and requirements.

5. HOW THE PLAN FITS IN TO THE PLANNING SYSTEM

The right for communities to prepare neighbourhood plans was established through the Localism Act 2011, which set out the general rules governing their preparation.

A Neighbourhood Plan forms part of the Statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

A Neighbourhood Plan is required to meet a set of basic conditions if it is to proceed to referendum. Firstly, it must not breach, and be otherwise compatible with EU obligations, including the Strategic Environmental Assessment (SEA) Directive and European Habitats Directive.

Secondly, it is to be in general conformity with the strategic policies contained in the development plan. In the case of Hallaton, this is the Harborough Local Plan, adopted in April 2019.

Thirdly, a Neighbourhood Plan must have regard to national planning policy and advice. The National Planning Policy Framework (NPPF, 2019) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF describes three dimensions to that development:

- An economic dimension – they should contribute to economic development;
- A social dimension – they should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high-quality built environment with accessible local services; and
- An environmental dimension – they should contribute to protecting and enhancing the natural, built and historic environment.

This is described further in the next section.

6. HOW THE PLAN SUPPORTS SUSTAINABLE DEVELOPMENT

According to the key national planning document; the NPPF, the purpose of the planning system is to contribute to sustainable development.

The goal of sustainable development is to enable all people to satisfy their basic needs and to enjoy a better quality of life, without compromising the ability of future generations to meet their own social, economic and environmental needs.

The NPPF carries a presumption in favour of sustainable development. It states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated. In accordance with this, the Plan's aims and policies are centred on the achievement of sustainable development, including by, for example:

a) Social

- i. To safeguard existing open space for the enjoyment of residents;
- ii. To protect existing community facilities; and
- iii. To deliver a mix of housing types, so that it can meet the needs of present and future generations.

b) Environmental

- I. To ensure that housing development is of the right quantity and type in the right location, so that it does not harm but instead positively reflects the existing and historic character of Hallaton;
- II. To protect important open spaces from development;
- III. To ensure that the design of development protects the distinctive local character and identity;
- IV. To conserve and, where possible, improve biodiversity and important habitats; and
- V. To make provision for improved pedestrian and cycling facilities.

c) Economic

- i. To protect existing employment uses;
- ii. To support small-scale business development and expansion appropriate to a countryside location; and
- iii. To encourage tourism and home working.

7. HOUSING AND THE BUILT ENVIRONMENT

Overview – The past makes the present

Hallaton is a conservation village which at March 2016 consisted of 255 dwellings varying in age, size, style and construction materials. It is a heavily rural setting with myriad views of open countryside, open green spaces and a good variety and number of trees/planting. It is often featured by the press and publishers as one of the prettiest villages in England due to the scale and quality of its current built form.

The buildings within the village reflect its growth over time, with 17th to 18th century traditional stone, brick, thatched and slated roof dwellings concentrated around the village core (as bounded by Churchgate, High Street and Eastgate). Development in the 19th century met the needs of an expanding population and saw the addition of brick terraced cottages of various sizes along High Street and Eastgate. Some of these are typical for the period in terms of materials, style, elevation and how they create a street scene, some are built in a more radical mews style.

In the early 20th Century the village hall and 9 terraced almshouses - to add to the 6 built in 1842 - were built in a style reminiscent of the arts and crafts movement using brick, stone



and terracotta roof tiles. These were constructed to meet the needs of disadvantaged parishioners using the legacy left by Isabella Stanning, a thriving local Trust today. Like most settlements in Harborough District in the 1950's and 1960's, Hallaton received a share of council-built houses introducing more modern materials and standard designs. The units were internally large with generous gardens

and met the local need for affordable properties, they are almost all semi-detached with a mix of brick and render facades. Most of these dwellings are found along North End, Eastgate and Medbourne Road at the edges of the current built form of the village.

From the 1960's to the 1990's infill development on redundant farmland and gardens from larger houses continued to provide the space to add more dwellings to the village with a number of brick bungalows and houses built typical of the prevalent generic construction styles of the 1960's, 1970's, 1980's and 1990's as often found in a more urban residential setting. These, too, are mainly found in the outlying parts of the village along Eastgate, North End, and Hare Pie View although there are a few examples built as infill near the Bewicke Arms and along Hog Lane.

Developments of the last thirty years have been very mixed in terms of both affordability and the quality of building design, HDC planners have done a good job in protecting the heritage

of the parish but planning laws have allowed some less than desirable construction. There have been some well - considered and executed designs where the conversion of existing buildings has been sympathetic to their surroundings (The Old Stables & The Old Forge are examples) and there have been individual dwellings built using stone, with a nod to traditional designs. However, there have also been several examples of development of a less considered design and of a high density with small gardens, a poor fit within the street scene and little regard for the immediate vernacular.

In summary, Hallaton retains an historic charm and beauty which is exemplified by the high number of listed buildings at its core (see Fig. 9). It has a mix of building styles but retains a homogenous feel thanks to the high proportion of traditional dwellings at its core in the large Conservation Area and the retention of the original village layout. The negative visual impact of later, less traditional, developments is limited by their outlying position, being sometimes hidden from the street scene and by the softening effect of planting and greenery required by HDC planning policies.

A Plan for a dynamic future

It is the intention of this Neighbourhood Plan to be bold in its dynamic future aspirations whilst safeguarding the heritage inherited from the past. The introduction of the new NPPF (2019) is an opportunity for the parish to be dynamic in its outlook. The historic setting “feel” and character of Hallaton will be enhanced by encouraging future residential development to meet local affordability needs and be sympathetic to its surroundings in terms of mix, size, accessibility, design, density and scale. It is recognised that the provision of new housing will help to support existing community facilities and commercial properties such as local pubs and will assist in achieving the Neighbourhood Plan vision of providing a balanced and sustainable community. Extensive consultation activities have shown that local people are not opposed to development, but are concerned that future house building is proportionate, meets local needs, protects local heritage and takes place in the most sustainable and least environmentally damaging locations.

In terms of delivering a robust Neighbourhood Plan it is imperative that the policies meet National planning policy and are also in “general conformity” with the strategic policies of the Local Development Plan. The Harborough Local Plan was adopted in April 2019. The Local Plan establishes a hierarchy of settlements to help to determine the most appropriate locations for development across the District. On the basis of this hierarchy, Hallaton is one of a number of settlements identified as a Selected Rural Village. These settlements have been identified as having at least two of the six key services (a food shop, a GP surgery, a library, a post office, a primary school and a pub) together with a scheduled bus service. To quote the Local Plan “Development in Selected Rural Villages should 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”. This Neighbourhood Plan sets a very positive future residential development approach whilst being rooted in protecting the special “feel” and character of Hallaton parish.

Delivering high-quality design

Hallaton Parish has a rich and attractive built environment from its long history, resulting in a wide range of heritage assets, attractive landscapes and a distinctive character, as reflected by the quality of the Conservation Area. The Neighbourhood Plan seeks to protect this character and heritage by ensuring that the high-quality built environment is retained through the village and that development is in keeping with the existing housing design.

The new NPPF (2019) states:

Para 124 The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Para 125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood Plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

Para 126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high-quality standard of design. However, their level of detail and degree of prescription should be tailored to the circumstances in each place and should allow a suitable degree of variety where this would be justified.

The Neighbourhood Plan incorporates the Hallaton Village Design Guide as a central element of this Neighbourhood Plan. (See Appendix 5) Its aim is to safeguard the distinctive character and rich heritage of Hallaton and to guide any new development in a way that ensures it is sympathetic to the existing village and enhances its special identity and character. The design policies required to support the implementation of the Village Design Guide are as follows:

POLICY HBE 1: DESIGN STANDARDS - Development proposals will demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of the village of Hallaton and the wider Parish.

Development proposals will take account of the Hallaton Village Design Guide (See Appendix 5) and are required to have regard to the following design principles:

- 1. New development will be required to respect and reinforce the local distinctiveness and character of the area in which it is situated. Proposals should clearly show how the general character, scale, mass, density and layout of the site, of the building or extension, fits in with the aspect of the surrounding area.**

2. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;
3. New buildings and extensions will follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment;
4. New buildings and extensions will reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;
5. Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish will be sensitive to their distinctive character, materials and form;
6. Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible;
7. Development will include a need to enhance biodiversity and relate well to the topography of the area, with existing trees and hedges and watercourses preserved whenever possible. Provision should be made for wildlife including roof design, bat and bird boxes, hedgehog friendly fencing and the use of hedges;
8. Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone/brick wall, any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original;
9. Housing plots should accommodate discreet storage containers compliant with the refuse and recycling collection system;
10. Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of grey water and renewable and low carbon energy technology; and
11. Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change and should not increase the risk of flooding downstream.

Limits to development

The purpose of a Limits to Development (Ltd) in the Neighbourhood Plan is to ensure that sufficient sites for new homes and economic activity are available in appropriate locations within the parish and also to meet the community's aspiration to avoid unnecessary encroachment into the local open countryside.

The LTD defines the extent of a built-up part of a settlement and distinguishes between areas where, in planning terms, development might be acceptable in principle. This is mainly in the built-up area of the village. It also defines where development would not be acceptable, generally in the least sustainable locations such as the open countryside. Such growth would risk the loss of separation of hamlets and settlements to the detriment of the community and the visual amenity of the Neighbourhood Plan area.

The Neighbourhood Plan seeks to designate a LtD for the village which supersedes the Limits to Development in the previous Core Strategy, as it takes into account recent development that has taken place since the LtD was introduced. Within the defined LtD an appropriate amount of suitably designed and located development will be acceptable in principle, although all will be required to take into account the policies within the Neighbourhood Plan. Focusing development within the LtD will help to support existing services within the village centre and help to protect the village's countryside setting, the natural environment and the remainder of the Neighbourhood Plan area from inappropriate development.

The Harborough Local Plan removes the LtD in favour of criteria-based policies. The community of Hallaton has supported the retention of a LtD to delineate the built-up area from the countryside and to provide clarity about the approach to development proposals across the parish.

Hallaton is predominantly rural in nature, surrounded by open, very attractive countryside. In planning terms, land outside a defined LtD, including any small groups of buildings or small settlements is treated as countryside.

It is both national and local HDC planning policy that development in the countryside should be carefully controlled. It is of vital importance to the community that development is focussed on extending Hallaton village as the major built form, but which preserves the rural intrinsic beauty of the surrounding countryside.

The policy also takes into account the Local Plan policy GD3 - Development in the Countryside and policy GD4 – New housing in the Countryside which are the relevant policies to be considered.

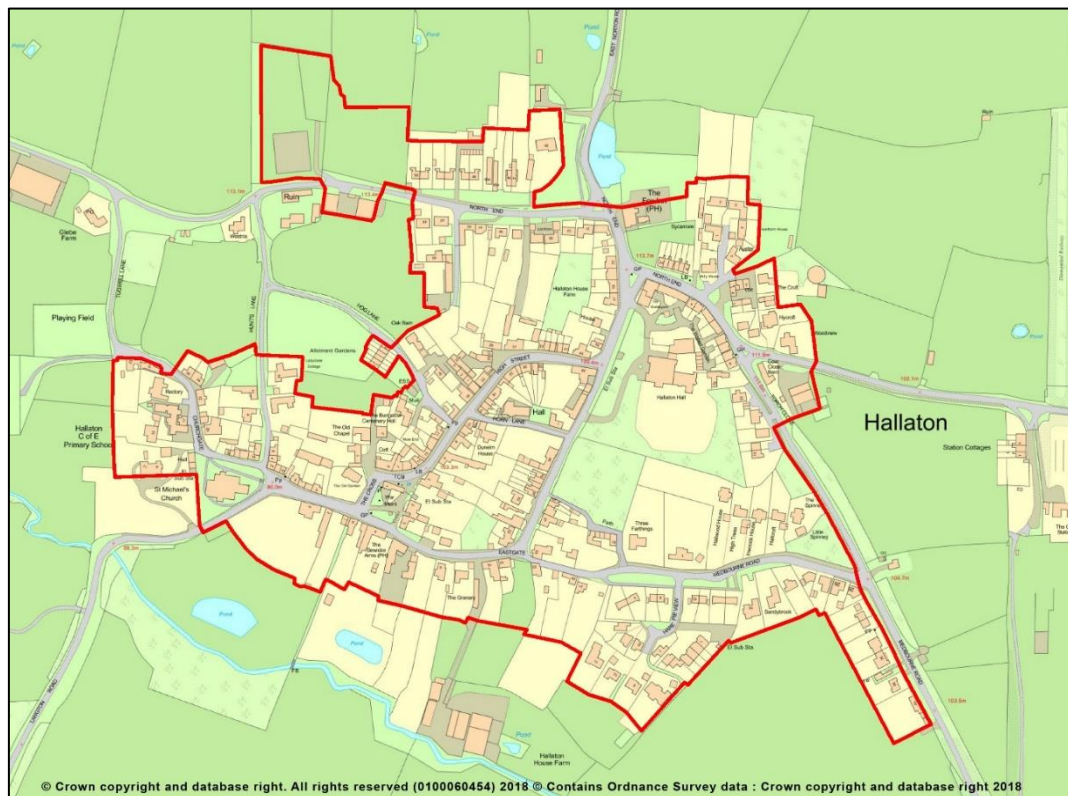
Methodology

The LtD has been discussed at length and the following seven criteria have been adopted:

- 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;
- 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;
- c) Non-residential land, which is countryside, agricultural, paddock, meadow, woodland and/or another green-field use has been excluded;
- d) Isolated development which is physically or visually detached from the settlement has been excluded;
- e) Sections of large curtilages of buildings which relate more to the character of the

- countryside than the built form have been excluded;
- f) The curtilages of buildings which closely relate to the character of the built form and have enclosing features have been included.

Figure 2: Limits to Development



POLICY HBE 2: LIMITS TO DEVELOPMENT - Development proposals on sites within the LtD, or in terms of new sporting or recreational facilities close to or adjacent to the LtD as identified in figure 2 will be supported where they comply with the policies contained in this Neighbourhood Plan.

Land outside the defined LtD will be treated as open countryside, where development will be carefully controlled in line with Local Plan and national strategic planning policies.

Development outside the defined Limits to Development on the Reserve Site identified in Policy HBE4 will be acceptable subject to complying with the terms of that policy.

Housing Provision

A Statement of Common Ground is currently being prepared by Leicester and Leicestershire Housing Market Area local authorities. This will set out how Leicester City's unmet housing need will be accommodated across the District authorities.

As part B of the Harborough Local Plan states "The full objectively assessed housing need (OAN) for the Leicester and Leicestershire HMA is 4,829 dwellings per annum between 2011 and 2031 (96,580 total) and for HDC is an additional 532 dwellings per annum between 2011 and 2031 (HEDNA), giving a total plan requirement across the 20-year plan period of 10,640

dwellings”. In addition, the Local Plan incorporates a 20% buffer and therefore makes provision for 12,800 dwellings from 2011 to 2031. Of this, about 8,792 dwellings have already been built or committed (through the granting of planning permission, or through allocation in neighbourhood plans) with a further 225 anticipated on windfall sites. The Local Plan therefore provides housing land for a minimum of a further 3,975 dwellings.

HDC have then apportioned this District-wide housing target in line with the settlement hierarchy outlined above. This gave a minimum target number of residential dwellings required to be built by 2031 and was set as a minimum of 30 properties. Subsequent planning approvals in the Parish have reduced this minimum requirement to five. The Parish Council recognise that this is a minimum requirement and notes Planning Practice Guidance which states ‘neighbourhood planning bodies are encouraged to plan to meet their housing requirement and where possible exceed it’. (Ref 41-103-201900509). Even though the minimum housing target can be met through windfall development, the Neighbourhood Plan incorporates a residential allocation to help meet this minimum figure and identifies a reserve site outside of the limits to development to come forward in the event that housing need increases during the Plan period or there is a failure to deliver sites with a planning approval or the site allocated through this Neighbourhood Plan.

