
Lubenham Neighbourhood Development Plan

**Referendum Version
incorporating examiners
changes 2016 - 2031**

Lubenham Parish Council



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Foreword

I am pleased to be able to share with you the Lubenham Neighbourhood Development Plan.

The Lubenham Plan has been developed by the Parish Council as a local planning document that covers the whole Parish including Gartree, Bramfield and Greenacres as well as taking into consideration the Strategic Development Area (SDA) to the north of Harborough where outline planning applications have now been passed for 1500 homes and a business area with showground.

This Plan is a new type of planning document and is part of the Government's new approach to planning which aims to give local people far more say about what goes on in their area. This approach is set out in the 'Localism Act' that came into force in April 2012. The Parish Council set out on the route to prepare the plan because they wanted all the people of Lubenham to have a say in many aspects of the parish's future but most importantly it wanted local people to have their say on where new housing should go rather than leaving this decision entirely to the planning authority

The Lubenham Plan provides a vision for the future of the Parish, from 2016 to 2031, that has been guided by the results of consultations and sets out clear planning policies and actions to realise this vision. It is required by the Localism Act that these policies accord with higher level planning policy contained in the Harborough District Council Local Plan and the National Planning Policy Framework.

Lubenham is a unique village with a great community spirit and rich heritage, both of which residents want to protect; some change is inevitable but change in the years ahead must make a positive difference to the lives of local people and the future of their children. The Parish Council is committed to encouraging and supporting this community spirit in all parts of the Parish. Many residents have raised concerns about future new development in and around the Parish and we believe that the policies in this plan will help to ensure that new developments within the village will be designed sensitively, will provide the types of houses that residents have told us are needed by local people and will contribute to the rich diversity that exists within and around the parish.

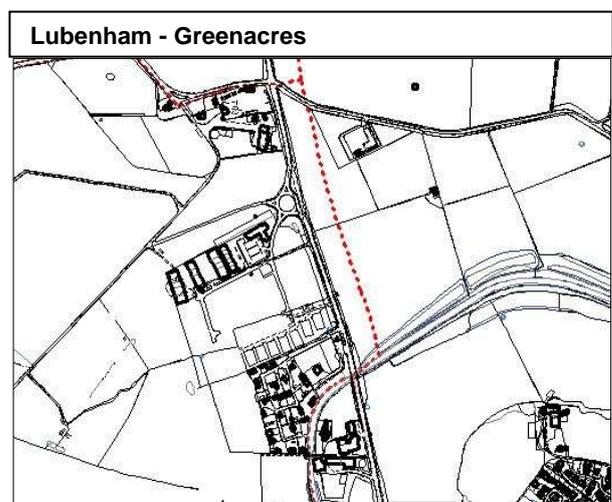
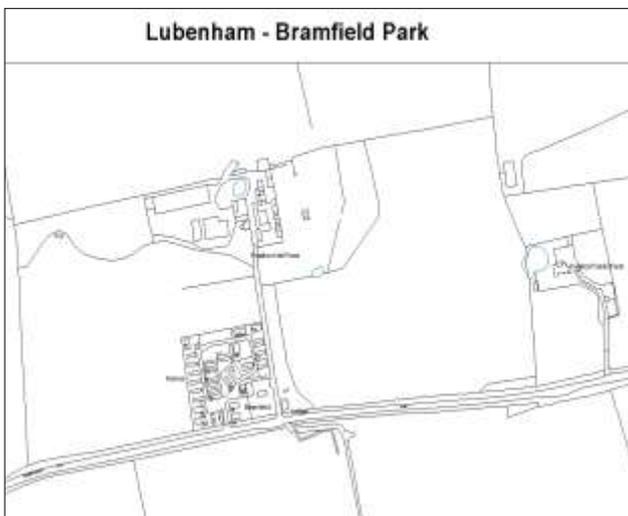
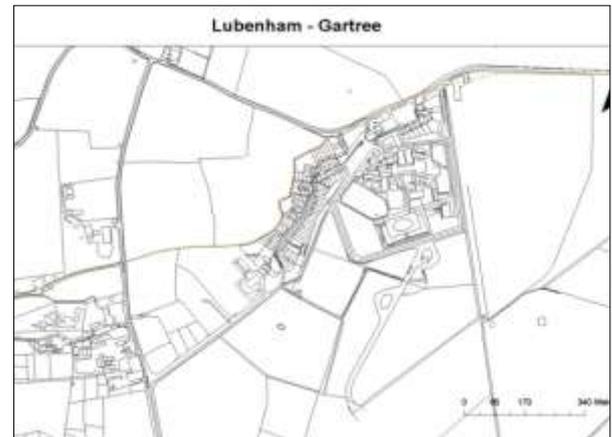
To everyone who has contributed through public consultations, comments and feedback we extend our thanks for being part of this Plan. It has not been an easy process due to the complexity of the Parish and although many would prefer to have no development, it is clear that this is not an option if we are to accord with higher level planning policies. We believe that the Plan gives balanced growth and takes into account what everyone has told us.

