



Great Glen

Neighbourhood Plan

2011 - 2031



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## Introduction from the Chair of Great Glen Parish Council

Great Glen is an attractive and popular place in which to live.

Through consultation, residents have told us that they value the quality of the countryside while also recognising that the Parish must continue to grow to reflect the need for development across the District. The Parish Council wishes to control and manage this development and to make sure that growth occurs in a way that meets the priorities identified by people that live in Great Glen. We wish to ensure that the development that takes place is not disproportionate to the size of the Parish, and that the village infrastructure can cope with the increase in housing.

We embarked on the process of preparing a Neighbourhood Plan to give us control over these important matters and to help address other issues that have been raised through the process.

This is the submission version of the Neighbourhood Plan for Great Glen. This means that the Parish Council is satisfied that it has a robust draft Neighbourhood Plan and asks Harborough District Council to check the processes that have been followed and consult with relevant bodies that it has been developed in accordance with relevant legislation and regulations.

I would like to thank Officers from Harborough District Council 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.

**Bill Glasper, Chair**

**Great Glen Parish Council, July 2016**

## 1. Our Neighbourhood

Great Glen is one of Leicestershire's oldest known settlements. Its landscape is characterised by attractive, gently rolling hills and the broad upper valley of the River Sence, whose ancient British name (Glenna) is preserved in the village's name, and whose cultural significance over two millennia is reflected in the parish's rich historical environment.

Great Glen lies approximately nine miles from the town of Market Harborough and six miles south-east of the City of Leicester. The village lies in the valley of the River Sence and the surrounding countryside is mostly farmland with some woodland and parkland. The proximity of the Parish with the Leicester Urban Area (edge of Oadby and Wigston Parish) means that there are greater employment opportunities away from Great Glen which has an impact on the use of the car and increases pressures on the road network, particularly at peak commuter times.

The Parish covers an area of nearly nine hundred hectares. It is mainly open countryside. The surrounding countryside is mostly farmland with a small amount of woodland and parkland. The farmland is split almost evenly between arable land and permanent pasture.

Great Glen retains an increasingly rare characteristic, a patchwork of fields, hedges and woods, thanks to an unusual history in which much of the late medieval landscape survived the 18th century Enclosures. Although most farms are now largely arable, the local tradition of mixed farming, but with a predominance of sheep and cattle pasture, continued well into the 1980s. Great Glen therefore missed the main 20th century period of hedge removal, and still has relatively small, hedge-bounded fields. Compared with other parishes in the District it is well-wooded, with spinneys and productive woods, while several medieval field boundaries survive in addition to the mainly 18th century hedgerows.

House prices are high across the Parish and there are significant development pressures which are placing a strain on the community facilities and threatening the character of the village which residents value greatly.

The Parish has an older age profile than the District as a whole and a significantly greater number of detached dwellings than the whole of Harborough taken together.

Some key characteristics of the Parish are as follows:

- The Parish (population 3,662) is growing fast – up 12% or 442 (from 2001).
- Levels of deprivation and ill health are generally below the district, regional and national average. It is a relatively popular area to live with a sense of pride and community belonging.
- Levels of economic activity in the Parish are high. There are some employment opportunities in the Parish; however residents generally travel, many by car, outside the Parish for work. A relatively high proportion of residents work from home (7.8%, compared to the national average of 5.4%).
- The Parish is a popular area in which to live and demand for new homes is strong. The housing stock is generally good. The main tenure is owner occupation (82%, vs 63% nationally), and other forms of tenure such as rented (both private and social) are relatively low. The fit between demand and the available type and tenure of housing is an issue as well as the affordability of existing and new housing. Average house prices are relatively high (see section 7.2.4).
- The Parish has some good social and community infrastructure, such as a Primary School, village hall, sports club, play and recreational areas.
- The area is strategically well located in relation to the national road network. It is also well served by walking and cycling routes. There is some public transport provision, mainly by bus. There are very high levels of car usage and ownership, with 90% households owning a car vs. 75% nationally.
- The built environment is generally good. There are some sites and buildings of historic interest, including over 20 listed buildings (incl. a telephone box).
- The Parish is set within and interspersed by open countryside much of which is attractive in nature. It has also a number of important and attractive green spaces.
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- Water and air quality are generally good.. However, average CO2 emissions in the Parish and wider District are higher than the regional and national averages mainly due to the local dependence on the car for travel. The risk of flooding is low across the majority of the Parish although there are areas within Great Glen where this risk from the River Sence and Burton Brook is at the highest or medium risk levels. In these areas (see the map) a sequential test will be applied to development in line with local and national policies.



## 2. What is a Neighbourhood Plan and Why is it Important?

A Neighbourhood Plan is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live, work or visit our area.

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011 and the rules governing their preparation were published in 2012. The National Planning Policy Framework (NPPF) states that a Neighbourhood Plan gives the community “direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need” (NPPF para 183). It enables us to ensure we get the right types of development in the right locations; and to set planning policies that will be used in determining decisions on planning applications across the Parish.

A Neighbourhood Plan, once given statutory force, becomes part of the Development Plan for the area and this statutory status gives Neighbourhood Plans far more weight than other local documents such as parish plans or village design statements. However, a Plan must also comply with European and National legislation and be in general conformity with existing strategic planning policy. While every effort has been made to make the main body of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal so that they comply with these statutory requirements.

Robust evidence is the foundation on which a Neighbourhood Plan has to be based. This includes evidence of community engagement and consultation and how the views, aspirations, wants and needs of local people have been taken into account alongside stakeholder comment and statistical information to justify the policies contained within the Plan. A detailed Statement of Consultation and a comprehensive Statement of Compliance with the Basic Conditions have been produced to support this Neighbourhood Plan.

This is the Neighbourhood Plan for Great Glen. It covers the whole of the Parish as shown on the map of the designated area in figure 1 below.



Figure 1 Neighbourhood Area – designated on 4 June 2014



### 3. Why We Need a Neighbourhood Plan in Great Glen

The Parish Council is very keen to influence planning matters within Great Glen and to take the decisions locally that will serve the best interests of the community in the years to come.

There is recognition that sustainable development is not only necessary but desirable, as without it our villages and economies will stagnate, but we want to influence and direct the shape and nature of the development and where, within our Neighbourhood Plan area, it takes place.

A Neighbourhood Plan cannot be used to prevent development and we have been very clear from the outset that we will work within the broad housing requirements specified by Harborough District Council. Having a Neighbourhood Plan gives us the opportunity to identify the best ways to deliver development, directing it towards the areas that the local community needs and wants, while protecting our natural environment and community assets and ensuring a more sustainable future for ourselves and future generations.

There are many other issues that are of importance to the residents of Great Glen that have emerged through the consultation process and which have been tackled through the preparation of the Neighbourhood Plan. The protection of important environmental spaces; safeguarding important buildings; addressing concerns over traffic and transport issues; shaping economic development in the Parish and safeguarding important community facilities are all referenced and addressed within this document.

This Plan has been prepared by the Parish Council with the support of members of the community with these goals in mind. We have embraced the NPPF's core principle of "a presumption in favour of sustainable development" and have approached our task as a "creative exercise in finding ways to enhance and improve the places in which we live our lives" (National Planning Policy Framework paragraph 17).

The process toward completing the Neighbourhood Plan has been complicated by the revised timescale for the production of the new Local Plan for Harborough, which is scheduled to be Adopted in 2017, and in particular by the absence of an agreed methodology for proportioning the overall district-wide housing requirement to specific settlements (including Great Glen). The methodology is due to be set out in a Draft

of the Local Plan, which will not be consulted on until late-2016. Nevertheless, the Neighbourhood Plan Steering Group considered it expedient to proceed with the draft Neighbourhood Plan based on the best available evidence, including that for future housing requirements.



## 4. How the Plan was Prepared

This Neighbourhood Plan was prepared under the direction of the Parish Council through an Advisory Committee supported by Neighbourhood Planning Consultants Yourlocale.

The Advisory Committee's mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and deliver the Plan.

A questionnaire produced in the summer of 2014 was completed by 206 residents of the Parish, and helped to identify some of the key issues that would need to be addressed through the Neighbourhood Plan.

The Advisory Committee also gathered statistical information about the Parish from a range of sources to provide a body of evidence on which to base the Plan's emerging Policies. This was followed up with an Open Event in September 2014 at the annual 'Wheelbarrow Race' in the Recreation Ground.



The Neighbourhood Plan was developed from these discussions, from all the other consultations and interviews conducted by members of the Neighbourhood Plan team, and from research and evidence collected.

Themed discussions took place within the Steering Group to develop the detail of the Neighbourhood Plan, and meetings were held with Officers from the District and County Councils to add to the evidence base for the emerging Policies.

The draft Policies were put to the community at a further consultation exercise at the Wheelbarrow Race in September 2015.



Throughout the Plan's development we have liaised with Officers from Harborough District Council to ensure not only that emerging Policies are in general conformity with the existing Core Strategy but are also unlikely to conflict with Policies being progressed in the emerging Local Plan, which is expected to be adopted within 12 months of the 'Making' of the Great Glen Neighbourhood Plan. Great Glen Parish Council has also responded positively to the evolving approaches presented by Harborough District Council as consultations and discussions on the draft Local Plan have progressed.

The various consultation initiatives are documented in the accompanying Statement of Community Consultation (Appendix 1).

The Neighbourhood Plan is now ready to be submitted to Harborough District Council, who will publicise it for a further six weeks and then forward it, with accompanying documents and all representations made during the publicity period, to an Independent Examiner who will review it and check that it meets the 'Basic Conditions'. If the Plan successfully passes this stage, with any modifications, it will be put forward for referendum.

The referendum question will be a straight "yes" or "no" on the entire Plan, as set out by Neighbourhood Planning Regulations. People will not be able to vote for or against individual policies. If 50% or more of those voting vote for the Plan, it will be brought into force ('Made') and become part of District-wide planning policy.

It is important to note that not having a Neighbourhood Plan does not mean that development won't happen. Development will still take place, but without the policies in this Plan, which set out the type of sustainable development that local people have agreed is in keeping with our area's character. Decisions will instead be based on the District and National policies rather than locally formulated criteria.

## 5. What We Want the Neighbourhood Plan to Achieve

The Plan area encompasses the whole of the Parish of Great Glen and covers the period up to 2031, which will be the same timescale as the Local Plan for Harborough District Council once Adopted. The Neighbourhood Plan is not intended to replace or supersede the Local Plan, but rather it sits alongside it, to add additional or more detailed policies specific to Great Glen. Where the Local Plan contains policies that already meet the needs and requirements of Great Glen these are not repeated here. Instead, the Plan focuses on those planning issues which consultation shows matter most to the community, and to which the Neighbourhood Plan can add the greatest additional value. It is important to note that when using the Neighbourhood Plan to form a view on a development proposal or a policy issue, the whole document and all the policies contained in it must be considered together.

Should the Neighbourhood Plan be ‘Made’, it would become part of the Development Plan for the Harborough District.

After being ‘Made’, each time a planning decision has to be taken by Harborough District Council or any other body they will be required to refer to the Neighbourhood Plan (alongside the District’s own Local Plan and other relevant documents) and check whether the proposed development is in accordance with the policies the community has developed.

This is the first time that communities have had the opportunity to create planning policies with this degree of statutory weight.

There are some restrictions to what Neighbourhood Plans can achieve. For example:

- They cannot promote less development than is set out in the Local Plan.
- They deal essentially with land use issues; they cannot address enforcement issues.
- While issues such as improvements to a bus route do not directly relate to land use issues, Neighbourhood Plans can encourage funding for these through developer contributions. Non planning-related issues such as this are addressed within the Neighbourhood Plan as issues for community action.

The policies in the Plan must also support the NPPF's "presumption in favour of sustainable development" and be in general conformity with the District Council's strategic planning policies. However, if there is a conflict with existing non-strategic policies in the Local Plan, the Neighbourhood Plan policies will take precedence.

The Plan includes several elements, these include

- A simple and clear aim for the Plan based on local consultation. This is "to set out policies for the years up to 2031 that will ensure that our area develops and grows in a way that is sustainable economically, socially and environmentally, and which enhances and improves the community in which we live";
- Designation of Local Green Spaces, which identify and protect these special and locally important areas from development.
- A small number of Great Glen specific planning policies grouped around the key policy issues identified by the community as being of special importance to them. These include:
  - Policies in relation to housing provision and need;
  - Policies to address car parking issues within the Village;
  - The protection of important community assets;
  - The incorporation of the design aspects of the Village Design Statement into the Neighbourhood Plan;
  - Protection of important buildings and structures and open spaces of local importance; and
  - Protecting businesses and supporting business expansion in appropriate locations.

The Plan is a live document which will be kept under review and will change over time in response to new and changing needs and priorities.



## 6. Meeting the Requirement for Sustainable Development

The NPPF states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated.

### a) Social

We have sought, through the Neighbourhood Plan, to safeguard existing open space for the future enjoyment of residents.

We are also seeking to protect existing community facilities and shops and to deliver a mix of housing types so that we can meet the needs of present and future generations and ensure that we support the community's needs and its health, social and cultural wellbeing.