Residential Allocations

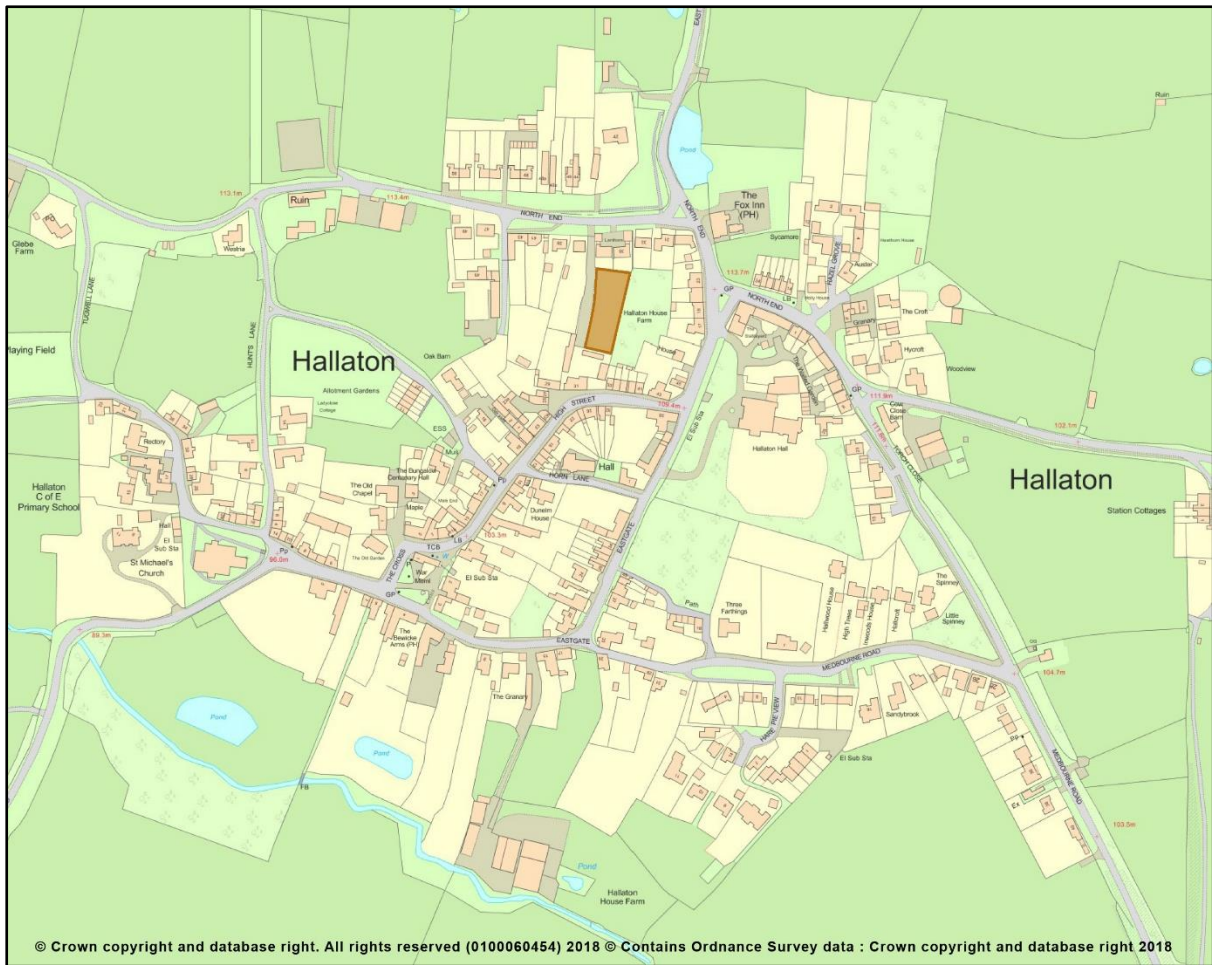
To identify the most suitable sites for residential development, a call for sites was undertaken and a thorough, independent and comprehensive process undertaken measuring suitability against a wide range of different criteria appropriate to Hallaton.

The site selection process was complicated by planning approval being granted for a site accommodating 23 dwellings in the Parish close to the draft Plan being finalised. This meant that the housing requirement for the Parish could be realistically met by windfall development alone. Nonetheless, it was agreed that making residential allocations would be a positive approach, and as a result, the process was reviewed taking into account the reduced minimum housing requirement. Sites previously earmarked for windfall development were brought into the process and the result is that three small sites within the Limits to Development are allocated through the Neighbourhood Plan. These three allocations provide for more than the minimum requirement, providing an element of ‘future-proofing’

In the event that housing need increases over the plan period, providing for more dwellings will ensure that this additional need is absorbed within the amount of new housing provided. Development on the allocated sites will be subject to the broader provisions with the neighbourhood plan including housing mix and the design standards which will ensure that the development is of a high standard and in keeping with the character of Hallaton. In the policy below, ‘SSA’ refers to the Site Sustainability Assessment references detailed in Appendix 6.

POLICY HBE 3: HOUSING ALLOCATIONS - Land is allocated for residential development on land at rear of 31 High Street as shown on Figure 3a for a maximum of two dwellings.

Figure 3a – residential allocations



Reserve Site

Although Hallaton as a parish has met its housing requirement for the Plan period through the housing allocations identified in Policy HBE3, it is recognised that circumstances change and that there may be a need for additional new housing over the timeframe of the Neighbourhood Plan.

A reserve site has therefore been identified which will come forward for development only if it is required to remediate a substantial shortfall in the supply of housing land due to the failure of existing housing sites in Hallaton to deliver the anticipated scale of development; or it becomes necessary to provide for additional homes in Hallaton in accordance with any new development plan document that replaces the Harborough Local Plan.

The site has deliberately been placed outside of the Limits to development to help ensure that it only comes forward for development when evidence of increased housing need has been provided.

POLICY HBE 4: RESERVE SITE ALLOCATION – A reserve site is allocated on land at Cow Close for around 11 units of residential accommodation as shown below (Figure 3b). Development will be supported subject to the following criteria:

- a) New housing development proposals should provide a mixture of housing types specifically to meet identified local needs based on an up-to-date assessment of need.
- b) An affordable housing requirement of 40% of the site yield, in line with HDC policy; and
- c) The scheme will be built out in 'character areas', each of between 5-6 dwellings, reflecting the building style prevalent in Hallaton in accordance with Policy HBE1 Design Standards.

Figure 3b – Reserve Site allocation



Housing Mix

The Neighbourhood Plan recognises that providing a wide choice of high-quality homes is essential to developing a sustainable, mixed and inclusive community. The correct housing mix in terms of tenure and size will help house a future well-balanced population vital to the on-going viability of local services and the prosperity of the community, particularly in light of its increasingly ageing population.

The housing theme group has considered the housing mix in terms of sizes, tenure and accessibility. The core documents used to justify the policy position are the HEDNA study the census data from 2011, the land registry data from 1995 to 2016 and its own housing need report (Appendix 4).

The parish has very high house prices when considering local and regional comparisons. The average house price for the 7 sales in Hallaton up to the start of 2019 was £484,991. An element of this high price is the current mix of the housing stock, in the 2011 census the five bed roomed or more property amounts to 14.9%, of the stock compared to a District figure of 8.5%, and a regional figure of 4.4%. With the number of elderly residents increasing there is also strong evidence of under-occupancy which is particularly evident in larger properties with

around 48% of households with 4 or more bedrooms occupied by just one or two people, this suggests a need for smaller homes with fewer bedrooms, which would enable downsizing and provide for small families and those trying to get on the 'housing ladder'.

A fundamental element of the Housing Theme Group's (HTG) vision was that younger residents and older people who wished to remain living in the community as their needs changed should be enabled to do so. Providing such smaller homes would enable elderly and younger people to stay in the community and at the same time release under-occupied larger family homes onto the open market which would then be to the advantage of other growing families whilst sustaining a vibrant local housing market.

The HEDNA report recommends the HDC housing mix as;

One bedroomed as 0 to 10% of future provision.

Two bedroomed as 25 to 35% of future provision.

Three bedroomed as 35 to 45% of future provision.

Four or more bedroomed as 15 to 25% of future provision.

The Local Plan states that 'In establishing the appropriate mix of dwelling types, account should be taken of the range of accommodation types required in the local area' (Paragraph 5.9.5).

Locally, data from the 2011 Census shows that the majority (48%) of residential dwellings are detached which is in line with the district rate but somewhat higher than both regional (32%) and national (22%) shares. Terraced housing, flats and apartments provide 27% of accommodation spaces which is above the district (23%) share but lower than both region (32%) and national (47%) rates.

The Parish has an over representation of homes with five or more bedrooms. Around 15% of households live in homes with five or more bedrooms which is somewhat higher than the district (9%), regional (4%) and national rates (5%). There is an under representation of housing for single people with just 3% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England as a whole.

There is evidence of under occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that over half (53%) of all occupied households in the Hallaton Parish have two or more spare bedrooms and around 36% have one spare bedroom. Under occupancy is higher than district, regional and national rates.

The publication of ONS House Price Statistics for Small Areas presents an opportunity for detailed housing affordability analysis.

The data reveals the cost of an entry-level property on average across England and Wales has increased by almost 20% in the last decade, to £140,000 (year ending June 2016). For new properties, the price was nearly £180,000. The data also shows that home-ownership prospects vary across the country.

In the Hallaton Parish area a low to mid-priced property costs on average £245,000 which is somewhat higher than the national average. Assuming a 15% deposit, those entering the property market in the area would require a household income of £46,278 (£26,444 E&W average) and savings of £41,150 which is a challenge for many households.

With the average cost of an entry-level home in the area being £245,000, prospective buyers would require an estimated £2,000 for legal and moving costs, £2,440 for stamp duty and £36,750 for a 15% deposit, coming to £41,150 in total.

POLICY HBE 5: HOUSING MIX - New development should provide for a mixture of housing types having regard to identified local housing needs. The provision of bungalows suitable for elderly people and dwellings of up to three bedrooms will be particularly supported.

The inclusion of four-bedroom or larger houses in housing developments will be supported where they are subservient in number to one, two and three-bedroom accommodation and where there is a proven housing need.

Affordable housing

Affordable housing is defined in the NPPF (2019 - annex 2) as “housing for sale or rent, for those whose needs are not met by the market”. The adopted HDC supplementary planning document on affordable housing also sets out the importance of delivering submarket prices and different tenures to the rural areas of HDC. 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. The Harborough Local Plan contains a requirement to provide 40% affordable units on-site for all developments on relevant housing sites.

The HEDNA report recommends the HDC affordable housing mix as;

One bed roomed as 35 to 40% of future provision.

Two bed roomed as 30 to 35% of future provision.

Three bed roomed as 25 to 25% of future provision.

Four or more bed roomed as 5 to 10% of future provision.

Local consultation has demonstrated support for more affordable units to be provided across a range of tenures. Similarly, the local consultation activities support provision of starter homes or shared ownership homes, so these will be supported to help achieve a balanced community.

The Plan supports the provision of more affordable housing within the Hallaton Parish.

A strong theme from the consultation activities suggests that many people, particularly of a younger age, have to leave the parish as there are limited affordable housing options available.

The high house prices outlined above, coupled with the cost of private renting – over a £1,000 per month for a three bed roomed property – makes it hard for local people to stay in the Parish as their circumstances change.

Policy HBE6: AFFORDABLE HOUSING - Development proposals for new housing should make provision for affordable housing in accordance with Local Plan policies.

The use of planning conditions or obligations is supported to ensure that affordable home ownership and rental housing is available for people with a local connection to the Plan area.

Affordable housing should be indistinguishable from market dwellings and be spread throughout the development.

THE NATURAL AND HISTORIC ENVIRONMENT

Introduction

The environment in sustainable development

This section of the Plan deals with the environmental component of *sustainable development*, as described in the NPPF. It balances the requirement for appropriate development in Hallaton against the value of environmental features that are both *special* – appreciated, in their own right and as community assets, by local people - and *significant* for their wildlife and history. It also deals with the broader environmental issues of concern to the community, including biodiversity in new development and renewable energy generation.

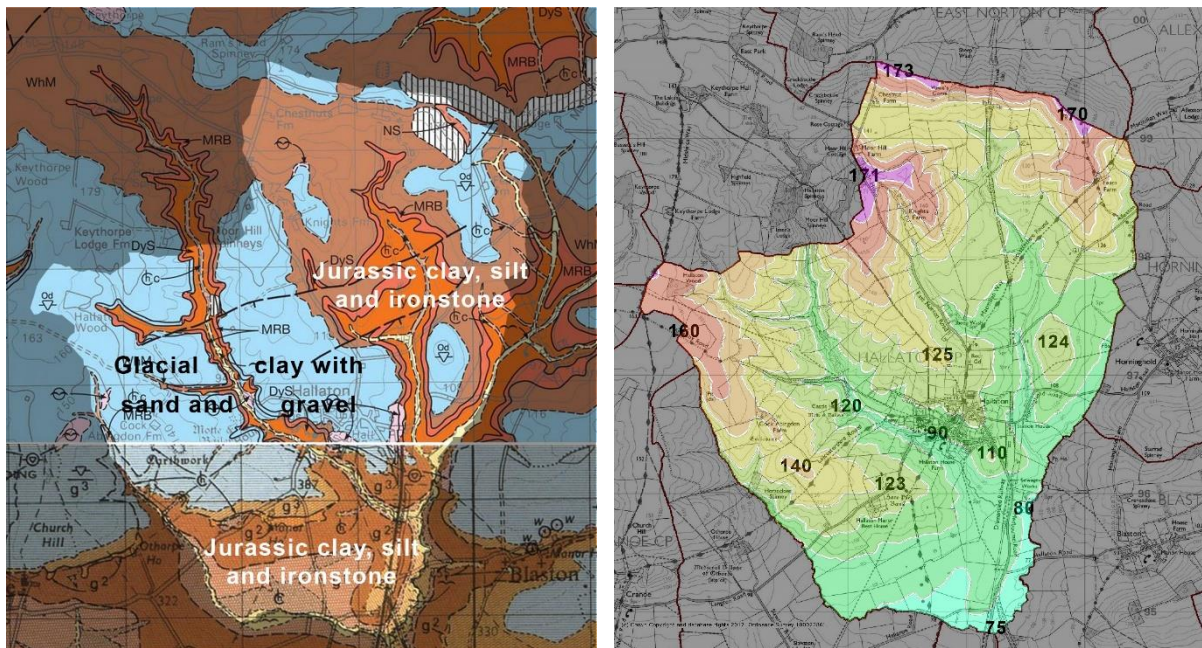
Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan’s lifetime. Less than 10% by area of all the open and currently undeveloped land in the parish has been earmarked for environmental protection in this Plan at any level in the Planning system.

Total area of Hallaton parish = 1201 ha
Area of open or undeveloped land = 1180 ha
Area of sites designated or notified for environmental protection = 115 ha (9.75%)

Landscape, geology and setting

The Plan Area is in the heart of High Leicestershire, in elevated countryside among a series of escarpments formed by layers of hard and soft Jurassic rocks. Generally, the elevation falls from about 170 metres above sea level in the northwest to 75 metres in the southeast, but this slope is deeply dissected by the steep-sided valleys of a group of streams flowing into the Welland basin. Hallaton village itself occupies a position on the north side of one of these valleys, at a place where natural springs flowing out of the hillside at a junction between permeable and impermeable strata provided fresh water for the first settlers. The Jurassic rocks outcrop in the lower areas of the Parish while the highest areas have a capping of glacial ‘boulder clay’, sand and gravel; these are the remnants of a continuous sheet of these ice age deposits, debris left here by the ice sheet that covered the midlands 300,000 years ago.

Figure 4: Geology (left) and topography of Hallaton Plan Area Geological map adapted from British Geological Survey online mapping.



Historic environment

The Plan Area is one of the most important parishes in the English east midlands for history, particularly thanks to its wealth of archaeological sites, monuments and preserved historic landscapes. There are places and features here where the historical chronology of England, as lived in the microcosm of Hallaton, can still be experienced: from Neolithic flint-making, through Celtic ('Romano-British') ritual (the nationally significant Hallaton 'treasure' site), Roman occupation and trade, Anglo-Saxon settlement, Norman domination, medieval estates, villages and farming, through 18th century agricultural revolution and Enclosures to the cottage industry, railways and agriculture of the 19th and 20th century village.

This Plan identifies the landscapes, sites and structures of highest importance, where the visible evidence of all this history has survived and should now be protected using the planning powers of the Neighbourhood Plan

Natural environment

Natural and manmade features have combined to both protect and enhance Hallaton's biodiversity. In the wider landscape, the majority of land is laid to pasture. The resulting survival of traditional grassland with ridge and furrow and 18th century enclosure hedges produces a pattern of small fields bounded by hedges with mature ash standards, all of which provide excellent wildlife habitat.