I conclude by fully commending this Plan to you and hope that you will feel able to give it your full support in the Referendum when it is held.

Diana Cook, Parish Council Chairman

Vision

We want our community to be a rural village where neighbours are encouraged to know one another, to celebrate together and join in making decisions about the future of the community. Where people value safety and welcome residents of all ages, cultures and incomes. Where business can thrive and residents and visitors have access to a range of services. Where people feel safe and comfortable walking, driving and cycling. Where people value heritage, architectural excellence and the natural environment, so everyone can enjoy the natural and historic character of the neighbourhood while embracing new initiatives and technology.



1. Introduction

What is a Neighbourhood Development Plan?

- 1.1 Communities now have new powers to shape development through neighbourhood planning, a new right introduced through the Localism Act 2011.
- 1.2 A Neighbourhood Development Plan can set out a vision for an area and planning policies for the use and development of land. It will form part of the statutory planning framework for the area, and the policies and proposals contained within it will be used in the determination of planning applications.
- 1.3 Lubenham Parish Council resolved to undertake the preparation of a Neighbourhood Development Plan for the parish at its meeting on 24th October 2011 in order to allow residents and business owners an opportunity to plan and influence any future growth within the Parish. Neighbourhood planning provides an opportunity for the community to have a real say over local decision making; to achieve its long-standing goals through the planning system and address the challenges and opportunities facing the Parish.
- 1.4 Lubenham Parish Council 'the qualifying body' for the preparation of the Neighbourhood Plan applied, through Harborough District Council in October 2011, and was put forward by them to be a part of the Government Neighbourhood Plan frontrunner pilot scheme.
- 1.5 The Parish was formally designated as a Neighbourhood Plan area through an application made to Harborough District Council in July 2012 under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by Harborough District Council on June 10th 2013.

The Plan Period

- 1.6 The Neighbourhood Plan will cover the period from 2016 up to 2031 corresponding with the plan period for the emerging Harborough Local Plan. It thereby allows consistency in the evidence base and proposed housing requirement.

Consultation on the Pre-submission Draft Plan

- 1.7 The Parish Council was required to invite representations on the draft plan prior to it being formally submitted to the District Council. This stage has included a six week consultation (14th October 2015 – 27th November 2015) to publicise the plan and bring it to the attention of people who live, work or

carry on business in the neighbourhood area. The Parish Council has also invited representations on the draft plan from key stakeholders and statutory consultees.

- 1.8 A copy of the plan was made available on the Parish Council website: <http://lubenham.leicestershireparishcouncils.org/>
- 1.9 Hard copies of the plan were also available for inspections at: All Saints Church Lubenham; Harborough District Council; Lubenham All Saints Primary School or on application to the Clerk or Chairman.
- 1.10 Copies of the Consultation Response Form were also available at the above locations. Comments on this draft plan were requested in writing to:
- Email: clerk@lubenhamparishcouncil.org.uk
- Postal address: 13 The Hawthorns, Lubenham LE16 9TG
- 1.11 61 comments were received from 12 individuals and organisations. These have been considered, and the plan has been revised where appropriate. A list of the comments and revisions made can be found at Appendix 9.

Next steps

- 1.12 The revised plan has now been submitted to Harborough District Council for examination.
- 1.13 The District Council will check the plan and if it meets the basic conditions will again publicise the plan for a six week period and invite comment.
- 1.14 An independent examiner will then be appointed to consider any representations and check the plan meets certain basic conditions, including conformity with national and local planning policy. The examiner may suggest modifications but will hopefully recommend the District Council proceed to a community referendum.
- 1.15 A majority of people voting must support the plan if it is to be eventually 'made' by the District Council. The plan will then become part of the development plan for the area and will become a major consideration when determining planning applications in the Neighbourhood Plan Area.

2. National and Local Planning Context

The Basic Conditions

- 2.1 The Localism Act 2011 stipulates that a Neighbourhood Development Plan must meet certain basic conditions before it can come into force. After being submitted to the relevant local planning authority an independent examiner will be appointed to assess whether the plan has met these basic conditions. If the examiner concludes the basic conditions have not been met, the plan will not go forward to referendum.
- 2.2 The basic conditions state that the plan:
- must have regard to national policies and advice, such as the National Planning Policy Framework
 - must be in general conformity with the strategic policies in the development plan for the area, which includes any adopted local plans
 - should contribute to the achievement of sustainable development
 - should be compatible with European obligations and human rights requirements.