### b) Environment

In order to protect and enhance our natural, built and historic environment, we are seeking 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 the area;
- The most important open spaces within Great Glen are protected from development, to protect the village identity and to retain the rural nature of its surroundings;
- Great Glen makes its contribution, at Neighbourhood level, to the protection of England's threatened wildlife and habitats (biodiversity);
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats; and
- Provision is made for improved pedestrian and cycling facilities.

### c) Economy

While the community of Great Glen is primarily residential, there is also a commercial and retail element within the Parish and a desire to ensure that appropriate economic activity is maintained as long as the local infrastructure supports it. We therefore wish to retain and encourage small scale employment opportunities in our area by:

- Protecting existing employment sites;
- Supporting small scale business development and expansion where the local infrastructure would not be adversely affected by the proposals; and
- Encouraging start-up businesses and home working.

This document sets out local considerations for delivering sustainable development within Great Glen. Development proposals should meet the requirements of all relevant policies in this Neighbourhood Plan and be in general conformity with district-wide and national planning policies.

A Statement of Compliance with the Basic Conditions is attached as Appendix 2.



## 7. Neighbourhood Plan Policies

### 7.1 Strategy

The Plan is not intended to replace the policies contained in the Harborough Core Strategy and the NPPF. It sits alongside these to add additional, more detailed, Great Glen specific policies and helps to achieve the Community's vision as set out in Chapters 5 and 6 above. Where suitable district-wide policies already exist in the Harborough Core Strategy or NPPF they are not duplicated in this Plan.

#### POLICY GG1: GENERAL POLICY PRINCIPLE

Where there are no policies in this Plan relevant to a development proposal, the provisions of national and district-wide planning policies apply.

## 7.2 Housing

Great Glen is a popular place to live. As a consequence, demand for housing in the Parish is high. This is reinforced by the geographical location of Great Glen adjacent to the Leicester urban area.

It has experienced rapid housing growth in recent decades. Between 2001 and 2011, for example, the number of dwellings in the Parish grew by over 10% – a trend which continues: between 1 April 2011 and 31 March 2015 a further 321 new homes were committed or built in the Parish.

### 7.2.1 Housing Demand

The Plan recognises that future housing development will help to support and enhance local amenities, such as shops, and help to ensure a stable, balanced and more sustainable community.

The impact of the recent high rate of housing growth was highlighted as a major concern of local residents in the consultation undertaken as part of the preparation of this Plan.

The consultation showed that residents were not opposed to further house building, but were concerned about the scale of new housing development that had already taken place and could take place in the future. In particular, there was concern that the current rate of development was not sustainable. It was placing significant pressures on already stretched facilities such as health, education, open space and, perhaps most notably, the road network. In addition, it was adding to the already high levels of commuting away from the Parish for jobs and services. There was also concern that the scale and pace of development were having an adverse impact on the character of the Parish.

These concerns are also reflected in other important reports and studies. The 2011 Harborough District Core Strategy (with which the Neighbourhood Plan must be in general conformity) states that “Given the level of existing commitments, additional housing development in Kibworth and Great Glen (other than small scale infill development) is not planned”. Although the revised (and higher) housing need that Harborough District Council now needs to plan for up to 2031 renders elements of this policy statement out of date, it nonetheless demonstrates District recognition of the development pressures faced within the Parish. A recent report by the District Council also highlighted that there was a

“shortfall in types of open space”, “that the primary school site is confined and reaching its limit” and “GP practice branch facility would not be able to manage any increase in patients” (Harborough District Council Great Glen Settlement Profile, 2015).

The Local Plan for Harborough is updating the housing need across the District and the allocation of housing within it. The Local Plan Options Consultation Paper (September 2015) states that there is a requirement to provide for at least 9,500 new dwellings between 2011 and 2031 across the District. Of this, nearly two thirds (61%) of the 9,500 dwellings needed over the Plan period have already been built or planned for. This leaves a district-wide shortfall of 3,687 dwellings needing to be accommodated between 2015 and 2031. The draft Local Plan Options Consultation Paper (September 2015) establishes a draft hierarchy of settlements to help to determine the most appropriate locations for development. On the basis of this hierarchy, Great Glen (as well as six other settlements) is identified as a Rural Centre. Rural Centres are defined on the basis of the presence of least four of six key services (food shop, GP surgery, library, post office, primary school and pub) together with a scheduled bus service. Rural Centres are regarded as sustainable locations for rural housing and for additional employment, retail and community uses to serve the settlement and the surrounding area. Selected Rural Villages have fewer than four of the key services.

Determining how much of the requirement for 3,687 new dwellings the Parish should plan for is not straightforward. The Local Plan Options Paper, updated in May 2016, does not apportion housing targets to specific Rural Centres or Selected Rural Villages. It does, however, put forward four options, depending on various allocation options elsewhere, for each of the Rural Centres and Selected Rural Villages across the District. In the case of Great Glen, this could see the Parish having a minimum housing target of anywhere from 0 to 64 new homes, depending on the distribution strategy finally agreed through the Local Plan, although it is recognised that the eventual housing distribution strategy could be a combination of the options being consulted on.

In discussions with the District Council and the community as part of the preparation of this Neighbourhood Plan, it was agreed that an appropriate housing target for Great Glen should be established in advance of the Adoption of the Local Plan. The approach is to support the promotion of sustainable development by opting for the highest housing target, option 2, which is the continuation of the current distribution strategy and sets a minimum residual housing target of 64.

This target is a residual target, meaning existing housing commitments which have gained planning permission before April 2015, but which have not yet been built, have already been taken into account and do not form part of a settlement's housing requirement. In the case of Great Glen there are about 200 homes that have a valid planning permission but have not been constructed yet.

It should be noted that planning approval has recently been approved for the construction of up to 49 houses in Great Glen which will count towards, and make a significant contribution to, meeting the agreed minimum housing target for the Plan. Indeed, it will leave a short fall of at least 15 dwellings to be met between 2016 and 2031 which will be met through infill sites within the existing built up area (see policy GG3).

It is acknowledged that over the lifetime of the Neighbourhood Plan housing need may increase. In order to meet this increase should it arise, a reserve site for 100 dwellings has been identified which will be brought into use only if need increases or there is a failure to deliver the existing commitments. The introduction of a reserve site has been incorporated into the Neighbourhood Plan as a direct consequence of comments received in pre-submission consultation.

#### POLICY GG2: HOUSING PROVISION

Having regard to the number of dwellings already constructed and existing sites with planning permission between 2011 and the end of March 2015, the remaining housing requirement for Great Glen will be a minimum target of 64 new dwellings over the period 2015 to 2031, which will be met by existing commitments of at least 49 homes and windfall sites in accordance with Policy GG4.

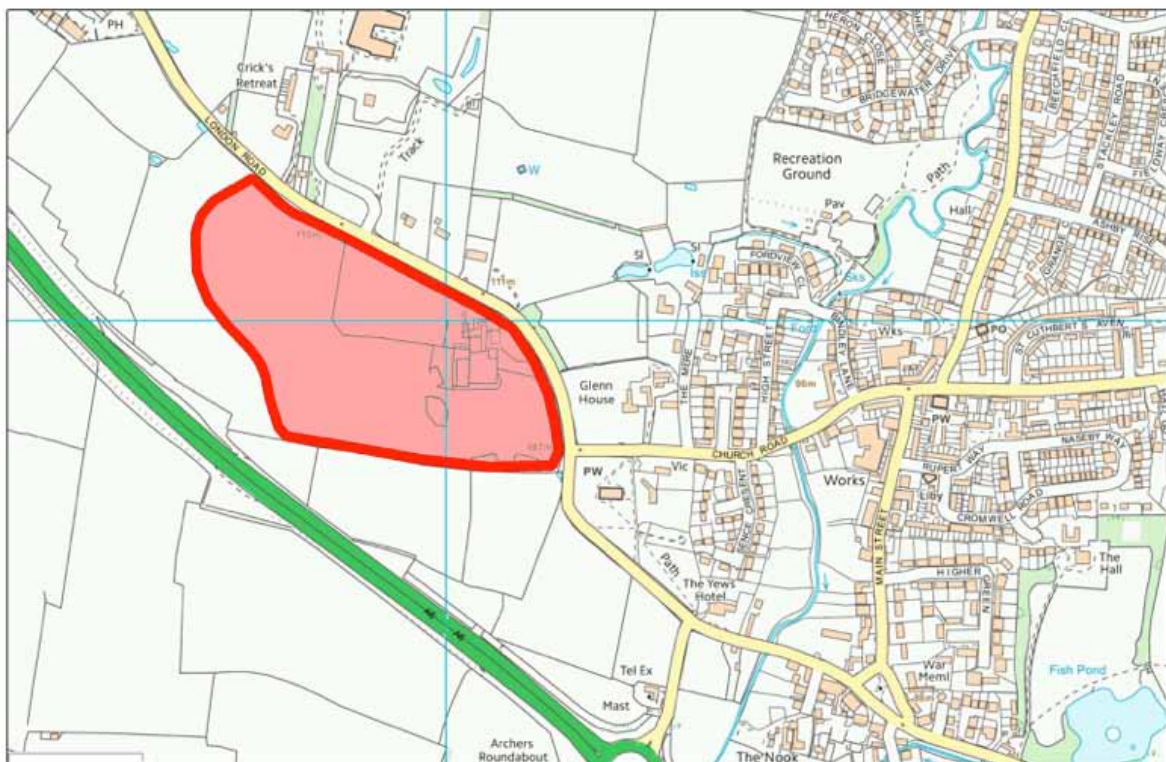
## 7.2.2 Reserve Site

Development at Sycamores Farm Extension site B for 100 units is identified as a reserve site in the event of an increase in housing need or a failure to deliver the existing commitments within the Neighbourhood Plan.

This site, SHLAA Site MXD/08 was the favoured site following an independent site assessment of the available SHLAA sites in the Parish (see Appendix 3). The location of the site will enable traffic impacts to be minimised as the major commuter routes generated through the development will avoid the village centre.

Figure 2: Reserve site

Great Glen: Reserve Housing site



GG3: RESERVE SITE – An allocation for further houses on the site at Sycamore Farm Extension, as shown above, will be considered for housing development, subject to a phased release to meet identified need, if:

- a) It is required to remediate a substantial shortfall in the supply of housing land due to the failure of existing housing sites in Great Glen to deliver the anticipated scale of development required; or
- b) It becomes necessary to provide for additional homes in the Parish in accordance with any new development plan document that replaces the Harborough Local Plan

• In the above circumstances development will be permitted subject to the following criteria:

- A the development provides for around 100 dwellings. At least 40% of these shall be Affordable Houses in accordance with Policy GG6;
- B prior to the occupation of the first dwelling, a new Community Hall has been constructed in accordance with Policy GG25;
- C prior to the occupation of the first dwelling, allotment provision has been made in accordance with Policy GG25;
- D existing footpaths shall be retained and new links, including cycleways, created between the development and the Village Centre;
- E a landscaping scheme should be implemented to provide for an improvement in biodiversity and include:
  - i) planting along each boundary edge of the site to provide a soft, landscaped boundary to the entrance to Great Glen;
  - ii) All new homes shall be within 400m of a bus stop served by a 30min (morning, afternoon and evening), Monday to Sunday, bus service linking the site to Leicester City Centre.



### 7.2.3 Windfall Sites

Windfall sites are small infill or redevelopment sites for up to 5 dwellings that come forward unexpectedly and which have not been specifically identified for new housing in a planning document. These sites often comprise redundant or vacant buildings including barns, or a gap between existing properties in a built up area.

Such sites have made a regular contribution towards the housing supply in the Parish of between 1 and 2 dwellings a year, a trend which is expected to continue: the consultation version of the draft Local Plan (section 208) proposes that a residual minimum housing target of 25 new houses can be met through windfall sites in the Parish up to 2031.

The consultation also shows that the community is comfortable with such windfall development. When asked in the community questionnaire whether infill development was a good or bad idea only 17% respondents said it was a ‘bad’ idea; this compares with 52% who thought it was ‘good’. The remaining respondents did not know or did not have a strong view.

#### POLICY GG4: HOUSING PROVISION WINDFALL SITES

Small residential development proposals on infill and redevelopment sites will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this Plan and District-wide planning policies and where such development:

- a) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Great Glen or where the site is closely surrounded by buildings;
- b) Does not involve the outward extension of the built-up area of Great Glen;
- c) Helps to meet the identified housing requirement for Great Glen;
- d) Respects the shape and form of Great Glen in order to maintain its distinctive character and enhance it where possible;

- e) Retains existing important natural boundaries such as trees, hedges and streams;
- f) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the existing and future occupiers of the dwelling where relevant;
- g) Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise in line with Harborough District Council Supplementary Planning Guidance; and
- h) If it involves two or more dwellings, provides for at least one home with two or fewer bedrooms for every one large dwelling (i.e. three or more bedrooms).

## 7.2.4 New Housing Mix

When asked what type of housing was needed in Great Glen, over half of respondents said they would like to see more smaller housing, especially for families and young people, to help the Parish to retain its age balance and give young people, families and older people who wish to downsize the opportunity to stay in the Parish.