The valley of Hallaton Brook is particularly biodiverse. Hares, muntjac, kingfishers, little egrets and woodpeckers as well as many badger sets are just some of the observed wildlife of the

valley. Orchids, Marsh Marigolds, Ragged Robin and many reeds and grasses flourish in the area of marshy ground below the Castle Mound.

The village has substantial areas of mature trees and a number of open spaces. Hall Wood has a long-established rookery. Diverse planting in the allotments enables rich insect life which swallows, house martins and warblers frequent. Old lanes and 'jitties' have species-rich, high, hedged banks. There is also good habitat in the gardens and walls of the old houses (and the church) for small mammals, hedgehogs, nesting birds and bat roosts, while several ponds provide aquatic habitat for invertebrates, birds and other wildlife

This Plan includes policies to protect the most important sites for biodiversity, and it requires new development to conform to a high sustainable standard and to incorporate measures to conserve and enhance wildlife in keeping with Hallaton's unique and sensitive environment.

Existing environmental designations

The Plan Area is located in National Character Area (*Natural England* landscape areas defined for Planning purposes) NCA 93 *High Leicestershire* and in the roughly contiguous HDC Landscape Character Area *High Leicestershire*. There are two Scheduled Monuments, 68 Listed Buildings (one at Grade 1) and some 60 further sites of historical significance (*Leicestershire & Rutland Historic Environment Records*, in the Historic England database). Natural England has recorded *Priority Habitats* on some 30 areas or sites.

Environmental inventory

An environmental inventory (Appendix 7) of Hallaton was carried out between February and September 2018. The work comprised two elements:

- Review of all existing designations and available information, and
- Fieldwork to identify sites and features of natural and historical environment significance in the context of the Plan Area.

The review compiled information from many sources, including:

- DEFRA
- Natural England
- Historic England
- Leicestershire & Rutland Historic Environment Records
- Leicestershire & Rutland Environmental Record Centre records (biodiversity and geology)
- Environment Agency
- British Geological Survey
- Old maps (Ordnance Survey, manuscript)
- British History Online
- Local history and archaeology publications
- Local knowledge

The Fieldwork reviewed all open and currently undeveloped land in the Plan Area, and significant species, habitats, landscape characteristics, earthworks and other extant features were checked.

These data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and each site was scored and evaluated using the nine criteria for Local Green Space selection in the NPPF 2019:

Figure 5 Environmental inventory scoring system used in the Plan

Criterion (NPPF 2019)	Score range			Notes
ACCESS	0	1		Yes = 1; no = 0
PROXIMITY / LOCAL	0	1-3	4	Distant (0) --- fairly near to --- adjoins (3) or is within (4) settlement
BOUNDED	0	1		Yes = 1; no = 0
SPECIAL TO COMMUNITY	0	1-3	4	Opinion of local people e.g. via questionnaire or at consultation events
RECREATIONAL / EDUCATIONAL USE	0	1	2	Actual or potential, informal sports, dog-walking, Forest School use, informal or official open space, etc.
BEAUTY (including views)	0	1-3	4	Subjective, relative (give justification); use consultation map results
TRANQUILLITY	0	1	2	Subjective, relative (give justification)
HISTORICAL SIGNIFICANCE	0	1-3	4	Extant, visible evidence. Number of periods/features/records etc. / Relevant existing designations (Historic Environment Records)
WILDLIFE SIGNIFICANCE, GEOLOGY	0	1-3	4	Richness of species and habitats (Priority (BAP) spp. / Priority habitats) / relevant existing designations (Habitat Survey, Local Wildlife Sites / site of geological/industrial history significance)
[Maximum possible score]	26			

Local Green Spaces

Of the approximately 260 inventoried parcels of open and/or undeveloped land in the parish, some 59 were identified as having notable environmental (natural, historical and/or cultural) features. These sites were scored, using the nine criteria for Local Green Space designation noted in the NPPF 2019(see Figure 5 for the criteria and scoring system adopted for this Plan).

Four sites score 80% (21/26) or more of the maximum possible and meet the essential requirements for designation as Local Green Space as outlined in the National Planning Policy Framework (NPPF paragraph 100). Their statutory protection will ensure that these most important places in Hallaton’s natural, historical and social environments are protected.

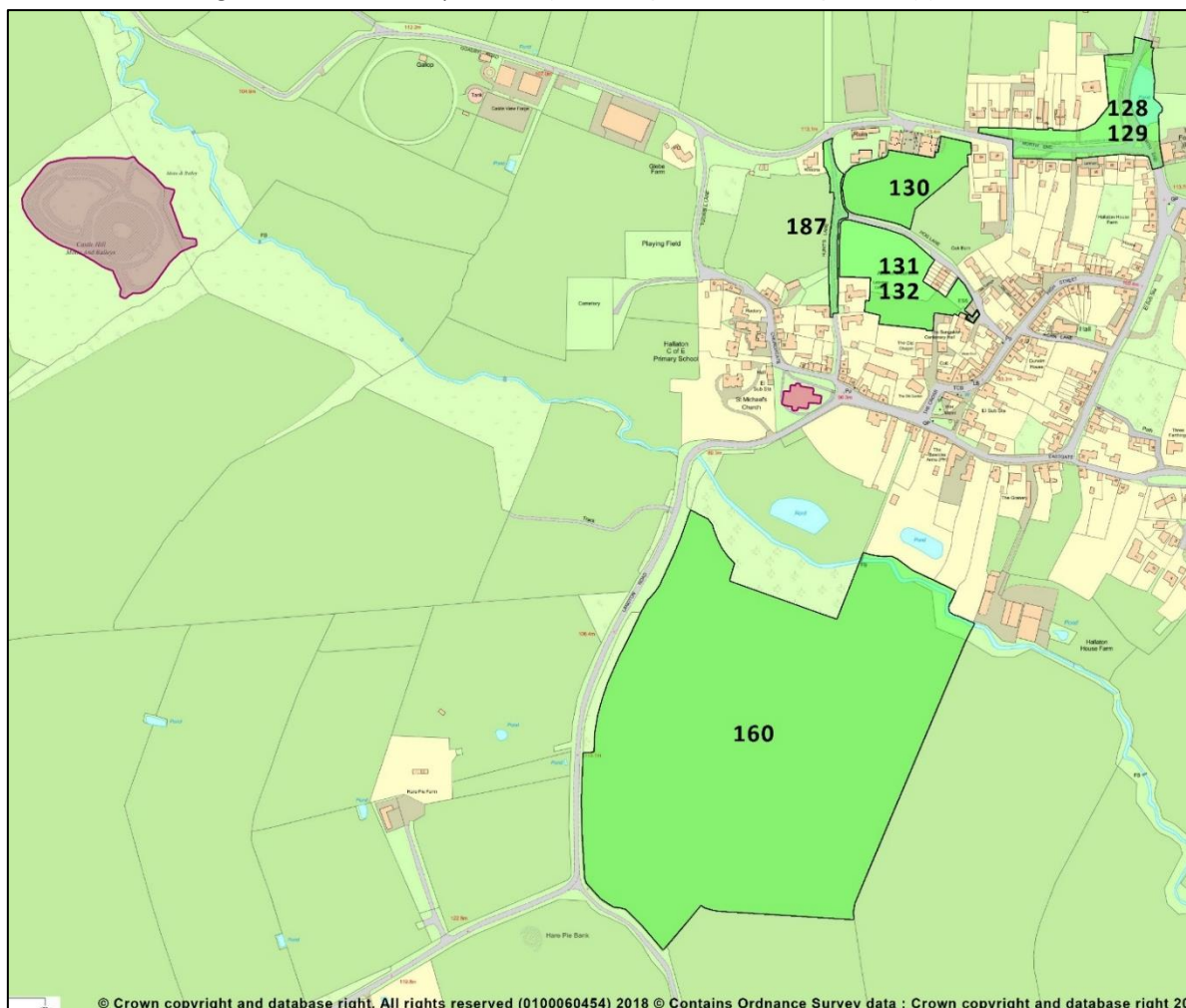
One further site is included as a Local Green Space Allocation. The open land previously known as Walnuts Paddock is the site of an approved development proposal (Harborough District Council 18/01266/FUL; consent 2nd July 2019). Part of the development is a new, developer-provided, public open space featuring a new footway (connecting North End direct to Hog Lane, the village allotments and the play area), a pond, areas of wet meadow grassland and species-rich meadow grassland, and mixed species native trees. A small contiguous area of open land in the southeast corner of Walnuts Paddock will be outside the new public open space but remain undeveloped.

POLICY ENV 1: LOCAL GREEN SPACES – The following areas, and as shown on Figure 6 and described in Appendix 8, are designated as Local Green Spaces.

- Hare Pie Bank (inventory reference 160)
- Lady Close (Hallaton allotments) (131/132)
- Hacluit's Pond and North End 'village green' (old horsefair) (128/129)
- Walnut Paddock (130)
- Hunt's Lane (187)

Development in the Local Green Spaces will be consistent with national policy for Green Belts.”

Figure 6: Local Green Spaces (Purple shading indicates existing statutory protection)



Important Open Spaces

A group of sites scored highly in the inventory (scoring at least 75% of the possible total under the relevant criteria) for their outstanding community value. They have been identified in fieldwork, community consultations and in Parish records; some are existing Open Space, Sport & Recreation (OSSR) sites (e.g., in HDC) Consultation documents for *Local Green Space, Open Spaces Strategy* and *Provision for Open Space, Sport and Recreation (2015-2016)* carried out for the Local Plan). In Hallaton these sites comprise:

- **Outdoor sports facilities (recreation grounds)**
- **Play areas**
- **Paddocks** and other **open spaces among buildings** whose open nature preserves the historic layouts of the settlements and provides village views
- **Village greens** and **wide roadside verges** of historical and aesthetic value
- **Green lanes**
- **Amenity green space**
- **Allotments**
- **Cemeteries and burial grounds**

Their value as open space *within and close to the built-up areas* and/or their current, or potential, value, as community resources are recognised in this Policy.

COMMUNITY ACTION 1: IMPORTANT OPEN SPACES – The Parish Council will actively work with HDC, landowners, the community and other partners to secure the protection of the locations and features of the following sites (listed in Policy ENV 2), mapped in Figure 7 and detailed in the Environmental Inventory, Appendix 7) through confirmation as existing, or designation as new, Open Space, Sport and Recreation (OSSR) sites in appropriate typologies.

POLICY ENV 2: IMPORTANT OPEN SPACES – The following sites and as shown in Figure 7 are of high value for sport, recreation, amenity, tranquillity or as green spaces within the built-up area. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by equivalent or better provision in an equally suitable location, or it can be demonstrated that the open space is no longer required in the short, medium and long term.

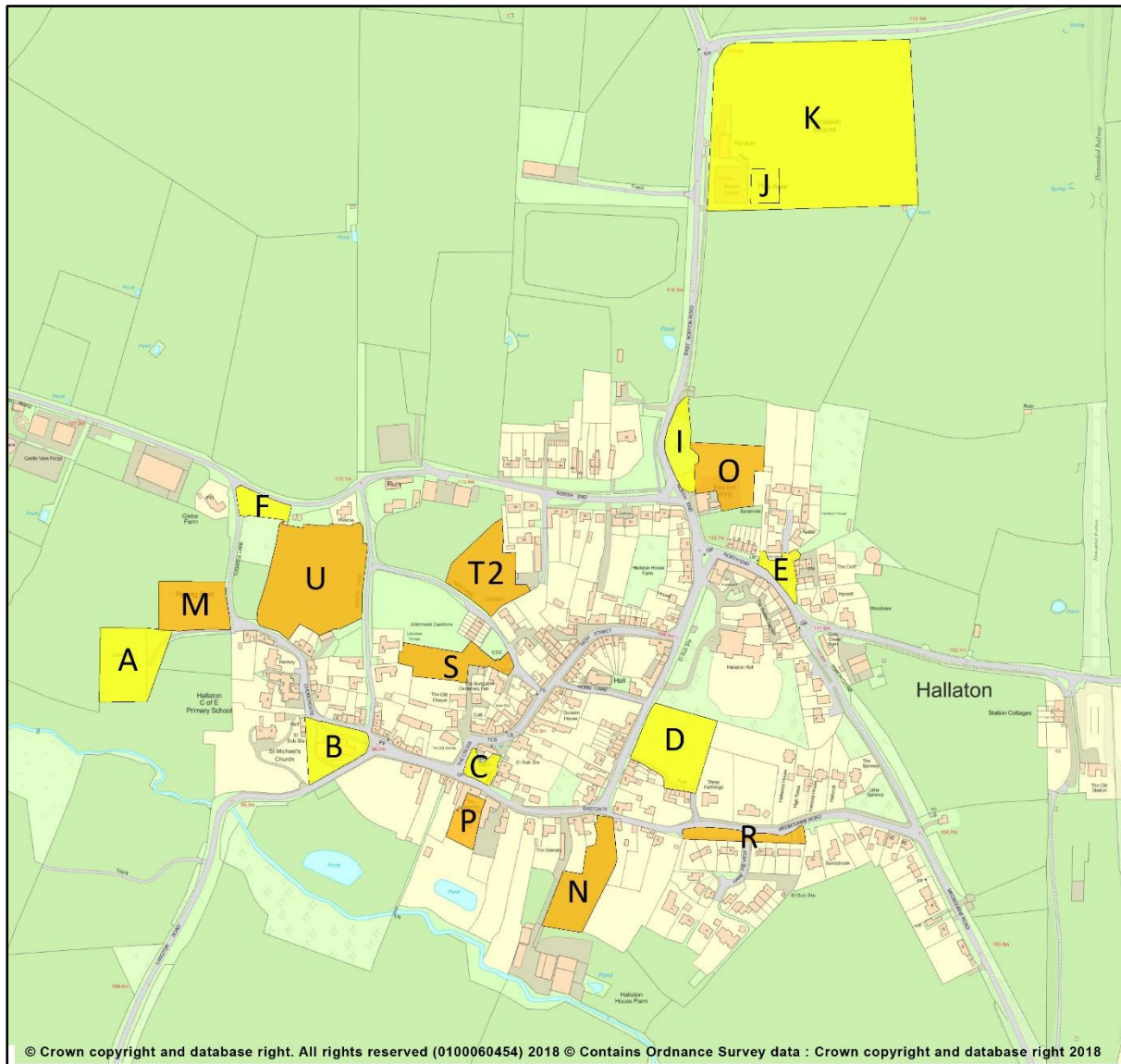
- A. Hallaton cemetery (cemeteries and burial grounds) HDC OSSR
- B. St Michael's and All Saints churchyard (cemeteries and burial grounds) HDC OSSR
- C. Buttercross open space (amenity green space) HDC OSSR
- D. Hall woodland (natural and semi-natural greenspace) HDC OSSR
- E. Land to end of Hazel Grove (amenity green space) HDC OSSR
- F. Common Land, Goadby Lane (common land; amenity green space) HDC OSSR
- I. Hacluits pond (amenity greenspace) HDC OSSR
- J. Play Area (facilities for children and young people) HDC OSSR
- K. Recreation Ground (outdoor sports and recreation facilities) HDC OSSR
- M. School playing field (IOS, this Plan; sports and recreation facilities)
- N. Eastgate field (IOS, this Plan; amenity open space)
- O. Garden of the Fox PH
- P. Garden of the Bewicke Arms PH
- R. Roadside verge, south side of Medbourne Road

T2. Walnut Paddock southeast corner

U. Pump Close

Figure 7: Important Open Spaces

Yellow = HDC Open Space, Sport & Recreation sites (OSSR); tan = additional important open spaces, this Plan

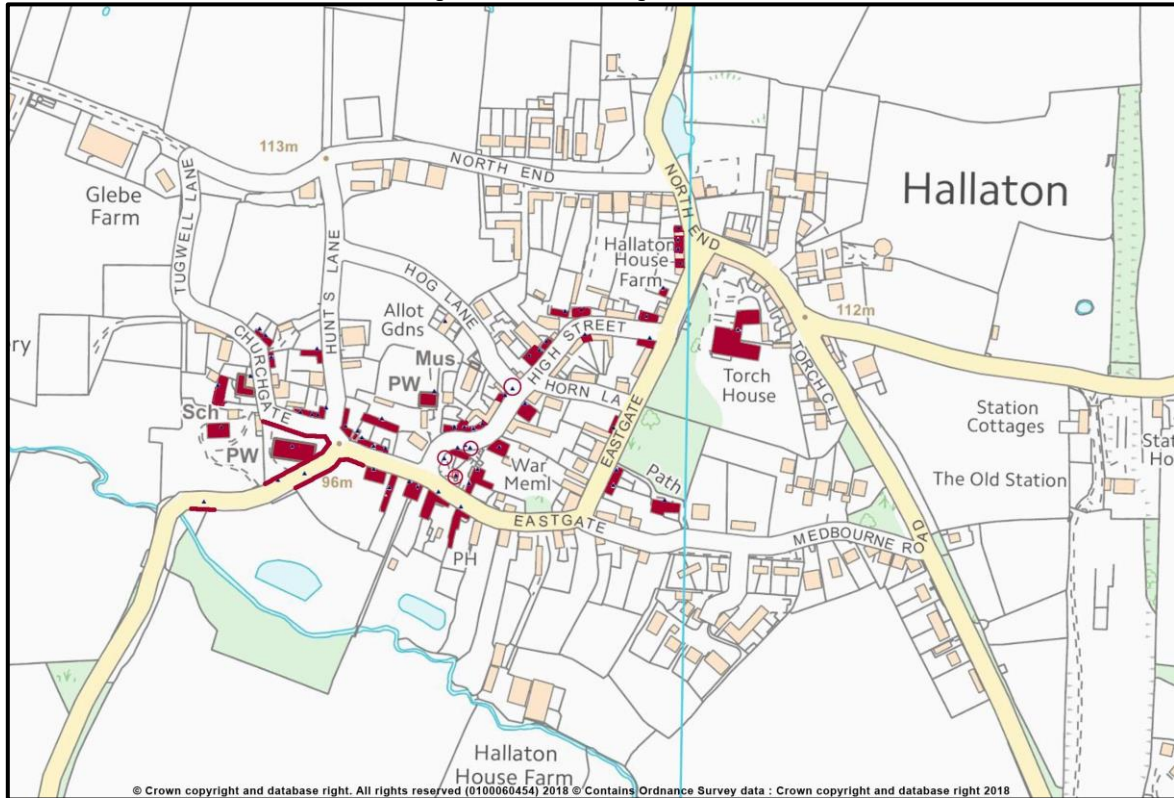


Buildings and structures of local significance

LISTED BUILDINGS

68 buildings and structures in the Plan Area have statutory protection through Listing as Scheduled monuments, Grade I, II* or II. The Neighbourhood Plan lists them for reference, and to note that new development will be required to take into account their *settings* as defined, on a case by case basis, by Historic England. Their location within, or close to, sites designated or noted for protection in the Plan's Policies and Community Actions contributes to these sites' evidence of significance.

Figure 8: Listed Buildings in Hallaton

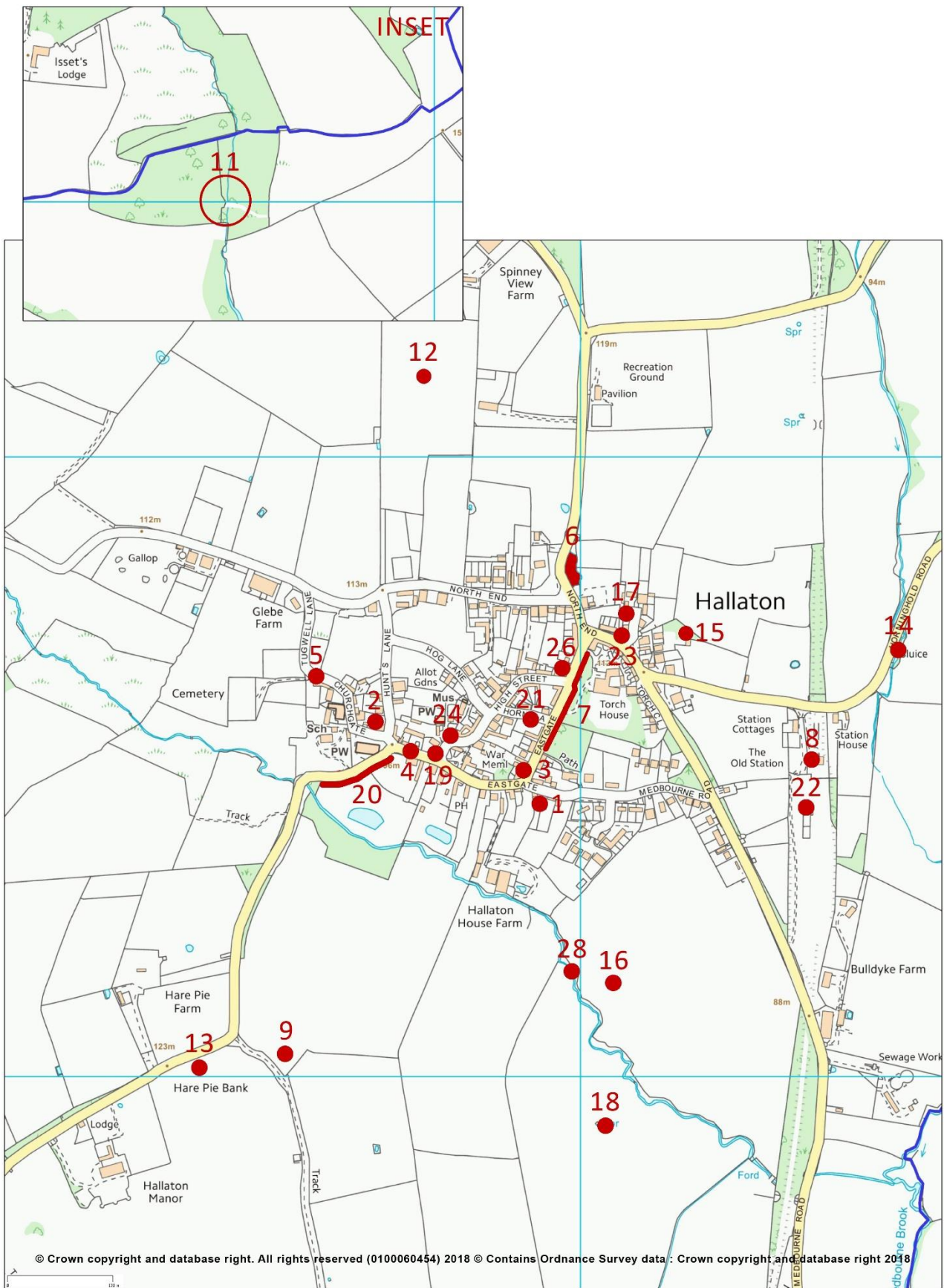


LOCAL HERITAGE ASSETS: BUILDINGS AND STRUCTURES

The Neighbourhood Plan identifies a number of other buildings and structures in the built environment of Hallaton that are considered to be of local significance for architectural, historical or social reasons (details in Appendix 10). Their inclusion here records them in the Planning system as *non-designated heritage assets*. As noted in the introduction to this chapter, Hallaton is one of the historically richest parishes in Leicestershire. The high number of Listed Buildings demonstrates this, as does the inclusion of 50 further features for recognition in planning at the level of significance below nationally important, i.e. county, district and parish significance. The position of Hallaton Neighbourhood Plan in the hierarchy of planning documents gives it the role of protecting environmental features at this level of *detail*.

Updated Planning Practice Guidance recognises that there are a number of processes through which non-designated heritage assets may be identified, 'including the local and neighbourhood planning processes' (Reference ID: 18a-040-20190723) updated 23 July 2019.

Figure 9 Non-Designated Heritage Assets - Buildings and structures of local significance



POLICY ENV 3: BUILT ENVIRONMENT: LOCAL HERITAGE ASSETS – The structures and buildings listed below (map, figure 9; details Appendix 10) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features, settings and significance should be protected wherever possible. In determining development proposals including change of land use requiring planning approval, the effect on their significance will be taken into account and a balanced judgement made having regard to the scale of any harm or loss and the significance of the heritage asset

[Numbers are map references, figure 9]

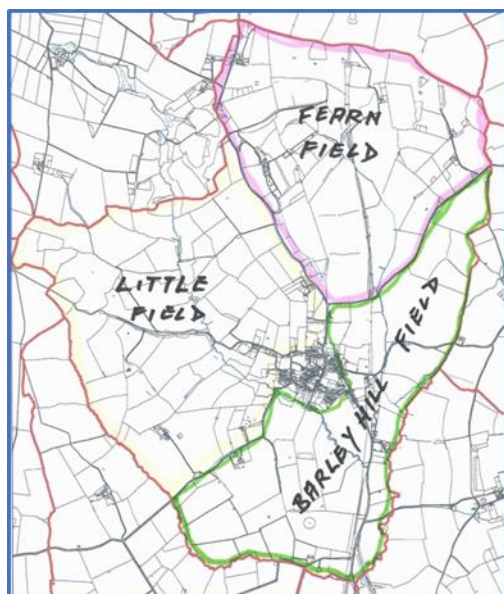
- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Cottage and stable, 25 Eastgate 2. Mud wall, outbuildings and granite pavements (setts), Bede Houses, Church Gate 3. Site of old public well, bottom of Eastgate under verge/roadway 4. Georgian stone and brick storm drainage tunnel, Churchgate (beneath road) 5. Old public well, End of Churchgate 6. Hacluits Pond, North End 7. Old walls, Hallaton Hall, Eastgate 8. Hallaton Station, off Medbourne Rd 9. Site of Morrell's chapel, Hare Pie Bank 11. Arched brick bridge, formerly on the cart road from Horninghold to Keythorpe, Hollows woodland 12. Old windmill mound(s), Mill Mount 13. Old windmill mound, Manor Big Field (441) 14. Sluice gates, and masonry, part of a sheepwash, near to Station Cottage, Horninghold Rd 15. Victorian horse-riding ring, Sand Pit Field (125) | <ol style="list-style-type: none"> 16. Remains of Victorian water pumping station, Sandybrook Field (170) 17. Water tower stump, North End. 18. Water tanks, part of the original Victorian water system, Rats Leas field (431) 19. Old public well, The Cross, opposite Tenters jitty. 20. Mud wall of The Grange, Churchgate 21. Mud wall and cottage, The Old Bakehouse, 36 Eastgate 22. Remains of well originally serving Hallaton railway station 23. Site of village pound (pinfold), on triangle of land North End in front of Stenning cottages/water tower 24. Cobbled footpath, Vine House, 5, High St 26. Graffiti dated 1894, on end wall of corner house 28. Remains of Sluice gates on Hallaton Brook |
|---|---|

Ridge and furrow

A characteristic and important feature of Hallaton is the survival of a significant area of good quality ridge and furrow in the modern fields. The importance of Hallaton in this regard has been recognised by Historic England (previously English Heritage) since 2001 (Hall, D 2001. *Turning the Plough. Midland open fields: landscape character and proposals for management*. English Heritage and Northamptonshire County Council), when the parish was included in an ongoing national research project, Hallaton was then one of the top 43 parishes (classified as *priority townships*) out of some 1600 surveyed across the English counties comprising the 'planned landscape' area of medieval open field farming. A local survey, using the same methods (aerial/satellite imagery and fieldwork), was done in 2018 as part of the Neighbourhood Plan process. This provides a record of the current situation.

The historical township of Hallaton, with its village at its centre, was farmed using

Figure 10.2 The three medieval open fields of Hallaton (John V Morison)



the open field system for nearly a thousand years from the Early Medieval Period until 1770, the date of its Enclosure Award. Cultivation was rotated on (usually) a 3-year basis and the land was managed communally. Ploughing was by ox-teams; the medieval plough was not reversible, meaning that as the land was ploughed (clockwise, up one strip and down the next) the soil was always thrown to the same side of the plough, forming ridges and furrows with a height difference of up to one metre. After the Enclosure, the fields were subdivided and almost all were converted to permanent grazing land, thus 'fossilising' all the features of the medieval farmed landscape, including the furlongs, headlands and baulks. A return to arable farming, using modern ploughs, during the late 20th century caused the destruction of most ridge and furrow across the Midlands. The national trend recorded in 2001 was a loss of between 85% and 100%

1987, from aerial photographs and old maps



Figure 10.1 Ridge and Furrow circa 1987

per parish, most since 1940, but Hallaton is important because over a quarter survives to provide a coherent glimpse of what the English medieval open field system was like.

Fieldwork in 2018 mapped the extent of all surviving ridge and furrow in Hallaton. The results have been compared with a) a reconstruction of the full extent in 1947 (Hartley RF, Leicestershire CC unpublished, 1987), b) the extent in 1969 (surveyed locally), and two professional surveys in c) 2001 (Hall D; see above, when Hallaton was designated as a *Priority Township*), and d) 2012 ((Catchpole T and Priest R, 2012. *Turning the Plough update assessment*. English Heritage and Gloucestershire County Council).

The main conclusions are that:

- The greatest loss of ridge and furrow in Hallaton took place between 1969 and 1999
- Between 1999 and 2018 (adjusted for differing survey methods) it appears that there has been a loss of about 14 further ridge and furrow fields
- Continuation of pastoral farming in Hallaton has helped to preserve a relatively high proportion of ridge and furrow compared with most English parishes

		# Agricultural fields	Area, ha	# with ridge and furrow	Area, ha	% by area
a.	1947	c.240	c.1200	c.210	c.1080	c.90%
b.	1969	c.240	--		971	84%
c.	1999	235	1161	73 (84)*	[est]335	29%
d.	2011	235	1161	70 (81)*	[est]330	28%
	2018	235	1161	70**	311	27%

* adjusted for consistency with 2018 survey method. ** the 2018 survey recorded all ridge and furrow, however faint, while that in 2011 omitted the faintest. Eleven fields mapped with R&F in 2011 now show no trace; the totals of 70 are coincidental.

In English legislation ridge and furrow fields (except for the few groups that are designated as Scheduled Monuments) are not statutorily protected, despite a recognition that “as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance” (English Heritage 2012. *Project Brief for Turning the Plough Update Assessment*). While individual fields in Hallaton are not claimed to be of international importance, the well-preserved groups are important in their own right and valued by the local community; any further, avoidable, loss would be irreversibly damaging. Historic England strongly recommends treating all surviving ridge and furrow as non-designated heritage assets, and this is the approach taken in this Plan. The loss of fourteen more fields from what, in 1999, was judged by English Heritage to be an important historic environment feature *nationally* means that protection of what now remains should be a priority.

“What was once common and often unregarded is now rare and needs to be valued.”

Graham Fairclough, English Heritage, 2001

Because planning consent is not required for change of agricultural land use, the support of local farmers and agricultural landowners on a case-by-case basis will be necessary to achieve

a sustainable balance between viable agriculture and protection of this apparently threatened historic environment heritage.

Figure 10.3: Ridge and furrow in Hallaton in 2011

Source: *Turning the Plough 2* (2012) Survey data via Leicestershire CC.