This need is also reflected in an analysis of current statistics, which shows that the housing stock is unbalanced by a significant lack of smaller housing and a significant oversupply (40%) of larger dwellings; for example, the number of dwellings in the Parish with four or more bedrooms (19%) is more than double the national average (Census 2011). A detailed housing assessment is included as Appendix 4 submitted alongside this Neighbourhood plan.

### POLICY GG5: HOUSING MIX

New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Great Glen. Priority should be given to smaller family homes (3 bedrooms or fewer), starter homes, and those suitable for older people (especially those who wish to downsize). There will be a presumption against larger homes (more than 4 bedrooms).

## 7.2.5 Affordable Homes

Housing affordability is a major issue in Great Glen. There is a high (above average) disparity between average house prices (both for sale and rent) and average income. In 2015 the average house price in the Parish was about one-and-a-half times the County average. Sale price of a typical three bedroomed house in the Parish was £224,000; that for a typical two bedroomed home was just under £200,000. Furthermore, the proportion of properties that are available for social rent is very low, at less than a third of the national average.

As a consequence, many people who wish to live in the Parish, including those with a local connection, are unable to do so as they cannot find suitable accommodation either to buy or rent.

Consultation with residents shows strong support for the provision of affordable housing, especially for people with a strong local connection and that starter homes, homes for young people and older people should be prioritised.

The Core Strategy for Harborough requires that all new housing developments involving ten or more dwellings, should provide at least 40% affordable homes. This Plan supports and reinforces this Policy.

### POLICY GG6: AFFORDABLE HOUSING

Development proposals for new housing should provide at least 40% high quality affordable housing to meet identified needs and to be in accordance with district wide planning policies. Priority should be given to:

- a) The provision of Starter homes, homes for young people and older people while self-build projects will be considered favourably; and
- b) Local residents in the allocation of affordable housing.

If it is not possible to provide affordable housing on site, in exceptional circumstances it will be acceptable to provide funding in lieu of affordable housing on-site if this leads to the provision of additional affordable housing in the Parish.

## 7.3 Built Environment

### 7.3.1 Design Quality

Great Glen Parish has a rich and generally attractive built environment.

This is an important component in the distinctive character of the Parish, and consultation shows that it is important to local people.

Although based on the street plans of the two settlement centres of medieval Great Glen, the existing buildings and the wider built environment have mainly evolved over the last 400 years. Up until 1950, nearly all the buildings in the Parish were constructed in distinctive local styles using traditional materials. However, much of the building between the 1950s and the beginning of the 21st Century has been in a great variety of styles. Most no longer reflect historic building styles or use traditional materials. While some of the development that has taken place has been well designed, much of it has not made a positive contribution towards protecting or enhancing the distinctive character of Great Glen. There is a wish for a return to better designed development, using materials, scales and layouts more appropriate to the village setting.

All new housing should 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.

The Parish Council and the wider community have produced a Village Design Statement. Its aim is to safeguard the distinctive character and rich heritage of Great Glen, 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.

In 2005 this Village Design Statement (VDS) was adopted by Harborough District Council as a planning document, which means that it must be taken into account in determining planning applications. The relevant section of the VDS has been reviewed and incorporated into the Neighbourhood Plan below. It is recognised that by incorporating the relevant sections of the VDS into the Neighbourhood Plan it gives it added importance and ‘weight’ in planning terms.

The following section reverts to the original numbering in the approved Village Design Statement:

The Village Design Statement provides comprehensive and detailed information on the character and nature of the Village that the Neighbourhood Plan seeks to enhance and preserve. While innovative designs are welcomed it is suggested that planners and developers consider the very nature of the village and have a sensitive approach to development.

The community is opposed to three story houses where the height is overbearing to the very nature of the original Village designs. Five bedroom and larger houses should be kept to a minimum and a mix of quality two and three bedroom houses and bungalows is encouraged in line with Policy GG5. There is a growing demand for these kinds of homes from both the Village and people wishing to move here. Within the mix the Neighbourhood plan encourages a number of affordable low cost homes.

The community strives to keep the nature and mix of the Village in line with current provision, meeting the needs of local people while developing a sensitive approach to planning and development for the future. This includes space standards that ensure that space between houses and garden space enhances the sense of light and space within any new development.

Consultation revealed support for high quality contemporary buildings alongside the use of more traditional materials and designs.

## 7.3.2 Great Glen Village Design Statement

Narrative taken from from Adopted Great Glen Village Design Statement, 2005



Chesterfield House 45 Main Street, Great Glen

### 3.1 Overview

The existing buildings and the Built Environment that we can see today in Great Glen have mainly evolved over about the last 400 years. Up until 1950, nearly all the buildings in the Parish were constructed in distinctive local styles using traditional materials. The houses and other buildings constructed after 1950 were of a great variety of styles that no longer reflected the Historic Local Building Styles and most of them did not use the traditional materials.

In the Village Design Statement community consultation process, the Historic Local Building Styles found in the village, which are mostly from the 18th and 19th centuries, were identified as a major element in the Distinctive Character of Great Glen. It is these Historic Local Building Styles that the community wishes to see promoted and carried forward into the future in order to maintain and enhance this Distinctive Character.

The purpose of this section is to: -

Identify the features of the Historic Local Building Styles

Make Recommendations for developments using these styles

Illustrate these styles further

Show how these styles have been used successfully in recent developments



## 3.2 Historic Local Building Styles

### 3.2.1 House Styles



The Sycamores, 26 London Road.  
Symmetrical late 18th-century farmhouse with gabled porch added in the mid 19th century.

Houses built to the Historic Local Building Styles are generally either traditional terraces or detached symmetrical houses with the front door in the centre. The houses have pitched roofs with gable walls at the sides of the house or at the end of the terrace, and usually have two, or occasionally three, storeys, with one-third or more of this third storey within the roof space. Typical examples of both these styles are illustrated above and below.



10 Main Street. Traditional terraced cottage with modest front garden.

There are also some small Victorian houses in the village with offset gables at the front and a few large 18th- and 19th-century houses with hipped roofs.



The Nook.  
Small Victorian house with offset gable to the front.

### 3.2.2 Layout

Before about 1950 there was a traditional rural road pattern in the village. Most roads led out of the village, with only a few linking within it. Some of these original tracks developed into major roads, while others became bridleways or footpaths.

The traditional pattern of building was usually to build parallel to the road or to face the house to the south to take advantage of the sun, although there are a few exceptions in which houses and ancillary properties have been built perpendicular to the road. This variety of building alignments

and the unpredictable course of the roads resulted in buildings that were at varying angles to each other, giving the village some unusually-shaped spaces between houses.

Many of the original roads still have broken frontages, with spaces or fields between the houses, which give views of the countryside, and are a special feature of the village.



Packe Row, Main Street.

Mid-19th-century terrace with brick mouldings running above doorways and windows. Originally orange/red soft-faced brickwork, now mostly wood-float sand rendered, with Welsh Slate roofs.

Most of the traditional houses and terraces in the village were built close to the road and have either no front garden or a modest front garden with a depth of less than three metres. The exceptions are mostly the very large houses, which are often on much larger plots.

### 3.2.3 Building Density

There has traditionally been a wide variation in building density within the village. Most of the 19th-century terraces were built close to the road with small gardens to the rear. In some cases these terraces had only a yard at the back. The larger 18th- and

19th-century detached houses had more extensive gardens which now contain many of the mature trees that can be found in the village.

These different building densities give variety and individuality to the village, adding to its Distinctive Character.

### 3.2.4 Walls

The distinctive style of walls in the village is smooth faced soft red/orange brickwork with 3½-inch courses in Victorian buildings and 3-inch courses in the older 18th-century and early 19th-century buildings. Most of this brickwork is laid in Flemish Bond. There is also a significant amount of white painted rendering and a smaller amount of old brick, painted white or off-white. Mostly, these two painted finishes have been applied to buildings of brick and stone well after their date of construction, often to disguise alterations made to the building.

Some 18th-century houses, including Glenn House and Trent House, have alternate brick or render finishes on different parts of the house or outbuildings. The traditional render is wood-float sand render as can be seen on Glenn House.



Glenn House, Church Road, showing the Georgian part of the house in orange/red brickwork and the later part of the building in off-white painted render.

### 3.2.5 Brickwork Detail

The brickwork detailing used in the historic houses is usually restricted to the eaves of the roof. The most locally distinctive style incorporates concave and convex brick courses at the eaves to form a moulding (Figure 2).

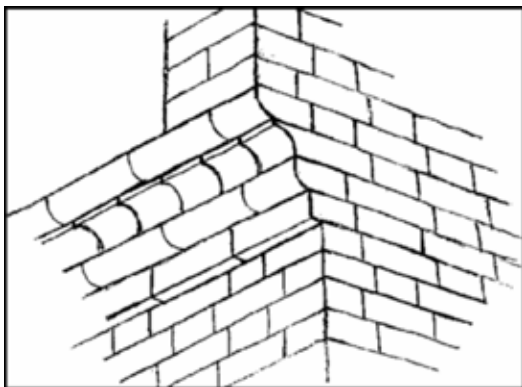


Figure 2. Typical brickwork detail at eaves, showing moulded brick cornice.

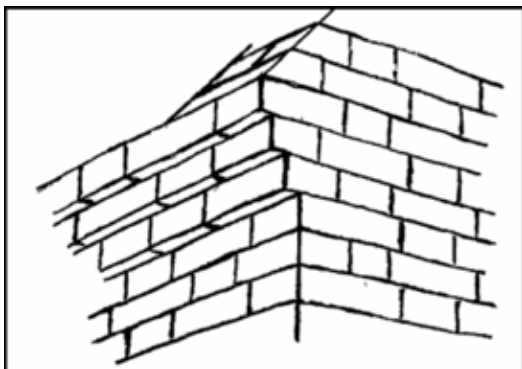


Figure 3. Typical brickwork detail at eaves showing stepped-brick cornice.

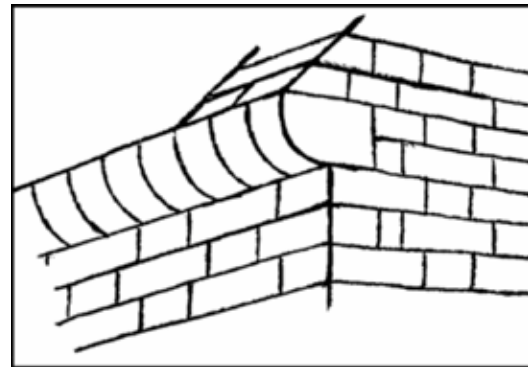


Figure 4. Typical brickwork detail at eaves showing quadrant-ended headers laid on edge.

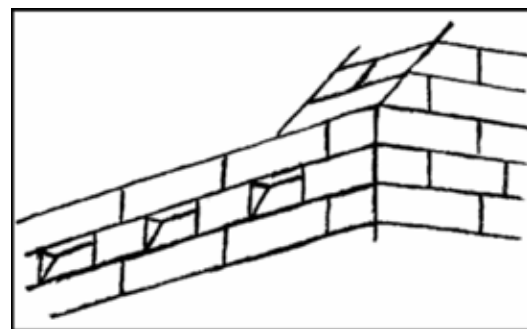


Figure 5. Typical brickwork detail at eaves showing dentil moulding with chamfered bricks.

Other brick detailing in the village includes eaves which have up to four courses of plain stepped-out brickwork (Figure 3), quadrant-ended headers laid on edge (Figure 4) and brick dentil mouldings with square or chamfered end bricks (Figure 5). Smaller brick or stone mouldings, which are sometimes painted white or off-white, were also used in some of the 19th-century buildings in the village.

A distinctive brick detail at the eaves of some Victorian houses comprises bricks set at an angle supporting a row of protruding bricks. This pattern has sometimes been extended to decorate the gable-end edge of the roof, often with a return feature in line with the eaves (as shown in the photograph below).

The angle of the bricks varies between 20° and 45°, with different angles being used in different positions on the same building. This type of detail has already been reproduced in a number of the late 20th-century houses in the village.



Victorian gable end detail, showing return feature in line with the eaves. The pattern continues along the front of the building below the gutter.

Some of the historic buildings have strings of protruding brickwork courses above the first storey windows. The photograph of Glen Farmhouse (right) shows this feature. In three-storey houses there are often further strings of brickwork above the second storey windows. These details appear on the front of the building and usually stop one to two bricks from the gable end. Other distinctive brickwork details associated with doors, windows, roofs and chimneys are discussed in the relevant sub-sections.

### 3.2.6 Windows

The most distinctive characteristics of the casement and sash windows used in the village are the multiple-pane arrangements and the cambered brick lintels. All windows have symmetrical frames and glazing bars

and are positioned symmetrically in the building. The windows are set back from the face of the building between 30–100 mm. This setback varies with both the style and scale of the buildings.



Glen Farmhouse, late 17th-century. Off-white paint hides the join in the brickwork where this house has been extended (left of the chimney). Note the three-course band of brickwork protruding above the first storey windows and the oak beams above the second storey windows.

The distinctive cambered brick lintels used in the village have a radius of approximately twice the width of the window. The arc between the top of the window and the top of the opening is either an integral part of the frame or an additional timber infill piece.