Key: red = lost since 1999; orange = heavily degraded; light green = slightly degraded; dark green = well-preserved

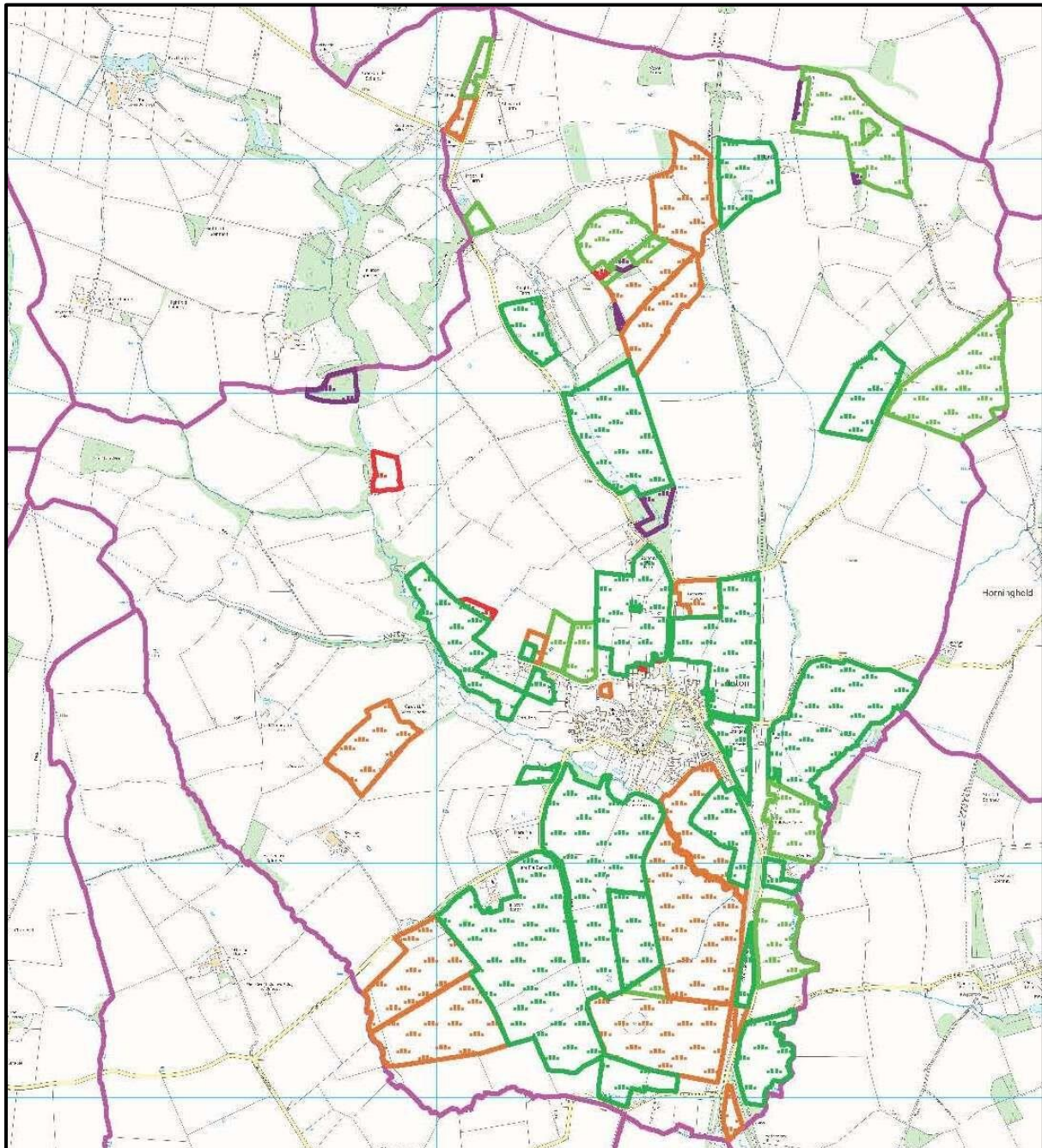
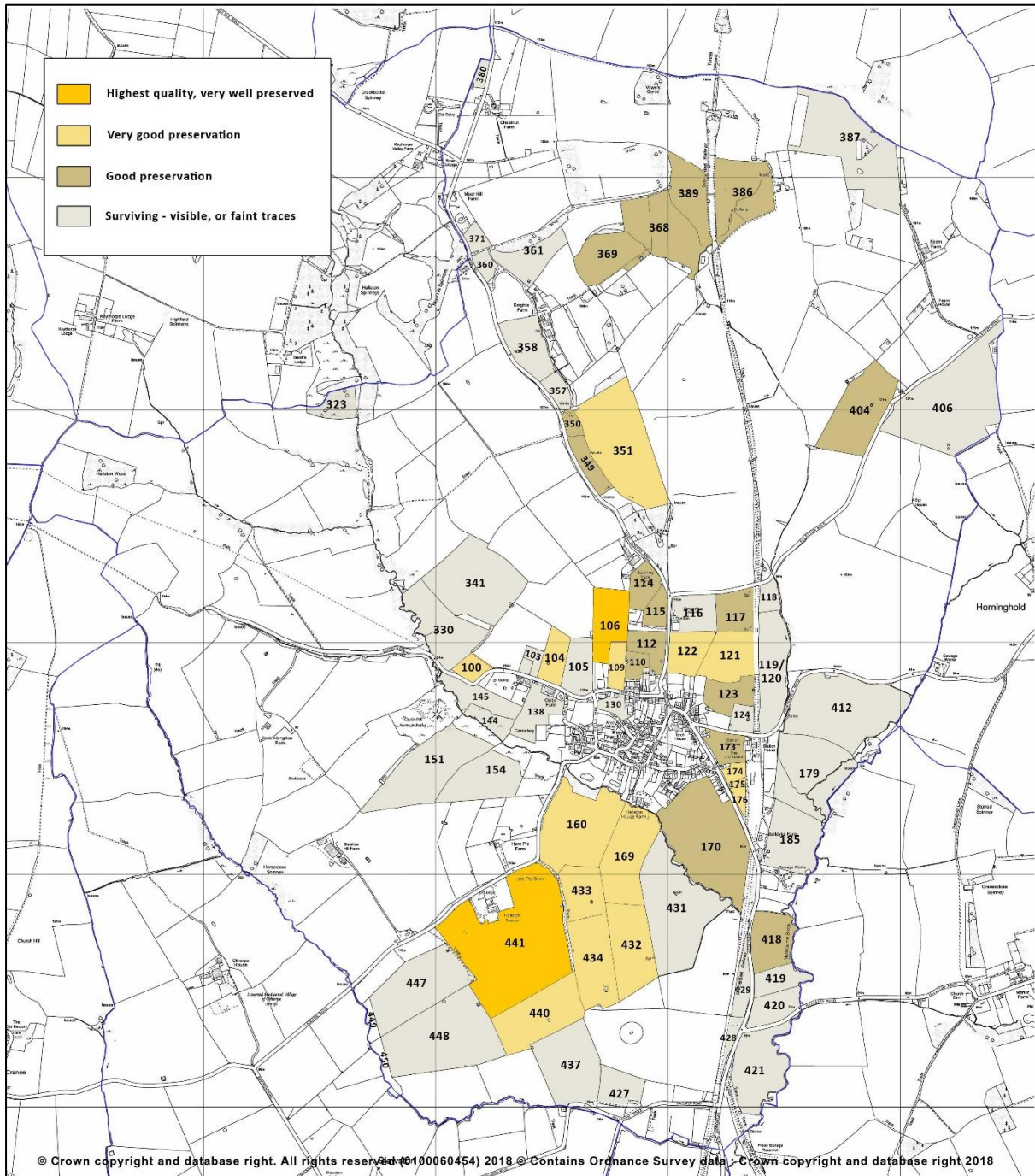


Figure 11: All surviving ridge and furrow in Hallaton, 2018
 Its national importance warrants protection as a *non-designated heritage asset*



POLICY ENV 4: RIDGE AND FURROW - The areas of ridge and furrow earthworks shown on Figure 11 are identified as non-designated heritage assets.

Where possible, loss or damage arising from a development proposal (or change of land use requiring planning permission) that directly or indirectly affects the significance of these areas is to be avoided. A balanced judgement will be made in determining any applications having regard to the scale of any harm or loss and the significance of the ridge and furrow as a heritage asset

Notable trees

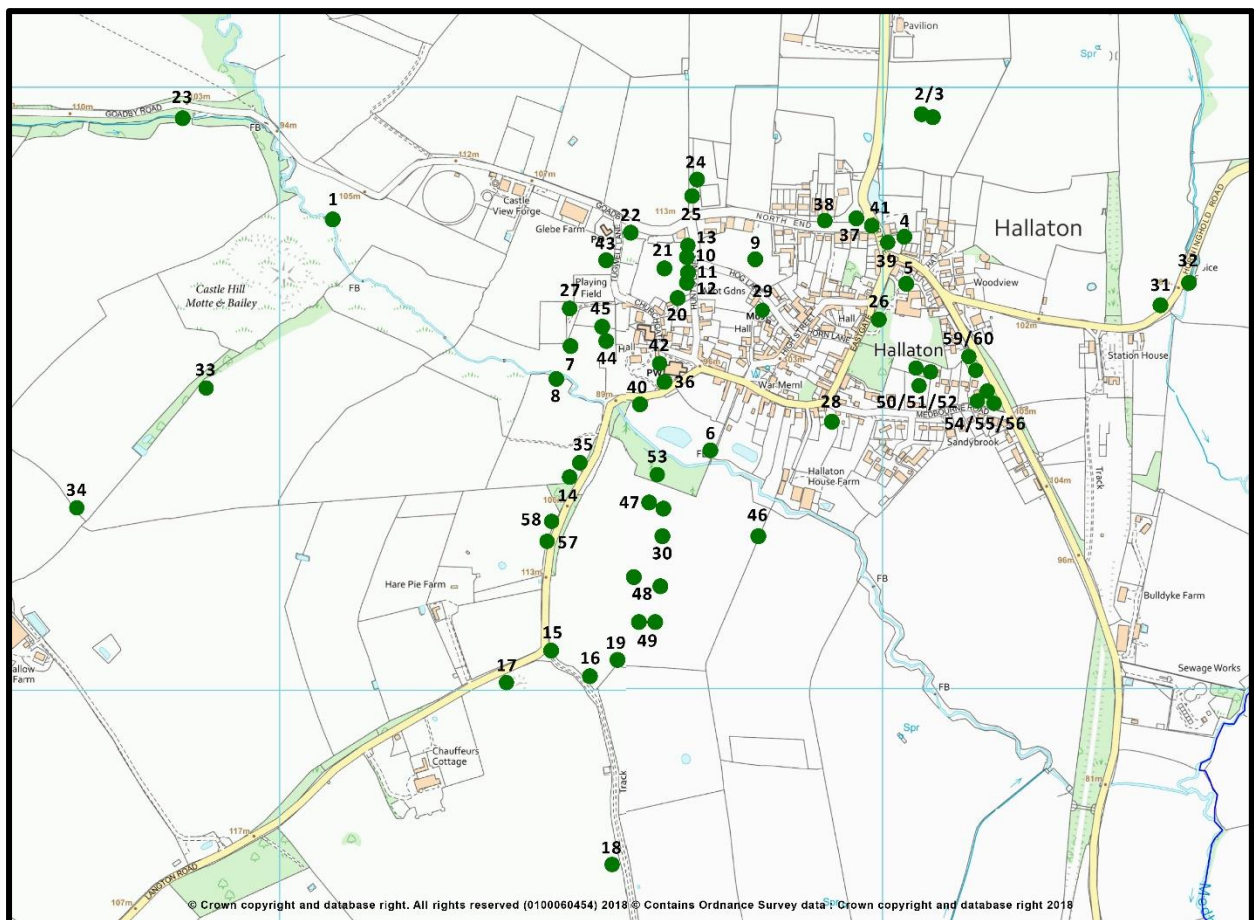
By comparison with other High Leicestershire villages, Hallaton is literally (see right) a very green settlement, with a number of large trees of historical, arboricultural and ecological value. Important groups are located around the Hall, Manor, church, buttercross, Hacluit's pond and elsewhere. Their main importance is to the built and social environment, however, thanks to their vital contribution to the picturesque appearance of the village – a key reason, as given in the consultation for this Plan, for why Hallaton's residents enjoy living here.



Trees are living organisms, so they do not live for ever and require arboricultural management to prolong their lives and for safety reasons; this policy deals with their protection within the limits of the planning system.

This policy strengthens the protection afforded to trees in the Conservation Area or already under Tree Preservation Orders and extends it to all notable trees in the Plan Area as listed in appendix ENV 11.

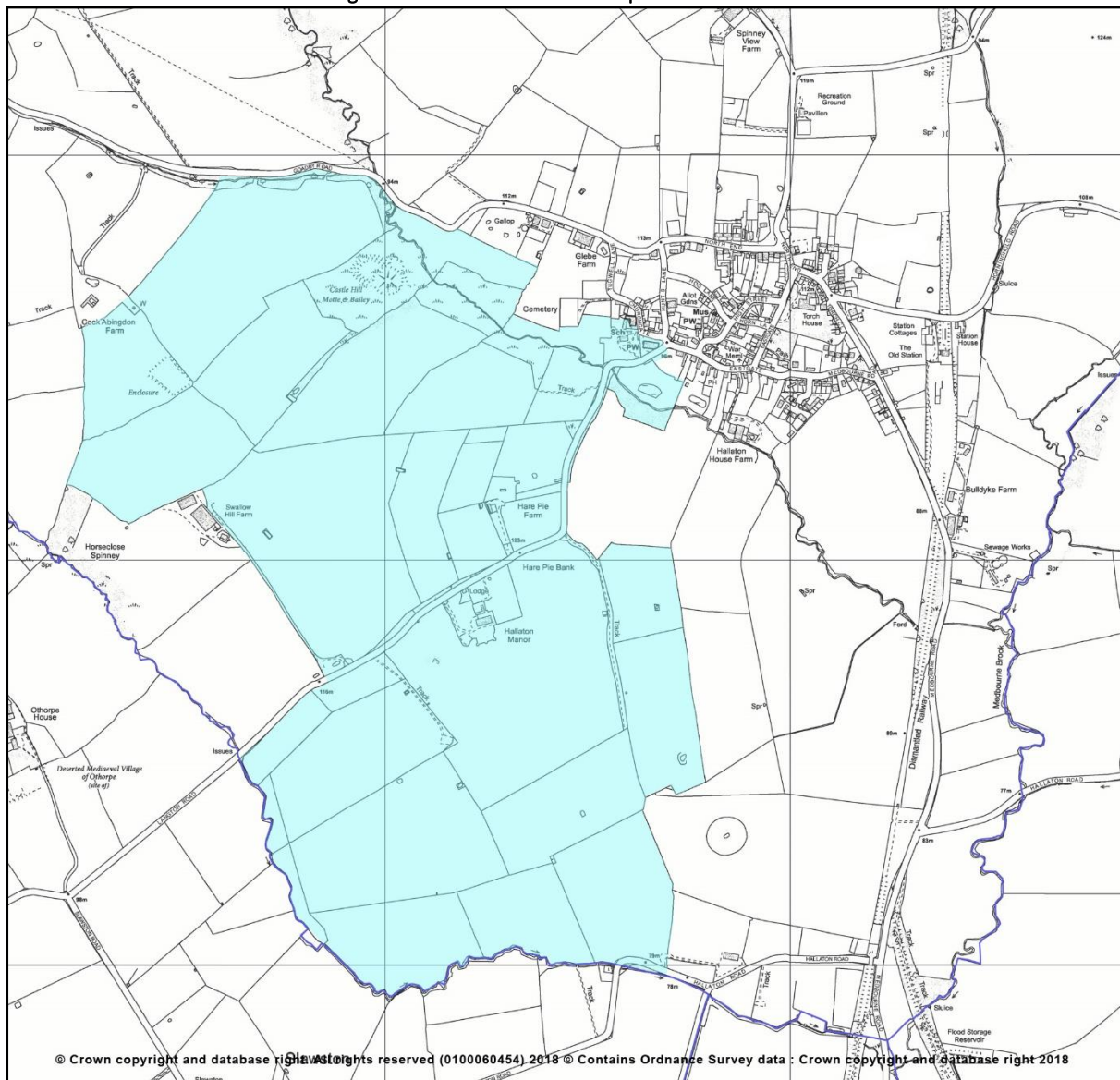
Figure 12 Trees of arboricultural, historical or ecological importance in Hallaton



POLICY ENV 5: NOTABLE TREES – 60 individual trees or coherent groups (see Appendix 11 for list and photographs) have been identified as having high arboricultural, historical, ecological and/or landscape value. They should be protected from felling, uprooting or wilful damage, including by development proposals, unless they are independently judged by a qualified arboriculturalist to present an unmanageable public safety risk.

Local Landscape Character Area

Figure 13: Hallaton Local Landscape Character Area



An area of very high landscape value lies immediately southwest of the village. The combination of high viewpoints, steep-sided wooded valley and meandering brook, old pasture, manor house parkland, medieval motte and bailey, and Grade I Listed church provides one of the best village settings in Leicestershire. It is also a nationally important historic landscape, with a group of earthworks, findspots, archaeological sites (including prehistoric, Romano-British – the ritual site associated with the ‘Hallaton treasure’ and a later farmstead, Saxon sites and a Norman castle mound, and extensive medieval ridge and furrow).

POLICY ENV 6: LOCAL LANDSCAPE CHARACTER AREA - Development proposals falling within or affecting the local landscape character area identified in Figure 13 are required to respect and, where possible, enhance the area's character and local distinctiveness and its natural and historical significance. Proposals that have a harmful effect on the area's local landscape character will not be supported.

Biodiversity, hedges and habitat connectivity

It could be said that Hallaton parish is a 'typical' area of English Midlands countryside because it has no nationally important wildlife hotspots, and thus that it has little or no biodiversity significance to be taken into account in the Planning system. This would be a misunderstanding of the concept of biodiversity. England's biodiversity is entirely and only the sum of the wildlife in all of its individual parishes: Hallaton is as important in this regard as every other parish, and residents want it to play its essential part in protecting what remains of England's threatened and diminishing biodiversity.

This policy is therefore about parish-level compliance with the relevant HDC policies, the Wildlife & Countryside Act 1981 (as amended), the Hedgerows Regulations 1997 (as amended), and the European Habitats and Species Directives – and about how Hallaton can 'do its bit' to maintain biodiversity by taking it into account, at a parish level of detail, in the Planning system.

Connectivity is an essential component of biodiversity. Isolated populations of animals and plants are at risk of destruction or of simply 'dying out'. Wildlife Corridors aim to re-connect populations and habitats within parishes and more widely. Two wildlife corridors, based on the drainage system of the Hallaton and Medbourne Brooks and the track of the disused railway, (Figure 14) have been identified during the preparation of this Plan.

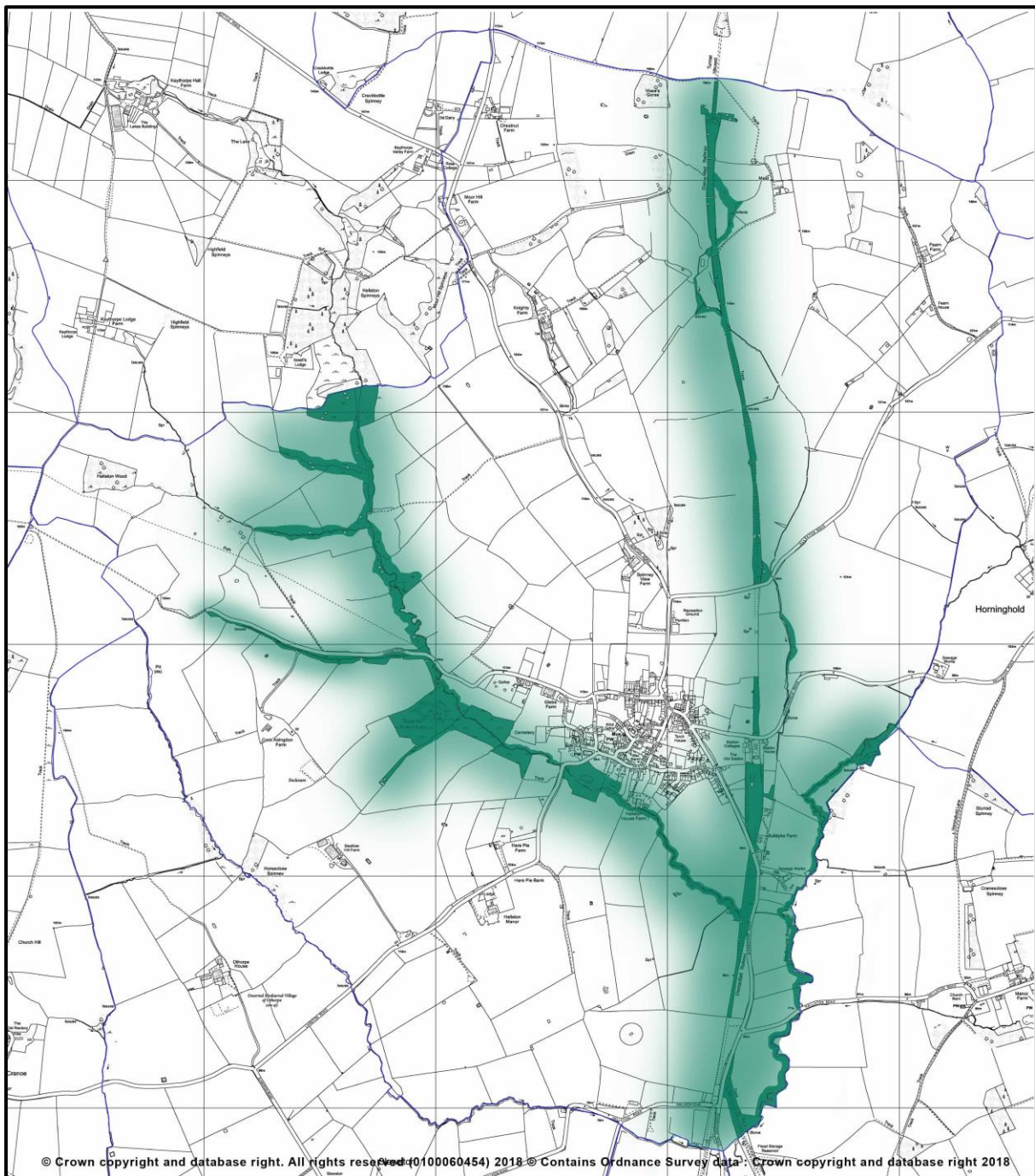
POLICY ENV 7: BIODIVERSITY, HEDGES AND HABITAT CONNECTIVITY- Development proposals must protect and enhance wildlife-rich habitats and ecological networks and take every opportunity to provide a net gain in biodiversity including through the creation of new habitats.

Development proposals should avoid the total loss or harm to hedgerows of historical and ecological importance or amenity value. Where removal or harm is absolutely necessary, replacement hedgerows or other suitable replacement habitats will be provided.

Development proposals should not damage or adversely affect the habitat connectivity provided by the wildlife corridors identified on Figure 14

Figure 14: Wildlife corridors

Core habitats = dark green; wildlife corridor (area necessary for effective species/habitats connectivity) = light green



Important Views

Consultation during the Neighbourhood Plan's preparation identified a widely-held wish to protect Hallaton's distinctive and valued rural setting and its relationship with the surrounding landscape, including its position in a steep-sided valley surrounded by hills, and with its important historic environment sites.

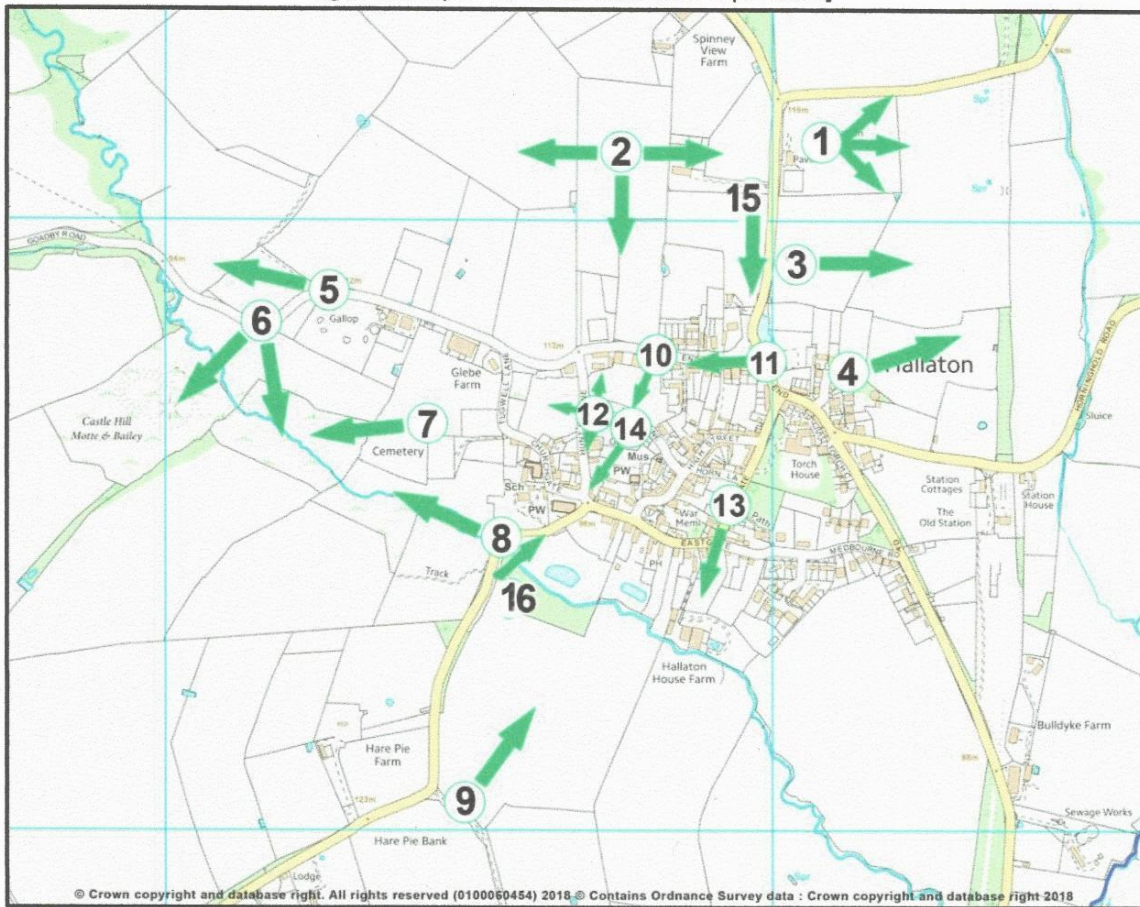
One of the main ways in which residents expressed this wish was by describing a number of highly-valued views within the village and from surrounding landmarks and high points. These

consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance, also confirmed the sight-lines of the suggested views and mapped them (below, figure 15).

POLICY ENV 8: PROTECTION OF IMPORTANT VIEWS – The following views 1 – 16 as shown on Figure 15 are important to the setting and character of the village. Development proposals must ensure that key features of the view can continue to be enjoyed including distant buildings, areas of landscape and the juxtaposition of village edges and open agricultural countryside. Development proposals should include a proportionate explanation of how the impact of the development has taken into account the relevant view

1. From recreation ground (inventory reference 116): panorama looking northeast to southeast over deep valley of the Horningwell brook toward the hills to the east
2. From mill mound (106): extensive sweeping views south over village, east and west to distant hills
- 3 Across Goodmans field (122) into the narrow valley of Horningwell brook
- 4 From the edge of the built-up area across (123) to the hills to the east
5. From the corner on Goadby Lane west down the hillside into the valley of Hallaton Brook
6. From the hilltop down the sweeping curve of Goadby Lane to Hallaton Castle motte and bailey earthworks (ancient monument)
7. From the corner of the cemetery (138) to Hallaton Castle motte and bailey earthworks (ancient monument)
8. From the bridge over Hallaton Brook at the bottom of Hare Pie Bank, west along the brook and drift valley.
9. From the top of Hare Pie Bank (160) over and into the village. This is the key view for describing the village in its setting.
10. From North End, south over (130) open space to Hog Lane and allotments
11. From the small 'village green' opposite the Fox PH, west along North End
12. At corner of Hog Lane and Hunt's Lane, across (133) to open countryside and up and down the hollow-way (Hunt's Lane)
13. South down Eastgate to the road junction and through the gap between houses into open countryside.
14. View South from Hog Lane toward the Church.
15. The iconic view of Hacluits Pond, North End and the Fox Inn when entering Hallaton from the north via East Norton Road.
16. the iconic view of the Old Rectory and St Michael's and All Angels Church when entering from the south via Church Hill.

Figure 15: Important views. See text for explanation]



Building for biodiversity

Residents in the Plan Area want their communities to play their part in the sustainable development of the District. As noted in the NPPF local planning authorities should, through their policies, contribute as fully as possible to the aims of *Biodiversity 2020* DEFRA, 2011. New development in Hallaton should be designed to incorporate the current (at time of Application) best practice standards and methods for biodiversity protection and enhancement. Consideration of all development proposals affecting Hallaton should refer to the guidelines in *Homes of Wildlife and People – how to build housing in a nature-friendly way* Royal Society of Wildlife Trusts, 2018 (or updated equivalent publications).

Current best practice aimed at biodiversity protection in respect of design, materials, construction methods, water conservation and drainage, and landscaping should be followed.

POLICY ENV 9: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT – Every opportunity should be taken in new developments to protect and enhance biodiversity. This could include through integral bird nesting boxes, bat breeding and roosting sites, provision of hedgerows or other boundary treatments which encourage connectivity for animals, careful consideration of lighting and other measures aimed at incorporating biodiversity improvements in and around developments

Renewable energy generation infrastructure

Situated within High Leicestershire, Hallaton has some of the finest countryside in Leicestershire. Residents value it highly, and walkers and cyclists travel from Leicester and Market Harborough to enjoy it. It has been promoted in national newspapers as one of the most beautiful villages in England. It is also a well-preserved historic landscape, with a proliferation of earthworks, important excavation sites and some of the best preserved and most extensive ridge and furrow in England.

HDC Landscape Character Assessment (2007) locates Hallaton in the *High Leicestershire* Landscape Area, one of the district's most sensitive landscapes.

It is difficult to see how commercial scale wind turbines and ground based solar farms can avoid unacceptable impact on the historic character of the landscape and setting of Hallaton. This assessment is supported by the Harborough Local Plan which is to allocate medium- and large-scale turbines in three Landscape Areas not including High Leicestershire. It, and the related Policy ENV 11, (below) are also supported by the NPPF (2019) paragraphs 151 and 154, and by the Ministerial statement of 18th June 2015, which makes it clear that 'wind energy development ... must have the support of local communities'.

POLICY ENV 10: RENEWABLE ENERGY INFRASTRUCTURE - Large-scale energy generation development proposals will not be supported. Wind turbine development proposals must be for no more than one turbine and the facility must be off-grid.

Proposals for small-scale, local resident, business, amenity or community-initiated, solar and wind generation infrastructure of an appropriate scale for the size, character and level of other facilities, the built environment and services in the village, will be supported, subject to the following:

- a) they are supported by appropriate and relevant assessments and documentation in respect of, transport, heritage, archaeology, landscape visual impact, environmental impact, flood impact, ecological mitigation, arboriculture (impact and method) and tree reference and protection.
- b) they will not have an adverse impact on the area in relation to views or the character of the surrounding landscape, biodiversity or, in the case of ground mounted solar panels, result in the loss of good quality agricultural land.
- c) they would not, in the case of wind turbines result in an unacceptably adverse effect

- on protected species, including migration routes or sites of biodiversity value;
- d) they will not have an adverse effect on statutory or significant historic environment sites, non-designated heritage assets or ridge and furrow;
- e) they include measures for the removal of structures and the restoration of sites, should sites become non-operational; and
- f) they identify the potential positive effects the proposed renewables development would have on the local environment and community.

Proposals must also demonstrate that they will not have an unacceptable adverse impact on the health, wellbeing or amenities of residents and visitors with respect to noise, visual impact, reflections, glare, shadow flicker, water pollution, smell, air quality, gaseous or particulate emissions.

Proposals should include details of associated developments including access roads and ancillary buildings.

Transmission lines should be located below ground wherever possible to reduce the impact on views and the character of the open countryside.

9. COMMUNITY FACILITIES AND AMENITIES

Existing Community facilities

The community facilities and amenities that exist in Hallaton make a significant contribution to the vitality and sense of community of the Parish. They have a positive impact on sustainability, enhancing the quality of life for residents and providing the potential for social interaction.

To promote the on-going prosperity of the Parish, it is essential that existing community facilities and amenities are retained and continue to provide local services that will sustain the vitality of the community.

The importance of the existing facilities and amenities was highlighted in the consultation questionnaire and events, which have taken place across the Parish through the preparation of this Neighbourhood Plan.

13 comments generated on community facilities at the Neighbourhood Plan Open Event on 14 October 2017 generally reflected that parishioners wish to see protection of the well-used community facilities they already have, such as the school, pubs, café, museum and church. Alongside this, some respondents highlighted the need to account for additional pressure on school numbers and perimeter parking congestion as well as GP capacity, as the population grows. One person called for an “open all hours” shop.