This detail from Trent House shows a cambered gauged brick lintel with painted keystones and a stringer of three courses of protruding brickwork above the window.

The brick lintels can be curved at the top, with one or two rows of headers or one row of stretchers on end (see Wizards Haunt, right) or they can be ‘gauged’ with radial bonding and with a curved or flat-cut top. There are also examples in the village of cambered lintels with central keystones (see detail from Trent House, above).

A number of the Victorian houses in the village have semi-circular brick arched windows, usually with two rows of tapered headers. Stone lintels of various patterns can be seen on some of the older buildings, including the Georgian part of the Old Rectory. There are also examples of brick lintels with a flat arch but with gauged bricks set radially. Smaller cottages and some pre-19th-century houses have oak beams above their windows, as can be seen on Glen Farmhouse (left). A few small windows and some upstairs cottage windows have no lintel, with the window frame itself taking the load. Examples of all these styles can be seen in the Photo Gallery in Section 3.4.



Wizards Haunt, 23 London Road.

The window detail shows a cambered brick lintel above the window and a sill made from two rows of blue brick angles.

### 3.2.7 Window frames

Casement windows used in the village usually have four, six or nine panes with relatively large panes. On a few of the older properties the panes are made up from smaller leaded panes. These windows are almost always painted white with just a few examples of other colours being used, mainly black, as could be seen on the Old Greyhound Inn (since repainted).

Casement windows were used on many pre-19th century properties, on small cottages and on the outbuildings of larger properties. They can also be seen on a few listed buildings, in particular Chesterfield House, 45 Main Street and The Sycamores, 26 London Road.



Rupert's Rest, Main Street, built about 1820, showing four-pane sash windows.

Sash windows are the more common type of window in the listed houses of the village. Most are of the traditional Georgian style with thin moulded glazing bars (see detail from The Yews, right). Usually there are twelve- or sixteen-pane windows on the main floors with eight-pane windows at the attic level. One notable exception is

Rupert's Rest (above), which has large four-pane sash windows. A few of the larger listed buildings, such as Glenn House on Church Road and The Sycamores on London Road, have ground floor bay windows with sashes set in them.



The Sycamores, 26 London Road.  
Attic window showing stone windowsill. Above the window the moulded brick cornice at the eaves is carried through the stone lintel.

### 3.2.8 Windowsills

There are two main distinctive styles of windowsill used in Great Glen: stone sills, used mainly on larger houses, and blue brick sills, used mainly on smaller houses. A few of the pre-19th-century houses with casement windows have square section oak sills under their windows. These are usually set flush with the surface of the wall.



The Yews, London Road.  
Window detail showing twelve-pane sash window with gauged cambered brick lintel and windowsill made from "blue brick" tiles

The brick sills used in the village are made from one, two or three rows of blue brick angles, a single row of 'blue brick' tiles, or occasionally curved blue brick headers set on edge. These brick sills are used mainly in the smaller houses and cottages but also appear in some of the larger houses such as The Yews on London Road (above).

### 3.2.9 Doorways

The most distinctive feature of the door openings in the village is the cambered brick lintel, which matches the lintel used for windows. This is used most extensively on the terraced cottages and smaller houses, but also appears on larger houses such as Chesterfield House (illustrated below). The alternative brick and stone lintels described in the windows section are also used for door openings.



Chesterfield House, 45 Main Street, with cambered brick lintel above the main door.

The door style of the terraced cottages and smaller houses is very plain. They have either simple four-panel doors or vertically planked doors. On the panelled doors the mouldings are often on the vertical edges of the panels, along the grain, and without any mouldings on the end grain. This plain style is shown on the right at 10 Main Street.

In contrast, the larger houses of the 18th and 19th century tend to have more elaborate treatments of the front door, as illustrated by the front door of 5 The Nook (right). This may just be decorative moulding around the door, a small canopy mounted on brackets

or wooden pilasters topped with a canopy. The doors are nearly all of the six-panel style, but some have unusual panel arrangements.

Many of the earlier doors are made from unpainted oak with plain panels set back from the face of the door and without any moulding. Other examples of either unpainted oak or painted softwood have mouldings on the panels; again this is sometimes on the vertical edges of the panel only.

Glazing above the doorway is a very common original feature. Often this glazing consists of one plain glass panel but there are also a variety of different glazing bar designs.



10 Main Street.

Detail showing original panelled door with moulding on the vertical edges of the panels only. Note cambered brick lintel and cast iron down pipe.



5 The Nook.

Detail of the doorway showing paneled oak door with mouldings around the panels and painted door case with fluted pilasters. Above the door can be seen a glazed panel and a small canopy

Many of the designs are quite restrained and are not as flamboyant as those found on Georgian properties in larger towns and cities.

### 3.2.10 Roofs

The most distinctive style of roof in Great Glen is a pitched roof with the ridge running parallel with the front of the building covered with slate and with a pitch of between 30° and 45° from the horizontal. The material for the roof is either Swithland or Welsh Slate with ridges made from butted blue or red ridge tiles. There are also a few large 19th-century houses that have been built with hipped roofs. Examples of this style are The Yews and Mount Farm, both on London Road.



Mount Farm, London Road.  
Late Victorian double-fronted house showing Welsh Slate hipped roof.

On the detached houses there is a multi-flue chimneystack at each end of the ridge above the gable-end wall. The gable is plain without fascia boards, and may either end beneath the roof or stand above it to form a small sloping parapet about two or three courses high, as seen on Trent House. The final one or two courses consist of a red- or blue-brick capping laid at the same slope as the roof. This parapet runs down from the chimney and ends as a small pillar or kneeler above the front and back walls.

A few two-storey houses of the 18th and early 19th century have a small parapet running along the front and the back of the roof with a valley behind it for the rainwater. The parapet is usually brick, sometimes painted, and is capped with brick or stone. This can be seen at Bassets, 3 The Nook.





Trent House, Main Street.

Late 18th-century yeoman farmer's house showing Swithland Slate roof with parapets and chimneys above each gable end wall.

There are a small number of Victorian houses in the village with gables to the front elevation. These are mostly Gate Lodges but there are also some workman's cottages in High Street built to this style. Some of these houses have overhanging eaves and fascia boards as well as additional brickwork details around the eaves. A few have decorative fretwork in the fascia boards.

The terraces in the village have chimneystacks on the ridge above the dividing walls and at the gable ends. The gable end walls do not have fascia boards and are usually of plain brickwork except for some of the late Victorian terraces, which have angled brick detailing along the sloping edge of the roof.

### 3.2.11 Rainwater Systems

The down-pipes on 18th- and 19th-century detached houses are usually positioned on the gable ends of the buildings and not on the front or rear elevation. This gives a clean appearance to the front elevation and is usually achieved by running the gutter around the corner of the building to a down-pipe on the gable end wall. The terraces usually have the down-pipes on the front and rear elevations.

The rainwater systems fitted on the houses built in the village before about 1970 were all made from cast iron. Many houses still have their original fittings and similar types of cast-iron pipes and gutters are available today.

### 3.2.12 Chimneys

Chimneys are an important feature of the buildings in Great Glen and are a distinctive feature of the village. There are a number of styles of brick chimney used in the village, many with interesting brick detailing. Some of the larger houses in the village have chimneys with brick mouldings on them which reflect the brickwork mouldings around the eaves of the building. The chimney shown below is from The Yews and has courses of bricks with moulded edges.

Many of the styles of chimney use some blue bricks or blue brick angles as either a contrast colour or as a protective weatherproof course. The main chimneys are always mounted on the roof ridge. Individual houses have a multi-flue chimneystack at each gable end and terraces have multi-flue stacks above the gableends and party walls. Smaller chimneys from outhouses or extensions at the back of some properties are usually of a simple design but still brick built. An example which has a decorative pot is shown from Wizard's Haunt, below, left.



The Yews, 29 London Road.

Main chimney, showing a multi-flue arrangement. Brick detailing includes blue bricks, blue brick angles and three courses of red bricks with moulded edges.



Small chimneystack at Wizards Haunt,  
27 London Road

### 3.2.13 Boundaries

The traditional method of defining boundaries between properties in the Parish is by the use of either hedges or brick walls. Decorative hedges, low walls, and small picket fences are used at the street boundary



1 The Nook. Green painted picket fence.

Most of the picket fences are either stained or painted in subdued brown or green tones, or left in the natural state.

They are generally less than 900 mm high.



Trent House, Main Street.

View showing dark stained picket fence and modest front garden.

The traditional garden walls use red/orange brickwork in English Garden Wall Bond or Flemish Bond with pitched or semi-circular fired copings, as shown by the examples below.



Garden Wall at The Yews, London Road.



Garden wall along public footpath off The Nook.

Ironwork gates set in brickwork are a feature of some of the larger listed buildings, including Rupert's Rest on Main Street, and Glenn House on Church Road.



Rupert's Rest, Main Street.

Ironwork main gates set in Flemish Bond brickwork wall with stone copings and gateposts. Note blue brick angles near the base of the wall

### 3.3 Historic Local Building Styles: Recommendations and Guidelines

The Local Historic Building Styles of Great Glen are illustrated and described in Section 3.2. Further examples appear in the Photo Gallery in Section 3.4 and examples of recently constructed buildings which have taken their influence from these styles are shown in Section 3.5.

It is recommended that the Historic Local Building Styles should always be used when building near to existing Historic Buildings in the Parish (for example in, or adjacent to, the Old Quarter). The Photo Gallery of recent buildings that have taken their influence from the Local Historic Building Styles should be used to inspire design that is sympathetic to the distinctive design character of Great Glen in development elsewhere in the Parish. The objective is to create harmony in style, materials and scale between new and existing buildings, whilst still maintaining variety and encouraging creativity.

The following Guidelines refer to the construction of buildings to the Historic Local Building Styles. They are intended as additional guidance on certain design details

#### G3/1: Building Materials

The preferred finish is soft, smooth-faced red/orange brickwork. As an alternative a painted sand-rendered finish may be used, but only in a small number of buildings in order to maintain the existing proportion of brick/sand finishes. Painted brick should not be used. The brick or render finish should be applied to the whole of a building, including the sides and back, to match the existing pattern of finishes in the village. Outbuildings, attached or detached, which replicate outbuildings, or comprise a separate wing to a building, can be in the alternate finish if this is appropriate.

The standard metric size of brick is close to that used in the pre-Victorian era and would blend in well with these earlier buildings. Larger bricks that match the original building should be used for extensions to Victorian or Edwardian buildings. Flemish Bond should be used if the development is immediately adjacent or attached to a building built in Flemish Bond. In other areas, Flemish Bond is preferred but Stretcher Bond is acceptable.

Formers should be used when constructing cambered or semi-circular brick lintels to make sure they are true. Care must also be taken to ensure that the brickwork is set radially with bricks cut as necessary to give a good appearance.

Traditionally, lintels with bricks set horizontally have only been used on third-storey windows very close to the eaves. The use of lintels with bricks set vertically is out of character and should be discouraged.

### G3/2: Windows

Symmetrical casement or sash timber window frames in keeping with the distinctive styles of the village should be used. Windows on new buildings would need to incorporate double-glazing and sealing strips to comply with current standards of insulation and draught proofing, but should otherwise be as close as possible to the originals. Timber frames incorporating these features are commercially available.

Windowsills should be constructed from stone or blue brick angles or tiles, with oak sills only being used for casement windows in cottages or outbuildings.

### G3/3: Doorways

Doorways should be in keeping with the distinctive styles of the village illustrated and described in section 3.1 and shown in the Photo Gallery Section 3.4. Doors with glazed panels do not match the distinctive styles and should be avoided. Metal and plastic doors should not be used. The extra attention to the front doors in the 18th and 19th centuries did not extend to porticos with classical columns, which are rather extravagant for the style of the village and should be discouraged.

### G3/4: Roofs, Chimneys and Guttering

Roofs should normally conform to one of the local styles of pitched roofs. Hipped roofs and roofs with a gable to the front elevation should only be used occasionally and always in the same context as the existing houses with this style of roof.

Roofing materials in the Old Quarter should be Swithland Slate, Welsh Slate or slates which closely emulate these original materials. Similar materials should be encouraged in new buildings elsewhere in the Parish where appropriate. Great care should be taken with extensions to roofs. The slates for each elevation should be either all new or all old so that they do not have a joint line, and the slates should be moved as necessary to achieve this result. Flat roofs should not be used.

Cast iron fittings should be used to match those used on the historic buildings in the village. As an alternative, substitute fittings made from metal that give the same appearance as the original cast iron fittings could be used. Down-pipes on detached properties should follow the local pattern and be positioned away from the front elevation.

Properties should be built with brick chimneys to one of the local styles. The chimney should not protrude from the gable end of the building but should run inside the wall or inside the building. Metal chimneys or flues should be avoided, but if they are necessary for a particular appliance, they should be located at the back of the property, be unobtrusive, screened, or hidden inside a brick chimney.

### G3/5: Boundaries

Traditional types of boundaries as described in Section 3.2.13 should be encouraged for both existing and new properties. Close-boarded fences should not be used on the front street boundary of properties. If they are used facing the street between two properties they should be screened with a suitable hedge or other planting.

Iron railings are not in keeping with the Distinctive Character of the village and should be discouraged. Industrial type sliding gates should not be used on domestic properties.