In October and November 2017, a village Questionnaire was distributed. It was well supported with 98 respondents, that represents 40% of households and 21% of adults in the Parish. 87% said that they value the local amenities such as the pubs, Church and school, and 82% the village identity/ feeling of community. A high percentage reported that they use the facilities, including 84% (53 respondents) the 2 pubs, 79% (50) the Stenning Hall, 58% (37) the Recreation Ground, 57% (36) the Bewicke tea rooms, 55% (35) the village groups, 49% (31) the Church, 28% (18) the allotments, and 11% (7) the school. There were also high ratings for how important parishioners saw these facilities, with 7 highest ratings being for the pubs, footpaths and bridleways, Recreation Ground, Stenning (village) Hall, Primary School, Village Groups and allotments.

The Questionnaire demonstrated that the primary school is highly valued; it is an important part of the community, one respondent wrote: “Hallaton Primary is an excellent school, great facilities and brilliant teachers.” Concern was again expressed about the pressure on school places caused by new development.

Many of the community facilities in Hallaton are owned and managed by the Hallaton and Isabella Stenning Trust (HIST), these include:

The Stenning Hall - HIST provides the Stenning (village) Hall for the use of the village. Built in 1925, it provides excellent facilities including a main hall, well equipped kitchen, a suitable room for a doctor’s surgery, conference room and snooker room. The costs charged for use of the Hall are kept to a minimum to cover running costs, including heating, lighting and cleaning. A list of charges is available and can be booked for group and private activities and functions. People who live in the village pay a reduced rate to hire the Stenning Hall.

The Hall is well used by a range of groups and individuals, including The Parish Council, WI, Evergreen, Hallaton Youth Theatre, Hallaton School and the local doctor's practice runs a surgery once a week, which is a valuable service for the village. Yoga classes are held and there are facilities for badminton, table tennis and snooker. The Trustees have put on a number of events including pantomimes, films, Festive supper, plays and other performances.

The Stenning Hall is managed by a Management Committee, which is made up of 3 Trustees and up to 7 people from the village.

Comments made at the Neighbourhood Plan Consultation event in October 2017 supported the need for a range of community events and activities, including fitness, yoga, craft and hobby groups, and the need to encourage youth groups. One respondent queried the cost of the hire of the Stenning Hall. Parking in the centre of the village is of concern; one attendee at the Open event raised the issue of Parking outside the Hall. Possible contributions highlighted included support for the village (Stenning) hall and more facilities for children. A number of people commented on the need to retain the weekly surgery.

The Recreation ground is located on the edge of the village. It provides excellent facilities for children, young people and adults. Facilities include a children's play area, tennis courts, cricket strip and nets, goal posts for rugby and football, basketball hoop and plenty of space. The pavilion is well equipped and can be booked for private parties and functions at reasonable rates. Like the Stenning Hall, local residents pay a reduced rate for hire. Regular activities include tennis and cricket, and events such as the annual bonfire Night and Hallaton Fair. The "Rec" is managed by the Recreation Ground Management Committee made up of 3 Trustees and 7 other local people.

The allotments are located in the centre of the village and provide a special green open space. The allotments are well used and there is often a waiting list for plots. Since buying the allotments, The Trustees have done a lot of work to improve them, including creating more plots from reclaiming overgrown areas, planting new hedges and providing a source of water. The area is maintained by the Trust. HIST own and look after a number of other facilities in the village, including the adjoining Children's Play Park, the Parish Store and a piece of land on North End. Trustees also consider requests for help from individuals for grants and other support for educational or welfare reasons.

HIST own and manage 16 almshouses, with planning permission to build another one on a piece of land in Hunts Lane owned by them. The almshouses are located on Hog Lane (6), High Street (4) and North End (6). Priority is given to housing people who have strong links to the village, including attending the village school. It often enables young people to remain in the village when they otherwise could not afford to do so. There are no age restrictions for residents who pay an affordable maintenance charge.

The George Fenwicke Charity also has 2 almshouses, which are located on Churchgate. The Charity's objects state that they provide "almshouses for poor persons who are members of the Church of England and who are resident in the Parish of Hallaton; provided that preference shall be given to widows or spinsters over 50 years of age who are otherwise qualified".

Feedback received from the Neighbourhood Plan Consultation event held in October 2017, stressed the need for new housing to be affordable, accessible and fitting with the environment. The almshouses are an important element in this housing mix.

Hallaton Parish St Michael & All Angels Church

Hallaton Church is an early Norman foundation almost certainly built on the site of a previous Anglo-Saxon wooden building. In the 13th Century the nave was extended, and the height of the tower increased with the spire added. In the 14th Century the aisles were widened, and the nave height increased with the porches added in the 15th Century. A major restoration took place in 1897-1899 with a more recent one commencing in 1995 when improvements to facilities were also made.

The last burial took place in the churchyard in about 1867 though it was only officially declared closed in 2014. Burials now take place in the Cemetery, which is administered by the Parish Council. Extra capacity has recently been created which will last for a good many years.

There are three services a month including a 'Tea Time' service which is well attended by younger families. There is close association with Hallaton Church of England Primary School. In April 2018, a Transition Priest was appointed to assist in the creation of a wider and closer association with neighbouring parishes.

The Church and Parochial Parish Council play an active role in the local community. They hold a range of events throughout the year and, working together with other groups, provide support and activities to a wide cross section of villagers.

Museum

Hallaton Museum has been in existence since 1978, originally located in the tiny premises in Hog Lane, providing new exhibitions every year, before moving to the larger Tin-Tab in 2012. In 2016, the spectacular WW1 exhibition attracted over 2,100 visitors and won the National Award for Best Museum on a Limited Budget Category.

Hallaton's museum has grown from a gem of an idea to a jewel in the crown of this historic village. An important living memory of the village and its inhabitants. The museum is open at weekends and bank holidays between April and October. Comments made at the Open Event and in responses to the village Questionnaire, highlighted the value of the museum and the desire to retain it.

Pubs

There are 2 pubs remaining in the Parish: The Fox located on North End near Hacluit's Pond, and the Bewicke Arms on Eastgate. Hallaton had been an important market centre in the 13th Century when it was known to have at least 7 inns. Both pubs are well supported by locals and visitors to the village, providing good quality food as well as a range of drink. The Bewicke Arms is privately owned and not tied. They play a particularly strong role during the annual Bottle Kicking. The Hare Pie Scramble and Bottle Kicking is an ancient tradition unique to the village,

held every Easter Monday, dating back 400 years which is a mass “ballgame” played with small wooden casks called “bottles” fought strongly against the neighbouring Parish of Medbourne.

Village Pond

Hacluit’s Pond is named after John Hacluit, circa 1350, who was Lord of the Hacluit’s Manor of Hallaton. 700 years ago, the pond was used for watering the stock and washing carts and, later, to provide water for the famous Hallaton Horse Fairs.

Various comments were made in the village Consultation event about preserving and enhancing the historical aspects of the village, as well as the rural views and environment. The pond figured highly in these comments, for instance “Preserve the pond. It has a very long history”, “The pond should be a big feature of the village”, “Pond is a key feature of the village which needs protection”.

Being fed by a local spring the pond maintained a good balance of fresh water and relatively constant level but recently the spring has dried up and now only flows during wet weather. The Parish Council had been looking at the possibility of a Bore Hole on the northern edge of the pond to give a constant feed, but this small area of land is common land and would be expensive in legal fees to purchase. They have, therefore, decided to replenish it from the mains supply as required.

A Mobile Library now only visits the village once a month, a Mobile Post Office van comes to the village for an hour twice a week since the local Post Office closed, and a mobile Fish & Chip van calls in the village on a Saturday evening.

Village Magazine “HarePie” is a monthly A5 sized, coloured publication produced by the Parish Council. It is an important source of information from the Parish Council, Church, HIST and the many other organisations and groups in the Parish. It is paid for by the Parish Council, with some local advertising.

POLICY CFA1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of existing community facilities will not be supported unless it can be demonstrated that:

- a) There is no longer any need or demand for the existing community facility; or
- b) The existing community facility is, demonstrably, no longer economically viable or able to be supported by the community – such viability and support includes fundraising and volunteering by parishioners and others; or
- c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

Community Action 2: Maintenance of existing community assets -The Parish Council will work to maintain and develop key community assets in the village:

- a) The pubs are key village assets that absolutely need to be supported and kept open. The Parish Council will consider whether to register the pubs as assets of community value.
- b) Maintain Hacluit's Pond for its historical value as a medieval carting pond, and because of its key, picturesque and valued position on entering the village from the north
- c) The Parish Council to liaise with local landowners to ensure all rights of way are maintained and, where possible, enhanced
- d) The Parish Council to continue to fund and publish HarePie, with support from local advertising, to ensure the newsletter's survival and development as a critical means of communication in the village.

New or improved Community facilities

The Parish is always keen to improve and develop its community assets for the individual and collective benefit of residents, present and future. There are some highly valued facilities but there are significant gaps, and with increased housing, pressure will be put on existing ones.

Community consultation highlighted a number of current preferences for additional facilities; these include:

- A village shop and Post Office, although the Parish may not be of sufficient size to support it.
- Support for local businesses and home working: meeting/ conference room, lock up/ storage facilities, workshops, light industrial premises, storage facilities. A multi-purpose community hub encompassing a few workshops/office spaces, could greatly assist small businesses. This could also include other village facilities e.g. a community library.
- If we are to encourage more opportunities for work within the village, strong internet and mobile facilities are paramount.
- Replacement school – the village Primary School is greatly valued and highly rated, but the site is small; there is no room for further expansion. As the number of houses are increased to meet the requirements of the Plan, there will be even more pressure on the school. A new school, with sports hall and community facilities attached, would add real value to the community.
- More Almshouses. We are fortunate to have 18 Almshouses in the village to help meet the needs of those who cannot afford the high prices to buy or rent a house. The number of applications for them outstrip provision, and there are no accessible Almshouses for older, less mobile or disabled people.

- The majority of existing community facilities are provided by the village charity, HIST. They have no external funding. Current needs, which would be costly to provide, include disabled access and lavatory at the Recreation Ground.

POLICY CFA2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:

- a) Meets the design criteria stated in Policy HBE 1; and
- b) Will not result in unacceptable traffic movements or other disturbance to residential properties; and
- c) Will not generate a need for parking that cannot be adequately catered for; and
- d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; and
- e) Takes into full account the needs of people with disabilities.

Hallaton Church of England (Controlled) Primary School

The school is a major asset to the village. It has high standards and plays an active role in both the community and church life. The school was built in 1864 and is popular with local families and others in the area. It is a Church school run by Leicestershire County Council and achieved “Good” at its last Ofsted inspection in 2017. It takes children in the year of their fifth birthday to 11 years of age and is a feeder for Uppingham Community College. Funding is a major concern and is driven by the number of children in the school.

The school has a maximum capacity of 126 children and currently has 121 on roll with one class for each year group. The neighbouring Rectory is rented from the Diocese of Leicester and provides additional classrooms. Part of a field at the top of Churchgate is rented from the Diocese for outdoor activities. During winter, The Stenning Hall is rented for PE involving a 5 - 10 minute walk through the village for the children. An After School Club runs to 5.15pm every day and other after school sports clubs are operated by an outside provider. The school does not have facilities to offer to the wider community. The main school building is Victorian and although maintained by Leicestershire County Council, a new modern school would benefit the whole community.

The villages of Hallaton, Horninghold, Stockerston, Blaston, Moor Hill and Allexton make up its catchment area with children coming from many other villages in the area. The number of younger children living within the catchment area is diminishing as the cost of housing in the village is high and the number of births decreasing.

The medium to long-term future of the school would be secured by more affordable housing in the village which would attract young families.

The school is on a narrow residential road with no designated parking for staff or parents. Parents are asked to park at the bottom of Churchgate and congestion at the beginning and end of the school day can cause problems if large lorries or agricultural vehicles are travelling through the village at those times.

The school location and premises are no longer fit for purpose. The site is very small, with no further room for extension. The facilities are limited. Additional family housing in the village would put considerable pressure on numbers and its capacity to absorb them. There is a strong case for relocating the school as part of any village development.

POLICY CFA3: NEW SCHOOL - Proposals for the re-siting of the primary school in the Parish will be supported where it can be demonstrated that:

- a) It would be safely accessible by pedestrians and cyclists and there is adequate provision for waiting cars and school buses to park;
- b) It has appropriate vehicular access and does not have a significant adverse impact upon traffic circulation;
- c) It would not result in a significant loss of open space and amenity to local residents or other adjacent uses.
- d) Meets the design criteria stated in Policy HBE1.

10. TRAFFIC MANAGEMENT

Transport, access and parking were major concerns expressed during the Neighbourhood Plan Open Event on 14 October 2017. It was described as “very poor”.

Parking is a major problem in the village with a high number of older terraced housing and multi car ownership. Access for emergency vehicles would be very difficult in some area e.g. the High Street. Comments made in the Vision exercise at the public consultation included “Ensure new houses have suitable parking for their cars”, “Decent Parking also needed”, “Increased ‘safe’ parking”, “No development in built up areas due to desperate lack of parking facilities”. Comments on access included: “Lack of suitable parking already makes access up the High Street difficult. Planning needs to take traffic into consideration”. “Parking outside Stenning (Hall)!”

Speeding was also identified as a concern: “Speeding is an issue. Traffic calming”, “Speed of vehicles approaching Rec and Medbourne Road needs addressing”. “Speeding and cars parked on roads – cause negative distraction and hazards for youngsters”. There were various suggestions made for how developers could contribute to improving these issues including a “New school in larger grounds with better parking and access” and “Traffic calming measures and off-street parking”.

In the event of development, 5 out of the 11 respondents at the event highlighted the need to provide more traffic calming, traffic management and adequate, safe parking areas in an already congested village. A number of specific areas in the village were named: High Street, Hog Lane, outside the Stenning (village) Hall and Medbourne Road. 2 others called for improved public bus transport.

Again, these issues figured highly in the responses to the village Questionnaire. 71% said that changes were needed to relation to the speed of vehicles, whilst 51% felt that more control was needed on weight restrictions of vehicles. Road maintenance, car parking provision, bus service provision and footpath provision were also seen as necessary by the majority of respondents, whilst car parking blocking roads for emergency services and farm vehicles were considered the most important issue in this area.

Of the areas causing most concern in the village, dog fouling came first, with inconsiderate parking second. Dog fouling is a major issue in the village at the moment at the Recreation Ground and within the village itself. This is being addressed by the Parish Council and HIST.

Further comments on traffic issues included: “Heavy lorries/ vans chewing up grass verges especially up Medbourne Road to (the) Fox”, “There should be a weight limit for all vehicles through the village”, “HGVs coming down Eastgate are a concern as are motorbikes”.

Hallaton is a rural parish, not served by major roads. The local roads are however busy through routes from the A47 at East Norton to the B664 at Medbourne for Market Harborough and the A6 at Kibworth. They also handle the increasingly large farm machinery such as combine harvesters, heavy earth cultivating equipment and grain transport trucks during harvest. The parish has several single track lanes which can be a point of congestion at peak periods. Speeding is a problem, particularly on the roads entering/exiting the village (East Norton Rd

/North End and Medbourne Road). HGVs negotiate the village with care but are an integral part of the agricultural environment.

Local bus services were removed in 2015 and replaced by a pre-bookable taxi service via “Demand Response Transport” on Tuesdays and Fridays only, to Market Harborough. School bus services take children to Market Harborough and Uppingham, picking up and dropping off at North End. The temporary congestion could be lessened by having an off road pick up /drop off for buses and parents’ cars.

The Parish and surrounding rural areas are very popular with leisure cyclists, particularly at weekends and summer evenings. Britain’s Heritage Cycling Route passes through the village.

Parking

Parking is largely on road, partly due to the significant number of terraced houses in the centre of the village. There is a real need for parking provision. There is a major concern about parking on the High Street, where access for emergency vehicles is difficult. Visitors to the village often stop on the bend at North End to enjoy Hacluit’s Pond. The provision of parking spaces nearby would increase safety as well as restricting damage to the grassed areas. Similar parking at the main village green (the Buttercross) would be difficult.

POLICY TR1: TRAFFIC MANAGEMENT - With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all housing and commercial development must:

- a) Be designed to minimise additional traffic generation and movement through the village;
- b) Incorporate sufficient off-road parking;
- c) Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided;
- d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions;
- e) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services.

Community Action 3: Traffic Management - The Parish Council will develop a coherent action plan to address traffic and parking issues that have been identified through the Neighbourhood Plan including:

- a) Undertake an ongoing awareness exercise to make explicit the negative impact on residents of inconsiderate parking.
- b) Work to achieve improvement of car parking provision for the Parish for residents and visitors.
- c) Develop appropriate traffic management/calming/ parking measures for the Parish.
- d) Work with the school to resolve parking issues at drop off and pick up times.



Electric Vehicles

The UK government has recently announced its intention to ban sales of new petrol and diesel cars from 2040 to combat rising levels of air pollution and address climate change concerns. The implication is that the number of 'pure' (i.e. not hybrid) electric vehicles (EVs) on the road will certainly increase rapidly (there is some evidence this is already starting). If EVs are to have a similar range to today's petrol/diesel cars, they will need to have large capacity batteries installed.

This raises the crucial question of battery recharging. Residential charging is probably the current norm but using a typical generator size of 3.7kW (as currently installed as standard on board EVs and similar electrical usage as a domestic kettle), this would take 19 hours to re-charge the battery (assuming a typical run-down state of 25% of maximum). The lower capacity (and lower range <100miles) Nissan Leaf would take about 6 hours.

The availability of larger capacity on-board generators (7kW) is emerging, which would halve these times, but this is then the maximum that would be possible using current standard domestic electricity supply (single phase 240volt). However, residential charging is only allowed where off-road parking is available and there is a higher than average number of terraced housing in Hallaton. This issue is already influencing planning and building regulations, for example in London any new development that includes more than 5 parking spaces must include electric charging points in greater than 5% of these. It would seem wise to include such

requirements for new developments in locations such as Hallaton if rural communities are not to be left behind.

Similarly, commercial/communal rapid charging facilities are growing across the country (making use of 3-phase supply not possible at the domestic level and reducing the 7KW re-charge time by a factor of 3). These could be utilised in Hallaton for example by installation in a permanent parking area as described above, providing re-charging for residents with no off-road parking, and allowing fast re-charge for all residents.

POLICY TR2: ELECTRIC VEHICLES - All new dwellings will be built to ensure that the installation of a home electric vehicle charging point can be facilitated.

The provision of communal vehicular charging points within the Parish will be encouraged where there is universal access and their presence does not impact negatively on existing available parking in the Parish.

Community Action 4: Energy Infrastructure -The Parish Council will liaise with Western Power to help ensure that the future energy infrastructure is capable of meeting the increased demand for electricity within the Parish.

Footpaths, Bridleways and Cycleways

There are many and various public footpaths leading from the village into the countryside; most are radial, although there are suitable links for circular walking. They are well used by villagers and visitors to the Parish, being a significant tourist attraction, and are generally in good condition. They are an important part of the village commerce and leisure.

Public bridleways are used widely for riding; there is an unusually high number - around 200 - horses in the village. They play a critical role for the two local liveries and the stud. In support of this there is a case for turning more of the footpaths into bridleways.

The Parish and surrounding rural areas are very popular with leisure cyclists particularly at weekends and summer evenings. A national motorcycle route passes through the village.

POLICY TR3: FOOTPATHS, BRIDLEWAYS and CYCLEWAYS - The retention, upgrading and, where appropriate, extension of the footpath, cycleway and bridleway networks in the Parish will be supported in order to:

- a) Service new developments and connect them to the existing pedestrian and cycle network;
- b) Encourage walking and cycling over car use for making journeys within the Parish; and
- c) Provide an improved and more extensive footpath, cycleway and bridleway network to support exercise and leisure activities for Hallaton Parish residents and visitors.

11 BUSINESSES AND EMPLOYMENT

Just 11% of those responding to the village Questionnaire said they operate a business from Hallaton. However, this number may well be higher. 14% (6) said that a local business provides them with employment. More significantly 30% (19) said they work from home. When asked about what services would assist them 41% said post office services, 40% a meeting place e.g. café, 12% a communal workshop area, 12.5% photocopying and 16% storage or lock up.

At the village Open event 7 suggestions were made on the theme of assisting village businesses, including: a small business hub with conference room, village workshop, light industrial office buildings and internet-based support.

To supplement this data, the Neighbourhood Plan theme group interviewed 8 local business owners (in addition to the farmers), they were either a single person business (1) or employed between 2 to 25 people (7); a varying proportion of the employees live in the Parish (0-100%). The key issues arising from this were (where applicable): they felt an integral part of the community; contributed to the village through their services and fundraising for community facilities/ charities; they are keen to employ local people and do so where possible; they try to use local produce/ products; give priority for services e.g. residential care at the Manor to local people; and they thought increased housing in the Parish would variably affect their business e.g. the pubs and café would benefit through increased trade. The study was unlikely to be affected.

The main concerns the businesses mentioned were the lack of an adequate bus service for employees and passing trade (4), parking near the school (2) and other parts of the village (4), speeding traffic (2), and the conditions of road surfaces (1). The needs they expressed were: storage facilities, a village shop, and local investment in sporting/leisure facilities. The main suggestions for Parish Council support related to promotion of local businesses, sport and horse safety.

There was a general view that their businesses would grow over the coming years, although they would be unlikely to need additional or extension of buildings. The managers of public houses and café envisaged that housing development would have a positive effect on their businesses and employment opportunities.

Support for existing businesses and employment

For any community to flourish good employment opportunities are essential. As shown, there are already several local employers and businesses within Hallaton Parish. Hallaton is a rural community and close to several significant employment centres, such as Market Harborough, Corby, Leicester and Loughborough. Existing local businesses and employment include two pubs, a café, Bed & Breakfasts, several stables, farms and the Primary School.

Most existing businesses in the Parish do not employ more than one or two people from within the Parish. A small number of businesses employ larger numbers of workers, mostly drawn from outside the Parish such as the Primary School.

There is also a small range of local residences that have businesses in the village or work from home. These include Chartered Surveyor, Rights of way Consultant, Private Tuition, Psychologist and Educational Services. In addition the village hall is used by local people for paid activities such as Yoga, dance, exercise classes and cricket.

It is important that our Neighbourhood Plan protects and strengthens the economic base within the Parish, existing employment should be proactively encouraged and supported to develop where appropriate reflecting the growth of Hallaton and its residents.

Over 54% of respondents to the Hallaton 2017 consultation felt that local employment was important and welcomed more business to the Parish. Respondents did feel, however, that such new business should be in keeping with the rural and predominantly residential nature of the Parish. Ideas from respondents included:

- a small business hub with conference room to assist small businesses.
- Small units to offer creative and rural industries spaces to encourage local crafts people.
- Village workshop which would allow villagers and self-employed to rent short term space.
- Storage facilities.
- Internet support for local businesses to flourish.
- Possible artisanal focus and artist and historic trail.

Hallaton is a community that is growing. Already the number of dwellings in the Parish grew by over 20% between 2001 and 2011 censuses. There is also a positive view from those who responded to the recent Neighbourhood Plan survey that there should be 30 or fewer homes built over the next 15 years. This growth will impact on existing businesses in the village and it is important that our plan reflects this.

Most workers resident in Hallaton Parish work away from the Parish. This impacts particularly on young people for whom the high property values and lack of starter homes, combined with the limited number of local employment opportunities, make Hallaton Parish an unattractive and difficult potential option for residence. Respondents showed a desire to reverse this situation and attract a younger demographic into the Parish which would support the local school and also ensure a wider age range of residents is encouraged.

POLICY BE1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT OPPORTUNITIES - There will be a presumption against the loss of commercial premises or land that provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:

- a) The commercial premises or land in question has not been in active use for at least 12 months; and
- b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.

Support for new businesses and employment

New employment initiatives can help to boost and diversify the local economy, thus providing more local employment opportunities.

However, parishioners have been clear that any new employment initiatives should be small scale and sensitive to the character of the Parish. Employment proposals should only be approved if they avoid harmful impacts on other matters agreed to be locally important such as increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment. In the Hallaton 2017 Consultation, concern was expressed that inappropriate commercial development within the Parish's tranquil, rural setting could threaten the desirability of developing more appropriate business and employment opportunities.

The Consultation also identified the desire for a village shop. It is acknowledged, however, that such shops are rarely viable as standalone businesses, especially as supermarket outlets, with their economies of scale, are situated in nearby Market Harborough. Consequently, support through fellow parishioners taking carless parishioners on shopping trips or encouraging the use of internet shopping is perhaps a more feasible option.

POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT - In supporting additional employment opportunities, new development will be required to:

- a) fall within the limits of development for Hallaton, unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are exceptional circumstances; or
- b) be located on previously developed land or sites containing existing agricultural or other land-based rural businesses or provide a clear justification as to why the proposed site is more appropriate; or
- c) be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside; and
- d) not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property; and
- e) not generate unacceptable levels of traffic movement and on road parking and provide satisfactory off street parking; and
- f) contribute to the character, the design of the local built environment and the vitality of the local area.

Home working

As mentioned in other sections there is an increasing National trend to home working and therefore, as Hallaton develops and grows, it too will need to support residents who are working from home. This will include good Broadband Infrastructure and also opportunities within the village to allow businesses to develop and grow. The provision of business hubs, meeting spaces and workshops all would create opportunities for residents.

Hallaton does have a number of businesses and public sector employers including the Primary School. From those who responded to the survey it is clear that home working takes place in the village and also that local employment is an important issue. Over 54% of respondents felt that local employment was moderately or very important to the village. It is likely that in the future the village will embrace opportunities for local employment.

There is a strong desire for Hallaton to offer local employment to a wide range of people as this adds to the diversity of the village and will bring opportunities for those already working locally, including those home workers. Evidence from the survey in October 2017 indicates that 30% of respondents work from home, however it is very likely this is higher with national trends supporting home working and also the majority of respondents were from the retired sector of the village population. The 2011 Census showed that 39 people were working from home.

With this in mind it is clear that residents who wish to move to home working within their homes or within the village may need to make adaptations to their homes. Therefore, the construction of extensions, the conversion of outbuildings, and the development of new freestanding buildings in gardens from which businesses can operate will be supported. This is intended to maximise the opportunities for entrepreneurial activity and employment in Hallaton Parish. It will be important that any future housing and developments within the village should strongly consider accommodation that can promote home working and local employment.

To supplement other evidence, a sample survey about home working was taken in March 2018 of one street in the village, 45 houses. Of the 7 households who responded, 5 had at least 1 member – one had 3 – who regularly worked at home. In answer to the question of what facilities could support them, they identified: better mobile phone signal (2), faster broadband, post office services, meeting place e.g. café (2), workshop area, storage/lock up, photocopying and printing, meeting place for rent, office space, home workers' network and community shop run as a co-operative, and possible support for planning for home extension to support business in the future.

POLICY BE3: HOME WORKING - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made

- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and
- c) Any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

Farm diversification

The Harborough Local Plan refers to the open rolling landscape of the East of the District and the need to retain that, although is supportive of some development in the countryside for agriculture woodland management and uses to diversify the rural economy e.g. farm shops, tourism etc. Farmers currently can receive grants for planting trees and other countryside management initiatives. There is also a big move towards keeping cattle again rather than pure arable farming and using the manure to feed the land.

Hallaton has a number of farms, 2 liverys and a stud. A meeting with a group of local farmers on 21 March 2018 demonstrated the importance of supporting them in terms of recognising the challenges that they face, including being highly regulated: traceability, and annual testing of cattle, plus tests prior to market - as Hallaton falls on the edge of the TB testing zone - and sheep electronically tagged. Access through the village is an issue for farm vehicles and horses being trained by the stud. They are concerned that this could get more difficult due to increased traffic caused by development e.g. on North End. Other challenges include the tapering of government grants, and the need to diversify to remain viable.

Farming in Hallaton is traditionally livestock, cattle and sheep, rather than arable, with around 75% of the land dedicated to pasture. Some farmers do produce crops – mainly rape, barley and spring crops over the last 5 years due to black grass - but the majority have returned to cattle production. But, given the relatively small acreage of most of the local farms, they need to diversify to remain sustainable e.g. by contracting with other farmers; this will increase with the removal of subsidies.

Hallaton has 2 liverys. Riding is an increasing leisure pursuit in the Parish. This is expected to be a growth industry. Diversification in local farming is essential to supplement incomes and sustainability. Examples include farm shops, tourism, wind solar, storage and other businesses.

New business development in the Parish should therefore:

Promote a viable and sustainable farming and rural economy in Hallaton Parish; promote the diversification of rural businesses; encourage new businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract visitors to the Parish and maintain and enhance the local environment of rural and agricultural land

POLICY BE4: FARM DIVERSIFICATION - In order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings and well-designed new buildings will be supported where:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the local character of the surrounding area;
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

Tourism

Hallaton is a picturesque, beautiful rural parish with many attractions, including the well-defined footpaths, two lovely pubs and café, the Hallatonfest and those of historical interest: the Motte and Bailey, the Hallaton Hoard, the dig, museum, church, the annual Bottle Kicking on Easter Monday. They attract many walkers, horse riders, cyclists and other visitors. Some of the attractions provide leaflets e.g. local walks. There are several holiday lets and bed and breakfast accommodation available within the Parish.

The Parish is keen to extend a welcome to visitors whilst ensuring that their visit does not have a negative impact on parishioners - for example, in the context of traffic. There are already significant numbers of visitors so, rather than encouraging more, it is a matter of managing and enhancing their experience.

The offer to visitors should be enhanced over the lifetime of the Neighbourhood Plan through the introduction of pictorial signs giving historical information, further leaflets about what to see in the village and, particularly, the provision of parking.

POLICY BE5: TOURISM - Support will be given to facilities that enhance and manage tourism which:

- a) Are on a scale appropriate to the Parish;
- b) Do not have a detrimental effect on the distinctive rural character of the Parish; and
- c) Do not adversely affect the surrounding infrastructure, particularly local road networks, water supply and sewerage, and provide adequate parking facilities;

Community Action 5: Tourism - The Parish Council will work with the community in developing a coherent action plan to maximise the positive experience of tourism to both Parishioners and visitors to the Parish.

Communication infrastructure

Hallaton is supported by at least two broadband providers which allows households and businesses to have access to high speed connections. Results from the survey indicated that access to an effective broadband infrastructure is essential for residents of the village, the school, other community facilities, and also the wide range of businesses that operate from Hallaton, to be able to take advantage of the latest communication technology.

Residents and businesses stressed the need for significantly improved mobile signals in the Parish. They are sporadic and, in some areas of the village, mobile access is not available at all. More people are choosing to use mobile phones and tablets to make calls, often instead of having a landline, and to access the internet and social media. It is crucial that improvements to the current infrastructure be in place to support future housing, employment and services in the village, and to support current residents and businesses.

It is particularly important that, as the village of Hallaton grows and develops, an efficient and effective communications infrastructure is in place to maximise connectivity for businesses, services and residents. Such provision will reduce social isolation, ensure that not only residents, employers and services are well supported, but visitors to the village can also access good communications. All future developments in communication technology must be supported by the Neighbourhood Plan to ensure that all those in the Parish can take full advantage of these developments.

The Parish wishes to be at the forefront of any future enhancements to communications technology.

POLICY BE6: BROADBAND AND MOBILE INFRASTRUCTURE - Proposals to provide access to superfast broadband for all businesses and households in Hallaton Parish will be supported.

Improvements to the mobile telecommunication network that will serve all businesses and households within the Parish will be supported. Where new masts are installed, these should be shared where possible by more than one provider.

Any infrastructure improvements, possibly requiring above ground network installations, must be sympathetically located, designed to integrate into the landscape and not be in or near to open landscapes.

12 MONITORING AND REVIEW

The Neighbourhood Plan will last until 2031. During this time, it is likely that the circumstances which the Plan seeks to address will change.

Hallaton Parish Council will review the Plan on a regular basis, commencing in year 5 (2026) to make sure that it takes into account any changes in National Planning Policy and the Harborough Development Plan. If it is considered by the Parish Council that changes are necessary to the Neighbourhood Plan, it will commence a formal review in conjunction with the Local Planning Authority.

A further review will be undertaken in 2029, at which point consideration will be given, and if necessary, processes commenced, to develop a further Neighbourhood Plan for the benefit of the residents of Hallaton.