### G3/6: Garages, Outbuildings & Extensions

Garages and outbuildings should be built to the same style as the main building but should not be a significant feature of the front elevation and should not stand in front of the house. Garages should not be integral and should preferably be at the back of the house. Garaging for terraces should be at the back of the terrace with a single common access.

For extensions to the historic houses in the village the authentic slate, brick and other materials should be used.

### 3.4 Photo Gallery: Historic Local Building Styles / 1



Bassets, No 3 The Nook.  
Built around 1800, extended about 1900.



Old Forge, High Street.  
Cruck frame can be seen in the gable wall. Built around 1700 with many later additions.



Gamekeepers Lodge.  
Formally the gate lodge for Great Glen Hall.  
Built 1830



Cottages on High Street.  
Red brick with Welsh Slate roofs.  
Built around 1800



Cottage at Stretton Hall built around 1850. Note decorative fretwork fascia boards.



5 The Nook.  
Typical three-storey village house.  
Built around 1800



### 3.4 Photo Gallery: Historic Local Building Styles / 2



39 London Road, built around 1750.  
Casement windows have cambered lintels with  
keystones. Roofing is Swithland Slate.



Great Glen Methodist Church.  
Built as a Wesleyan Chapel in 1827.  
Orange/red brickwork with Welsh Slate roof.



Tack House, Church Road.  
Conversion of former stabling built about 1800. Note  
cambered brick lintels with keystones.



Double-fronted house, St. Thomas Road.  
Built about 1890, this house has stone lintels and  
windowsills, with brick detailing at the eaves.



Great Glen Hall, built about 1830.  
Regency house in Nash Villa style.



Sitting Pretty, 45A Main Street.  
Built around 1800 as ancillary buildings for  
Chesterfield House

### 3.4 Photo Gallery: Historic Local Building Styles / 3 / Doorways



### 3.4 Photo Gallery: Historic Local Building Styles / 4 / Windows



### 3.4 Photo Gallery: Historic Local Building Styles / 5 / Windows



### 3.5 New Local Buildings Showing Elements of the Historic Local Building Styles

The Historic Local Building Styles of Great Glen have already been identified and discussed in some detail in Section 3.2 and have been illustrated throughout that Section and in the Photo Gallery, Section 3.4

This section shows recently constructed buildings that either accord with, or are similar or sympathetic to the Historic Local Building Styles and in general follow the Recommendations and Guidelines of Section 3.3. These examples are from Great Glen and nearby villages in South Leicestershire.

These buildings illustrated here show that it is possible to build modern attractive homes using advanced building techniques and at the same time retain the local character of the area. These buildings are diverse in overall design and detail, but they all harmonise with the original Historic Buildings in the area.



Forrester House, Billesdon.

This new house is in the style of the historic three-storey village houses found in Great Glen. The front of the house is in Flemish Bond with stone windowsills and gauged brick lintels above the windows.



Fox Pond Lane, Glen Rise.

Parts of this development reflect elements of the Historic Local Building Styles. The terraced properties with garaging at the rear, modest front gardens, symmetrical windows, stone windowsills, Georgian style doors and door-cases and a mixture of red brickwork and rendered finishes are all in line with the Recommendations and Guidelines.



Orchard Row, Main Street, Kibworth Harcourt.

This recently-built row of four terraced houses has the appearance of 19th-century buildings of the local style, with cambered brick lintels to the windows, stone windowsills and stone lintels with keystones to the doors. The houses are actually modern timber framed constructions with high levels of insulation and draught proofing.



The Crescent, Stretton Road, Great Glen.

This small development in the centre of Great Glen contains many of the details found in the historic buildings including sash windows, stone lintels with keystones, orange/red brickwork and a Welsh Slate roof. The mansard roof is unusual for the area but is similar to that found at Carlton Lodge on Orchard Lane. The curved top roof windows are similar to those on Glenn House, Church Road.



The White House, Garfield Park.

This house was built in the 1990s in the Nash Villa style. It is not a very common style in Great Glen and the only other house of this style in the village is Great Glen Hall, which was built 160 years earlier. It is appropriate therefore that this style is only used sparingly in new developments. This is the case at Garfield Park, where it is the only one of this style.



Fargate Lodge, Main Street, Tur Langton.  
Built 2000.

One of two similar new houses constructed side by side in Tur Langton, Fargate Lodge features timber double-glazed windows with radial gauged brick lintels, panelled door case with canopy and glazing above the door, six panelled timber door, brick detailing below the first storey windows, grey slate pitched roof. The house is symmetrical with the door in the centre and the garaging at the rear, accessed by a shared drive. Note that the meter boxes and burglar alarm are fitted away from the front elevation.

## POLICY GG7: DESIGN QUALITY

Development proposals must demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of the Parish in accordance with the approved Great Glen Village Design Statement:

- a) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated and 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. 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. Three-storey houses will not be acceptable;
- b) New buildings should 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;
- c) New housing should 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;
- d) For developments of 5 or more, minimum rear garden sizes are to be 50 sq m for a 2b terrace; 60 sq m for a 3b terrace; 85 sq m for a small semi or detached (120m<sup>2</sup>) and 100 sq m for a large semi/detached (over 120 sq m);
- e) The minimum space between dwellings should be 2.2m;
- f) Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form;

- g) Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient;
- h) Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible
- i) 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;
- j) Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, as appropriate; and
- k) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change; ensuring appropriate provision for the storage of waste and recyclable materials.



### 7.3.3 Buildings and Structures of Special Architectural or Historic Interest

Consultation shows that Great Glen’s historic built environment is one of its most important assets, and the community wishes to see it protected and enhanced.

The Parish has a rich built heritage. These buildings and features are not only important to the Parish because of their contribution to its history, but also because of their contribution to its distinct and special character. This built heritage is mainly concentrated in the centre of the Village, but important examples can be found across the Parish.

As of March 2015, 23 structures have Listed Building status, in recognition of their special historical or architectural interest. Figure 3 (below, and Appendix 5) maps the locations of the most environmentally significant occurrences. Full details can be found in Appendix 6; in summary, they comprise:

- Stretton Hall 1178302 Grade II\*
- St Cuthbert’s Church 1061596 Grade II\*
- Obelisk c.200 metres south of Stretton Hall 1180267 Grade II
- 39 London Road 1180229 Grade II
- Crick’s Retreat 1061599 Grade II
- 26 London Road 1061600 Grade II
- The Vicarage 1180195 Grade II
- 24 High Street 1360682 Grade II
- Bridge over River Sence, London Road 1360683 Grade II
- 5 The Nook 1180295 Grade II
- Bassets, 3 The Nook 1360686 Grade II
- Rupert’s Rest, Main Street 1360685 Grade II
- Chesterfield House, Main Street 1061601 Grade II
- War memorial, London Road 1180225 Grade II
- K6 Telephone box, Memorial Green Grade II
- Old Greyhound Inn (now ‘Pug & Greyhound’) 1180270 Grade II
- Methodist Church, Oaks Road 1295005 Grade II
- Trent House, Main Street 1180278 Grade II
- Crown Inn (now private house) 1061598 Grade II
- Great Glen Hall, including cistern 1061597 Grade II
- Icehouse at (150 metres SE of) Great Glen Hall 1180218 Grade II
- Milepost opp. Lower gate to Great Glen Hall 1360684 Grade II
- Parish boundary post c.30m S of Boundary Ho., 1180202 Grade II

Their designation as Listed Buildings gives them statutory protection beyond that which can be provided through a Neighbourhood Plan. It is important, however, that the Neighbourhood Plan highlights them, especially to ensure that all interested parties are aware of their local importance and merit, and the need to enhance these.

## Protection of non-statutory important historical and architectural buildings and structures

In addition to these nationally recognised Listed Buildings, there are a number of other buildings and structures that have been identified as being locally important and warranting notice, preservation and/or enhancement. The list has been selected from the Village Design Statement (2005) and confirmed as part of the development of the Plan.

These non-designated but notable heritage assets comprise:

- Stretton Hall Gardens
- Stackley House, off Stretton Road
- Romano-British farmstead site, Stretton Glen
- Surviving line of the 1725 London to Manchester Turnpike (London Road)
- Earthworks near St Cuthbert's Church (Anglo-Saxon to Medieval 'palace', early Christian site and settlement)
- St Cuthbert's Church burial ground (medieval to modern churchyard)
- 8 – 12 High Street (medieval to 20th century house, blacksmith's workshop)
- Cruck Cottage, High Street
- Console Cottages, 11 – 17 High Street (Victorian almshouses)
- Royal Oak, High Street
- 19 – 21 High Street (18th century farmhouse, later public house, now two houses)
- The ford, Bindley's Lane
- Ducking Ponds, The Mere
- Glenn House, Church Road
- Former Fox & Goose Inn, Church Road
- Tack House, Church Road
- Packe Row, 21 – 35 Main Street ('Peep Row')
- The White House, London Road
- The Yews, London Road
- Wizards Haunt, London Road
- Burton Brook culvert, London Road
- Landscaped parkland, lake and spinneys, Great Glen Hall

- Gate Lodge, Great Glen Hall
- Old watermill, London Road, with associated mill leat (Burton Brook)
- Great Glen House
- Great Glen Manor (Stoneygate School)
- Orchard Lane earthworks (site of medieval settlement associated with one of the two 13th century Manors of Great Glen)
- Carlton Lodge, Orchard Lane
- Glen Lodge, Station Road
- Great Glen Station

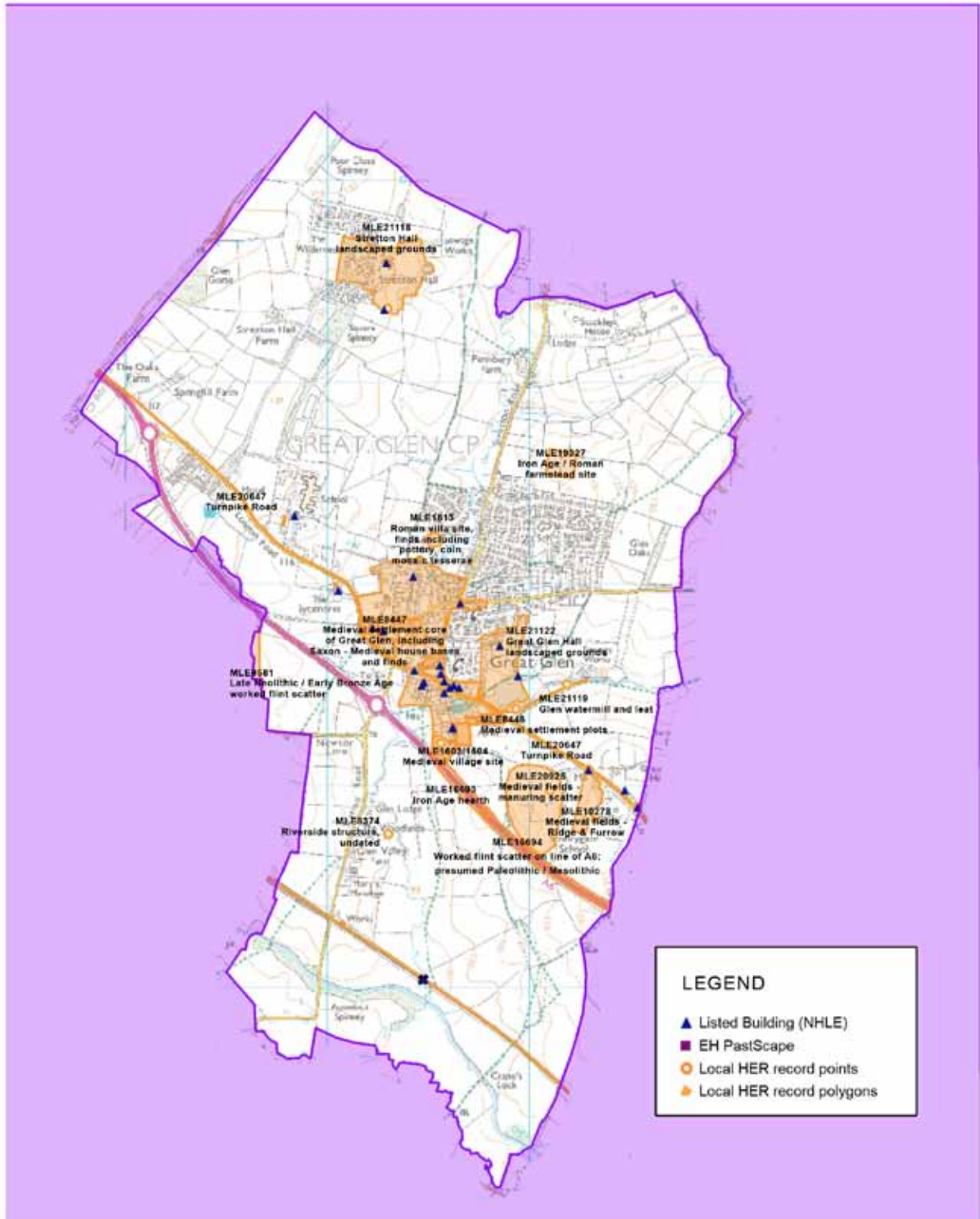
Some of these assets coincide with proposed Local Green Spaces and other environmentally significance sites (7.6.1, 7.6.2) and their historical and community value has been used to support the latter’s proposed designations

#### **POLICY GG8: NON-NATIONALLY DESIGNATED HERITAGE ASSETS OF LOCAL HISTORICAL AND ARCHITECTURAL INTEREST**

Development proposals that affect an identified non-designated buildings or structure of local historic or architectural interest, or its setting, will be required to conserve or enhance the character and setting of that building or structure (see Figure 3 below and Appendices 5 and 6).

Figure 3 Historic sites

Great Glen: PastScape Map - Sites and areas of historical significance



Historic England mapping

Notes on map summarise the local HER polygon and point records. For listed buildings (blue triangles) see individual records at <http://www.heritagegateway.org.uk/Gateway/Results.aspx>

### 7.3.4 A Great Glen Conservation Area

Conservation Areas are designated to provide protection for parts of settlements of special architectural or historic interest. They can include the natural as well as the built environment and are subject to special control in matters of new development, demolition of existing buildings, and the protection of trees.

The Great Glen Village Design Statement proposed the designation of a Conservation Area. This was to include the oldest and most architecturally interesting parts of the Village as well as other areas of the Parish that make a major contribution to its distinctive and special character. It was centred on the ‘old quarter’ of the village, and included the two medieval settlement centres, Great Glen Hall with its parkland, the old watermill, and areas of ridge and furrow near the settlement.

Although the proposal was not followed through, the consultation in 2014–15 showed strong support for designation. It is recognised that legislation does not allow a Neighbourhood Plan to designate a Conservation Area – only the District Council can do this. The Plan can, however highlight the need, case and local importance for such a designation.

#### COMMUNITY ACTION 1: GREAT GLEN CONSERVATION AREA

The Parish Council will actively pursue with the District Council and other stakeholders the designation of a Conservation Area based on, and which seeks to protect and enhance, the historic centre of Great Glen.

## 7.4 Employment and the Economy

Employment and economic growth are crucial to support a thriving and sustainable community.

In the parish the proportion of the working age population in employment is high and above the national average.

While most people travel to work outside the Parish (overwhelmingly by car), there are several significant businesses in the Parish. These include relatively large employers, such as Thorpe's of Great Glen, Midland Handling, Leicester Grammar School and the local Primary School, but generally businesses that operate in Great Glen are small. The proportion of residents that work from home is also high, at about half again the national average.

These local businesses are important for a balanced and sustainable community and to help minimise the high numbers of residents that travel outside the Parish to work, especially by car. They help contribute to the sustainability of the Parish and bring significant additional business to the garage, Post Office and other shops. The pubs and restaurants benefit from money being spent in them by individuals and families from outside of the Parish. The removal of businesses would have a significant negative impact on the economic sustainability of the Parish.

The need to protect local jobs was identified as a key concern in the consultation analysis.

### POLICY GG9: EMPLOYMENT AND BUSINESS DEVELOPMENT

Development proposals that result in the loss of, or have a significant adverse effect on, an existing employment use will not be permitted unless it can be demonstrated that the site or building is no longer suitable for employment use.

Proposals for employment-related development (for new and/or expansion of employment uses, including homeworking) will be supported where it can be demonstrated that the development will not generate unacceptable disturbance, noise, fumes, smell or traffic; that it will respect and be compatible with the local character and surrounding uses; and that it will, where appropriate, protect residential amenity.

## 7.5 – Shops and Community Services

Shops and community facilities such as health, leisure, and cultural services provide an important, and for many people essential, service to the local community, as well as a focus for community activity.

An example of this is the Leicester Grammar School which offers use of its swimming pool for local schools and groups and has made its tennis courts available on occasions, opportunities for adults and children to play hockey at all ages and standards, as well as regular talks, plays, concerts, exhibitions etc. in the school hall.

Such activities are especially important to Great Glen, which due its rural location, means that its residents have less access to the facilities offered in nearby towns and cities, particularly those less mobile or who do not have access to a car and therefore unable to travel easily to Oadby (which is three miles away), the Leicester urban area or Market Harborough.

Consultation shows the protection and enhancement of these shops and community facilities to be a top priority.

## 7.5.1 Shops

The seven shops in the Parish are clustered in the centre of the Village, close to the junctions of Church Road, Stretton Road and Main Street. These include pharmacist, Post Office/newsagents and large convenience/small supermarket store – ‘the Great Glen Co-op’, but the others are broadly in the ‘health and grooming’ business, or the premises have been adopted for non-retail use (dentist, Parish Office). The Parish lacks shops, such as a greengrocer, that you would typically expect to see in a village of its size.

The remaining retail businesses provide a valuable service in meeting the day-to-day needs of residents as well as providing opportunities for investment and local employment, close to where people live. The Village is designated as a Local Shopping Centre in the Harborough Core Strategy in view of the important shopping role it performs for the local area.

Consultation suggests that the provision of shops is adequate but limited. Also, any further reductions in shopping provision should be resisted as there is already a very narrow range of choice and provision and any further loss would seriously affect the viability and vitality of shopping in the Parish and inevitably result in more car journeys.

### POLICY GG10 SHOPS

Development proposals that result in the loss, or have a significant adverse effect on, an existing shopping use will not be supported unless it can be demonstrated that its continued use for shopping is no longer viable.





## 7.5.2 Community Facilities

There is a good range of community facilities in Great Glen. These include a GP surgery (Main Street); Library (Ruperts Way); Primary school (St.Cuthberts C.E); Pharmacy; Youth Club; Scout Hut; Village Hall (Main Street); two Churches (St Cuthbert’s Church, Methodist Church) as well as four public houses (The Royal Oak, The Pug and Greyhound, the Horse and Hounds and The Yews). These are well used and especially important to the vitality and well-being of the community.

Their retention and enhancement has been identified as being very important to the community, especially for a Parish in which many of its community services and facilities have been highlighted as being under pressure. As mentioned previously, a study by Harborough District Council highlighted that there was a “shortfall in types of open space”, “that the primary school site is confined and reaching its limit” and “GP practice branch facility would not be able to manage any increase in patients” (Harborough District Council Great Glen Settlement Profile, 2015).

### POLICY GG11: COMMUNITY BUILDINGS AND FACILITIES

Development proposals that result in the loss of, or have a significant adverse effect on, a community facility will not be supported, unless the building or facility is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be clearly demonstrated that the service or facility is not viable or is no longer required by the community. Proposals to enhance the provision of community buildings to meet local needs will be viewed positively.

The buildings, uses and sites protected by this policy include those listed above.



### 7.5.3 Assets of Community Value

The designation of a community facility as an Asset of Community Value provides an important means to protect important buildings and land that are important to the local community and which they wish to protect from inappropriate development.

For example, if a facility is 'listed' as an Asset of Community Value, the Parish Council or other community organisations will then be given the opportunity to bid to purchase the asset on behalf of the local community if it comes up for sale on the open market.

While there is no requirement to have a policy relating to Community Assets in a Neighbourhood Plan, its inclusion gives any 'listed' Asset greater protection through the planning system. It also sends out a clear message that the community wishes to protect and retain important buildings and land that are important to them.

This is especially important to Great Glen which has seen the loss of some community assets in recent years. At the same time, new house building is placing increased pressures on the remaining community assets.

Although there are currently no Asset of Community Value designations of buildings or land in the parish, it is anticipated that designations will be made over the lifetime of the Plan.

#### POLICY GG12: ASSETS OF COMMUNITY VALUE

Development that will result in the loss of, or has a significant adverse on, a designated Asset of Community Value will not be permitted unless in special circumstances, such as the Asset is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be clearly demonstrated that it is not viable or no longer needed.

## 7.6 Natural and Historical Environment

Great Glen is mainly rural and open in character despite being directly adjacent to the Leicester conurbation. Its landscape is characterised by attractive, gently rolling hills and the broad upper valley of the River Sence, whose ancient British name (Glenna) is preserved in the village's name, and whose cultural significance over two millennia is reflected in the parish's rich historical environment.

A survey in the 1930s showed that almost all of the fields in the parish still had the ridge and furrow earthworks of medieval open field farming preserved under unploughed grassland. Some 60–70% of these had disappeared by 2003, however, and there are now only sixteen surviving, reasonably well-preserved examples (among approximately 140 fields) of this characteristic, historically and culturally significant, landscape feature.

Because of its historic and diverse landscapes, Great Glen is also unusually rich in sites and habitats of local and District importance for biodiversity. Some of these are recognised in existing national designations and surveys, but others have been identified in a parish-wide survey (fieldwork and desk study) carried out during 2014–15 in preparation for this Plan. The result of the survey, which also included all extant historical environment records outside the built-up area, is an inventory of all known ecologically and historically significant sites as of June 2015. This inventory has provided the evidence base for this Plan's designations, including Local Green Spaces and other Important Local Sites.

This section also includes provision for Great Glen's contribution, in compliance with national and European legislation, to the protection of threatened and declining species and habitats.

Great Glen has the further environmental distinction of hosting a number of energy-efficient or carbon-neutral new buildings. This Plan includes policies for extending this good practice more widely in new developments and for future-proofing management of surface water run-off.

The combination of historic rural landscapes, high species and habitats diversity and environmental good practice described here is highly valued by local people and is, effectively, irreplaceable. Conserving and enhancing Great Glen's characteristic and distinctive historic and natural environment is important in its own right, but it also underpins the health and wellbeing of residents and the sustainability of the community.

## 7.6.1. Protection of Great Glen's Key Environmentally Significant Sites

Conserving and enhancing the rich natural and historic environment of Great Glen is important in its own right and underpins health, wellbeing, sustainability and the distinctive and attractive character of Great Glen.

The NPPF enables a Local Plan or Neighbourhood Plan to identify for protection green areas of particular local importance, where they meet specified criteria. The designation should only be used in special circumstances where the green space is in reasonably close proximity to the community it serves, is demonstrably special to a local community and holds a particular local significance, and where the green area concerned is local in character and is not an extensive tract of land.

An environmental inventory of all significant sites and features in the Parish was carried out using fieldwork and desk study (Appendix 5). The 47 sites so identified were scored using the NPPF criteria for Local Green Space selection and designation (Appendix 7). Seven key sites were shown, using this methodology, to be of outstanding significance, both for their Natural and Historical Environment features and as important, highly-valued community assets. In addition, two further sites (LGS/G and LGS/GRTG/I) have been recommended for designation as Local Green Space by Harborough District Council.

### POLICY GG13: PROTECTION OF LOCAL GREEN SPACES

Development proposals that would result in the loss of, or have an adverse effect on, an identified Local Green Space (listed below and mapped in figure 4 and Appendix 8, will be resisted unless a) a replacement site, with equivalent Local Green Space value is provided or created in accordance with District and national planning policies, and b) the community would gain equivalent or better environmental, recreational and health benefits from the replacement.

In the case of historical environment assets, it should be recognised that it is impossible to recreate these on an alternative site.

GG/LGS/01 Burton Brook Community WildSpace

GG/LGS/02 Grazing fields southwest of St Cuthbert's Church

GG/LGS/03 Great Glen Hall parkland, lake and ornamental woodland

GG/LGS/04 Grazing field and marsh south of Oaks Road

GG/LGS/05 Grazing field north and west of sewage works

GG/LGS/06 Glen Farm 'set-aside' fields

GG/LGS/07 Manor Farm ridge and furrow field

Figure 4: Proposed Local Green Spaces



## 7.6.2. Other Important Local Sites

In addition to the Local Green Spaces listed above, the Environmental Inventory also identified a number of other sites and features of natural and historical significance in Great Glen.

Although not ranking as highly under NPPF criteria as the proposed Local Green Spaces identified above, they are essential to the landscape characteristics of Great Glen and constitute the Parish's only other significant biodiversity sites, and thus merit consideration for protection and enhancement.

### **POLICY GG14: OTHER IMPORTANT OPEN SPACE**

The sites listed (Appendix 9) and mapped (figure 5 below, with a larger map as Appendix 10) have been identified as being of local significance for their environmental features (natural and/or historical). The sites are ecologically important in their own right, their historical features are extant and have visible expression, and they are locally valued.

Development proposals that affect any of these sites will be expected to seek to protect or enhance their identified features.

Figure 5: Features of environmental significance



### 7.6.3 Ridge and Furrow

A characteristic feature of Great Glen is the survival of a small number of well-preserved ridge and furrow fields close to the settlement area.

Like almost all other rural settlements in the Midlands (and across lowland northwest Europe) Great Glen was, until the mid-18th century, almost entirely surrounded by such medieval plough lands.

Reflecting the national trend (loss of between 95% and 100% per parish, mostly since 1940), Great Glen has seen a dramatic decline in ridge and furrow fields. Only about sixteen of the c.140 fields (11% by number, 7.5% by area) in the Parish retain well-preserved examples (map below and Appendix 11).

In English legislation, except for the few that are also Scheduled Monuments, ridge and furrow fields are not 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).

While individual fields in Great Glen are not considered to be of international importance, they are an important part of the distinctive character of the Parish and provide a link to its historic past. This is particularly true of two groups of ridge and furrow fields on the south side of London Road, where they can be appreciated as components of Great Glen’s rich historic landscape. In general, any further, avoidable, loss of ridge and furrow in Great Glen itself would be extremely detrimental. Sites identified on the map below (figure 6) are proposed for protection based on quality (well-defined earthworks, especially where more than one phase of ploughing or several adjacent lands can be seen) and visibility (close to the village or to rights of way), for appreciation as part of the historical landscape context of the village.

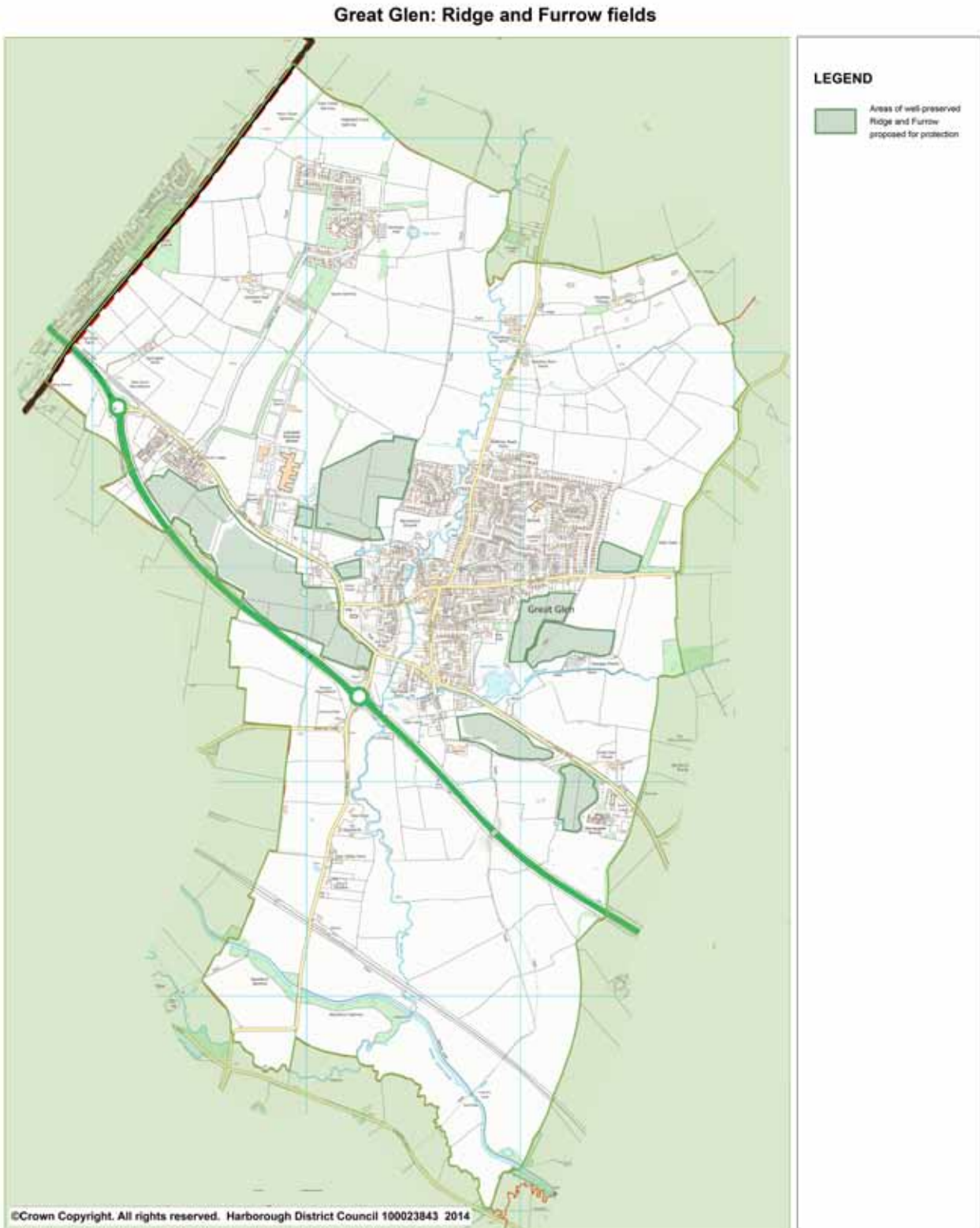
This policy not only seeks to protect the remaining ridge and furrow fields from development, but highlights their importance to the community, bearing in mind that the threats to ridge and furrow fields often involve types of development that do not require planning approval or result from farming practices driven by the need to maintain or improve agricultural productivity.

#### **POLICY GG15: RIDGE AND FURROW FIELDS**

Development proposals that adversely affect or damage the identified areas of well-preserved ridge and furrow earthworks identified as surviving ridge and furrow (see figure 6 below and Appendix 11) will be resisted.



Figure 6: Ridge and Furrow fields



## 7.6.4 Public Open Spaces

Ensuring that there is sufficient open space to meet sporting, recreational and other important needs is key to a vibrant and healthy community.

This is especially important in Great Glen, as studies such as that by Harborough District Council show that there is a general lack of such open spaces in the Parish.

Appendix 12 shows the 2012 standards towards which Harborough District Council is working, compared with Great Glen's 2015 provision. It demonstrates that Great Glen has significant under-provision of Public Open Spaces in all categories.

The planned development of the Stretton Glen play area (0.07 ha), Stretton Glen Public Open Space (0.25 ha) and Burton Brook Wild Space (1.32 ha) will begin to improve this situation but will not be enough to bring Great Glen up to recognised standards.

Where new housing is developed, providing open space on-site is often the best way to cater for the immediate recreational needs of new residents that could not be met by existing open space and to ensure that the needs of the new residents do not worsen the existing provision. There are also wider benefits, for example, ensuring that open spaces are close to where people live.

### POLICY GG16: PUBLIC OPEN SPACE

The Parish Council will actively work with the District Council and other stakeholders to bring the ratio of 'area of public open space to population size' in Great Glen closer to recognised standards.

Development proposals that result in the loss of, or have a significant adverse effect on, a public open space will not be supported, unless the public open space is replaced by an equivalent or better provision in an equally suitable location or it can be demonstrated to the Parish Council that the public open space or is no longer required by the community.

Housing development proposals of five or more dwellings will be required to include adequate green space provision based on current district standards as an integral part of that development. Alternatively, if an existing open space is located within reasonable walking distance, then a commuted sum may be accepted for the enhancement of that area.

### 7.6.5. Biodiversity

Great Glen is characterised by its ‘greenness’. The Parish has more woodland, more and better-preserved hedges, and (although it has no Leicestershire & Rutland Wildlife Trust reserves) a disproportionate number of sites of District-level biodiversity significance. The river corridors (River Sence and Burton Brook, both of which pass through the built up area), preserve long tracts of semi-natural habitat and provide effective wildlife corridors right into the village. Water quality in the River Sence through the village is moderate and high enough to provide habitat for a wide range of aquatic and streamside wildlife.

The Environment Agency has historical records of water vole in the area (1999) and also more recently of Otters in the River Sence to the south of Great Glen and in tributaries to the north of Great Glen. It can therefore be assumed that Otters do use the River Sence through Great Glen itself. Both of these are protected species.

Development that may adversely affect a significant site of biodiversity should be avoided. If this is not possible then the effect must be mitigated. If this is also not possible then compensatory works must be undertaken as close to the site as possible.

This general biodiversity richness is reflected in the large number of sites, whose features make them locally significant. This is especially notable in view of the Parish’s proximity to the Leicester conurbation, its population size, and its designation as a Harborough District Council Rural Centre. Also, there is active participation in, and wide local support for, a community wildlife organisation (Great Glen Community WildSpace) that is responsible, through 10-year licences with landowners, for managing several ecologically significant sites and promoting biodiversity initiatives.

These factors combine to increase the community’s responsibility for and interest in protecting the natural environment and enhancing its biodiversity. The ‘green-ness’ of Great Glen helps define its special character. In a wider context, biodiversity enhancement (species and habitats) is supported by NPPF 2012, which is itself compliant with the European Habitats Directive 1992 (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora) and the UK Conservation of Species and Habitats Regulations 2010, Amended 2012.

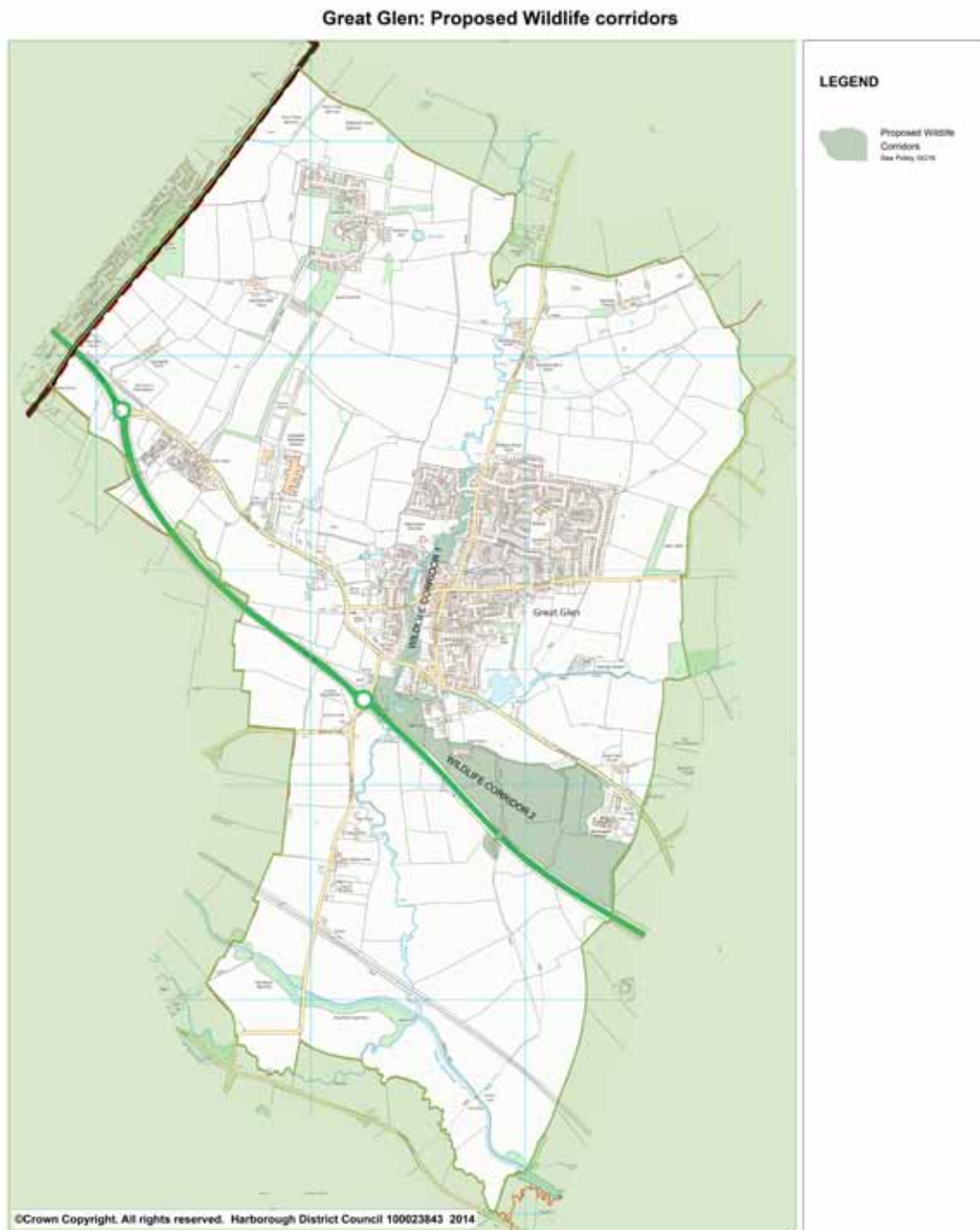
Two wildlife corridors will be designated to connect known sites of wildlife importance and make it possible for populations of animals and plants to interact and spread without hindrance from intervening development barriers. This approach is recognised both as an example of good practice for biodiversity enhancement and habitat protection, and as a useful way of bringing wildlife into closer contact with people.

## POLICY GG17: BIODIVERSITY

- a) Development proposals that would result in the loss of, or have a substantial adverse effect on, a significant site of biodiversity value will be expected to apply the sequential test of avoid, mitigate and compensate.
- b) Development proposals will be required, where feasible and as part of Planning Conditions, to contribute to the protection and enhancement of the biodiversity of the Parish, through for example the incorporation of native plants or the creation of new habitats in the scheme design; and
- c) The Plan will designate two wildlife corridors as shown (map below and Appendix 13) (1) through the built-up area along the River Sence; (2) connecting the Stoneygate School grounds with the River Sence at its confluence with Burton Brook. Development proposals which impact on these sites will be resisted



Figure 7 Proposed Wildlife Corridors



## COMMUNITY ACTION 2: BIODIVERSITY

- a) The Parish Council in conjunction will other bodies will prepare and keep updated an environmental inventory list of known sites of biodiversity interest;
- b) The Parish Council will actively seek to work with other bodies to enhance the biodiversity of the identified wildlife corridors.

## 7.6.6. Trees and Hedgerows

The well-wooded appearance of Great Glen is largely due to the number, and distribution close to the built-up areas, of mature woodland, trees and hedgerows. Some notable trees, one hedge and two areas of ornamental tree plantings are protected under TPOs. There are, however, several other woods of landscape and amenity significance which do not have legal protection.

The environmental inventory fieldwork identified a number of surviving ancient boundaries (now hedgerows) as well as many hedges dating from the Enclosures of 1759-60. Thanks to 18th century landowners and subsequent farming history, Great Glen hedges characteristically include standard trees, many of which are now specimen trees in their own right. Although hedgerows have some general protection under the Hedgerows Regulations 1997, there is provision in the legislation to afford specific protection to important hedges through notification.

### POLICY GG18: IMPORTANT TREES AND HEDGES

Development proposals that may damage or result in the loss of trees and hedges of good arboricultural, ecological and amenity value should ensure that the identified trees and hedges are protected and integrated into the design of the development. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees.

The Parish Council will continue to identify trees and woodland of value, as above, for recommendation to the Planning Authority for Tree Preservation Orders. Four species-rich, ancient hedges identified as of high historical and ecological importance (figure 8 below and Appendix 14) will be recommended to the District Council as candidates for Tree Preservation Orders.

Figure 8: Ecologically and historically important hedgerows



## 7.6.7 Footpaths and Cycleways

An important aspect of the Distinctive Character of Great Glen is the easy access to open countryside along the footpaths and bridleways that lead out of the village. These paths were originally part of an ancient network of tracks used by villagers to walk to the open fields, to market or between neighbouring villages, but they are now used almost exclusively for leisure activities. As such they are an appreciated and well-used community asset that contributes to health and wellbeing.

The Great Glen bypass cuts across five of the existing footpaths and this is a matter of concern to Parishioners. It is important that Great Glen's rich heritage of footpaths is not further diminished by development, and that where possible the existing network is extended and enhanced to encourage walking and cycling, both for leisure and as an alternative to car use (including for children's journeys to local schools).

### POLICY GG19: FOOTPATHS AND CYCLEWAYS

Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and cycle ways will not be supported.

The Parish Council will actively seek to work with other bodies to encourage opportunities to achieve an enhancement in the present network of footpaths and cycle ways especially the following routes (Figure 9 below and Appendix 15):

- a) Connecting footpath spur between Stretton Glen development and footpath C13;
- b) Roadside footpath on Oaks Road to link bridleways C25 and C14;
- c) Roadside footpath along Station Road to link footpath C30 and five residential properties with the built-up area at Archers roundabout;
- d) Footpath linking Oaks Road via sewage works access road and footbridge over Burton Brook to footpath C15;
- e) Roadside footpath/cycleway along Stretton Road to Parish boundary;
- f) Roadside cycleway along London Road from Glen Rise roundabout via Grammar School to Church Road; and
- g) Footpaths C32 and C8 between Orchard Lane/A6 crossing and Crane's Lock re-routed to use existing track in preference to diversions through arable fields.



Figure 9: Rights of way – existing and aspirational



## 7.6.8 Energy Efficiency

This Plan supports initiatives of all kinds which will help Great Glen deliver the aims of the NPPF; specifically paragraphs 95–96 on good practice in building, paragraph 97 on local energy generation and paragraphs 94, 100–104 on managing surface water and flooding.

Great Glen already has three very high quality energy-efficient houses, with innovative materials and methods being used in their construction and operation. The aim is to follow the lead of the 'Eco-House' principle by expecting best practice in all future developments in the village, reflecting also the standards contained in the Village Design Statement.

The Plan can make an important contribution to mitigating and adapting to climate change by shaping new and existing development in ways that reduce carbon emissions and dependency, for example;

This includes new development being designed to very high levels of energy efficiency as well as incorporating the use of renewable energy technologies such as rain water harvesting.

Water is an unpredictable resource and the Environment Agency supports the sustainable use of our water resources and promotes the adoption of water conservation measures in new developments. Such measures can make a major contribution to conserving existing water supplies and the Neighbourhood Plan recognises this.

Such measures can make a major contribution to conserving existing water supplies through the installation of fittings that will minimise water usage such as low, or dual, flush WC's, spray taps and economical shower-heads in the bathroom. Water efficient versions of appliances such as washing machines and dishwashers can also help as can installing a water butt in the garden to provide a natural supply of water for plants.

The issue of support for energy efficiency was very high in the responses received to the community questionnaire, with 83% of respondents welcoming renewable energy solutions to be incorporated into new development.

However, this level of support was not mirrored in the views expressed in relation to wind turbines, with only 34% in favour of large-scale developments of this kind. In more detailed consultation, though, it became clear that the community is not against small-scale, local generation using wind, solar energy or ground source technologies.

## POLICY GG20: ENERGY EFFICIENCY

Development proposals that are compliant with the aims of a low carbon economy, and contribute to mitigating and adapting to climate change including through sustainable design, water efficiency, drainage and construction techniques and practices will be viewed positively, where (either in isolation or cumulatively) the proposal:

- a) Does not have an adverse impact on the amenity of local residents and uses (such as noise, visual impact, shadow flicker, water pollution, odour, air quality, emissions);
- b) Does not have an adverse impact on the location, in relation to visual impact and impact on the character and sensitivity of the surrounding landscape;
- c) Is of an appropriate scale which reflects the size, character and level of service provision within Great Glen; and
- d) Is subject to proposals being well designed and meeting all relevant requirements set out in other policies in this Plan and District-wide planning policies.

## 7.7 Transport and Access

There is no railway station in Great Glen – the nearest stations are Leicester (6 miles) and Market Harborough (9 miles). There is a frequent bus service to Leicester and Market Harborough (every 30 minutes during the day) but evening and weekend services are patchier.

The road network in the Parish has developed from a historical pattern linking the Village to neighbouring settlements.

The Harborough District Council Settlement Profile for Great Glen notes that in 2011 there were 156 (10.2%) households with no car/van, compared to 151 (11.2%) in 2001. During this same period the percentage of households with 3 or more cars/vans rose from 10.3% to 13.0%. Overall the number of cars/vans in the parish is 2468, which is an increase of 385 (18.5%). The average number of cars per household has risen from 1.54 in 2001 to 1.62 in 2011.

Construction of the A6 bypass (2001) has altered the routes for access to, from and through the Village. As a consequence, through traffic no longer uses London Road to the extent it did in the past and the number of vehicles travelling along this road has declined.

Nevertheless traffic issues still prevail. The expansion and opening of two popular private educational establishments, together with other schools and local businesses, increases in population and commuting in Great Glen and other nearby places mean that the central area and other key junctions are often congested at peak times. Inconsiderate parking and speeding have also been identified as concerns.

The community questionnaire asked questions about what concerns residents had about new development in the Parish and also what concerned them most about living in the Parish now. Analysis shows that the greatest concern about further development is its likely impact on roads and safety, while parking is third on the list of concerns.

## 7.7.1 Parking

As with many towns and villages across the country, parking is a major issue in Great Glen.

The central area around Main Street, Church Road, Oaks Road and Stretton Road is the most problematic, as this is where the shopping parades are located as well as the Co-op convenience store, community centre, library and GP surgery. Terraced properties on Main Street have no off-road parking and single yellow lines prevent parking on the road, although vehicles can often be seen parking on a short-term basis outside the convenience store. Low levels of enforcement are an issue here.

Leicestershire County Council's Highways and Transportation Department recognises that 'almost half of all pedestrian accidents and a quarter of all vehicular accidents involve the presence of a parked vehicle'. They recognise that stationary vehicles can cause hazards by masking pedestrians, particularly small children, from drivers and by screening moving vehicles from each other. The aim of this policy is to minimise the use of roads for parking and therefore to improve traffic flow and road safety.

### POLICY GG21: PARKING

At least two off-street car parking spaces should be provided within the curtilage for each new dwelling developed within the Village of Great Glen. Three such spaces should be provided for four-bedroom or larger dwellings.

COMMUNITY ACTION 3: Car Parking Enforcement – the Parish Council will work with Harborough District Council and Leicestershire County Council to ensure the enforcement of on-street parking regulations.

Car parking facilities in Great Glen are inadequate. Users of the community buildings on Main Street have access to a small public car park, but currently the GP surgery has very limited dedicated parking. The Co-op store has its own small car park but this is under-used because it is inconveniently located and access is often restricted by trolleys or delivery vehicles. The commercial business on Church Street has very limited on-site parking, meaning that vehicles are parked all day on neighbouring roads. Finally, the parking laybys outside the two parades of shops are insufficient for the volume of use.

It is important that these issues are not exacerbated by future development and that public parking spaces are not reduced further.

## POLICY GG22: PARKING DEVELOPMENT

Development proposals that result in the loss of or adversely affect car parking provision in the Village of Great Glen will not be supported unless:

- a) It can clearly be demonstrated that the loss of parking will not have an adverse impact on existing parking issues in the nearby area; or
- b) Adequate and convenient replacement car parking spaces will be provided on the site or nearby.

The Neighbourhood Plan will support proposals to establish a new public car park or extension of an existing public car park in the village at a suitable location.



## 7.7.2 Pedestrian Access, Cycling and Public Transport.

Consultation with the community has identified that footpaths and opportunities for walking are an important aspect of living in Great Glen.

Increased walking and cycling will benefit the health of the community as well as reducing the number of vehicles on the road network and therefore decreasing congestion.

Approximately two-thirds of respondents to the community questionnaire said that they use the bus service in Great Glen and there was a high level of satisfaction for the route and timetable. The frequency and quality of the service are important factors in increasing the use of public transport which remains an important element in offering residents and people who work in Great Glen choice in the way they choose to make journeys. It is important to maintain this support and to increase usage if possible to help sustain it into the future.



### POLICY GG23: ACCESS DESIGN FOR NEW DEVELOPMENT

Development proposals of 10 units or more shall have layouts that provide safe and convenient routes for walking and cycling and access to public transport, that connect to other developments and to key destinations such as the Village Centre, GP Surgery and leisure facilities.

### 7.7.3 Traffic Management

Speeding through Great Glen is a concern amongst residents, along with issues of congestion at peak times and road safety generally.

Residents have identified the potential benefit of various traffic management initiatives such as traffic calming; improved signage; restricted parking and the provision of mini-roundabouts strategically placed within the Parish. Developer contributions will be sought to enable these initiatives to take place.

#### POLICY GG24: TRAFFIC MANAGEMENT

Development proposals will only be permitted where the traffic generation and parking impact created by the proposal does not result in an unacceptable direct or cumulative impact on congestion or on road and pedestrian safety.

Traffic management measures such as traffic calming, improved signage, restriction of on-road parking and other improvements, all of which should be of a design appropriate to the character of the Parish, will be encouraged as part of any relevant scheme.

#### COMMUNITY ACTION 34 TRAFFIC MANAGEMENT

The Parish Council will actively work with the Leicestershire Highway Authority and other partners to develop and bring forward schemes traffic management measures that will improve road safety.



## 7.8 – Developer Contributions

New development can bring significant benefits to the local community, including new homes and jobs. It can also have negative impacts, for example, where additional demand is placed on facilities and services which are already at or near capacity. Planning Obligations (also known as Section 106 agreements) may be used to secure infrastructure or funding from a developer. For example, a Planning Obligation might be used to secure a financial contribution towards improving existing recreational facilities or affordable housing. However, Planning Obligations can only be sought where they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

A new system is also being introduced alongside the use of Planning Obligations. This is known as the Community Infrastructure Levy (CIL) and it will require developers to make a payment to the District Council based on the size and type of development that is proposed. The proceeds of the levy will then be used to provide the infrastructure necessary to support growth across the District. A proportion of these CIL receipts will automatically be devolved to the relevant Parish Council for allocation to neighbourhood priorities. This proportion is set at 25% in areas where there is a Neighbourhood Plan in force. At this time the Harborough District Council is still considering whether to replace Section 106 agreements with CIL.

Through the preparation of the Plan, the Parish Council in conjunction with the community and other stakeholders has identified a small number of priority projects for which they wish to secure funding (either in whole or in part) through the use of 'Section 106' Planning Obligations.

## Policy GG25: DEVELOPER CONTRIBUTIONS

Financial contributions towards off-site provision of neighbourhood infrastructure obtained either through the Community Infrastructure Levy or negotiated planning obligations will, as appropriate, be used for the following:

- a) Funding of a new Community Centre;
- b) Affordable housing as set out in Policy GG5;
- c) Provision of a community allotment;
- d) Improvements to public open space as described in Policy GG 15;
- e) Improvements to traffic management within the Village as described in Policy GG 22& 23; and
- f) Enhancements to the network of footpaths and cycle ways as outlined in Policy GG18

## 8. Monitoring and Review

The Neighbourhood Plan will last for a period of 16 years. During this time it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be monitored by Great Glen Parish Council and Harborough District Council on an annual basis. The policies and measures contained in the Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan on a five-year cycle or to coincide with the review of the Harborough District Local Plan if this cycle is different. An earlier review will be necessary depending on the outcome of the strategic housing allocations.