National Planning Policies

- 2.3 The Lubenham Neighbourhood Plan has therefore been developed with regard to national policy, especially the National Planning Policy Framework. The Framework set out the Government's planning policies for England and came into effect in March 2012. It contains core planning principles which must underpin all plan-making. It provides the basis for local planning authorities to prepare their Local Plans and for communities producing Neighbourhood Plans.
- 2.4 The Framework states that neighbourhood plans should support the strategic development needs of the wider area set out in the Local Plan. They should not promote less development or undermine its strategic policies. It adds that neighbourhood plans should plan positively to shape and direct development that is outside the strategic elements of the Local Plan.
- 2.5 The Lubenham Neighbourhood Plan must also be mindful of Planning Practice Guidance, which was published by the Government in 2014. The Guidance explains how national policy should be applied.

The Development Plan

- 2.6 The Lubenham Neighbourhood Plan must also be in general conformity with the strategic policies of the development plan for the area.
- 2.7 The current Development Plan comprises the Harborough District Core Strategy (CS) adopted on 14th November 2011 and covers the period to 2028. The CS also now replaces a large number of policies set out within the Harborough District Local Plan (April 2001). A list of saved Local Plan policies which continue to apply are set out within Appendix 1
- 2.8 The Harborough District Core Strategy also includes a number of strategic policies of relevance for Lubenham and these are listed in Appendix 2
- 2.9 Policy CS13 in particular defines a Strategic Development Area (SDA) to the North West of Market Harborough. Much of the land in this development falls within the Lubenham Neighbourhood Plan area.
- 2.10 In March 2015 the District Council resolved to grant permission for the SDA development of 1500 homes including a link road with access via a roundabout on Lubenham Hill.
- 2.11 The Harborough Core Strategy also defines Lubenham as a Selected Rural Village along with 15 other rural villages where some housing growth may be expected on a scale that reflects their size, character and level of service provision. Outside of the village envelope new development will be strictly controlled.
- 2.12 Developing alongside the preparation of the Lubenham Neighbourhood Plan is the preparation of the new Harborough Local Plan. A further Strategic Housing Land Assessment (SHLAA) was carried out in 2015 and an options consultation between 18th September and 30th October. The results of this are yet to be published.

Sustainable Development

- 2.13 The National Planning Policy Framework states that “There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and

future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

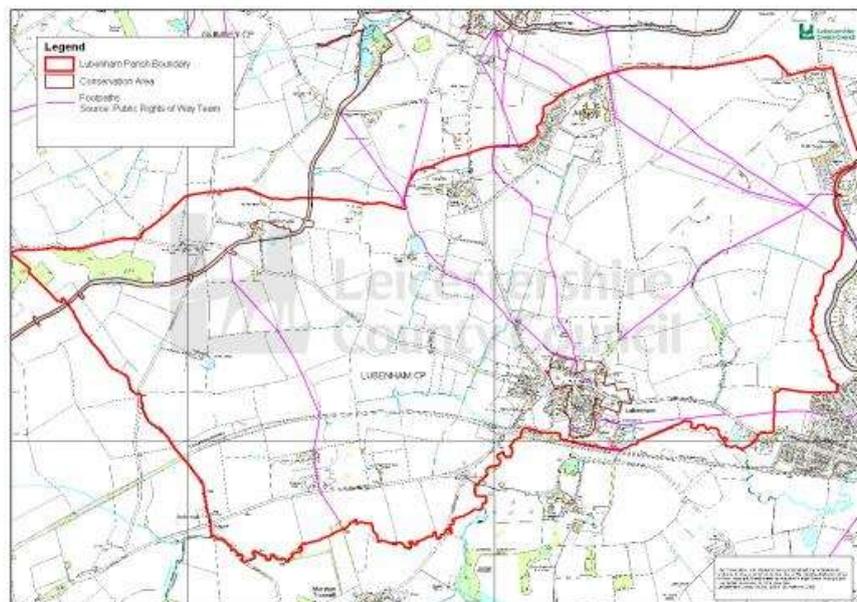
EU Obligations

- 2.14 A number of EU obligations may be relevant to the Lubenham Neighbourhood Plan. In particular the District Council will 'screen' the plan and ascertain whether the policies and proposals give rise to significant environmental effects and trigger the need to undertake a Strategic Environmental Assessment. It is not anticipated however that this will be required.
- 2.15 The Lubenham Neighbourhood Development Plan is designed to embrace these principles of sustainable development and the twelve core planning principles, in so far as they can be applied to the Parish.

3. The Neighbourhood Area

- 3.1 The Boundary of the Lubenham Neighbourhood Plan Area corresponds to the Parish Boundary – see Map 1 below and includes all parts of the settlement; Gartree, Bramfield, Greenacres and the main village settlement.

Map 1 – The Lubenham Neighbourhood Area



- 3.2 At the time of writing (according to the 2011 census), 1,735 people (includes inmates of Gartree Prison) live in 475 households in Lubenham Parish (780 people Lubenham Village only) of these
- 76.9% are owner occupied
 - 9.7% social rented
 - 2.76% rented from the council
 - 10.1% private rented
 - 1.1% living rent free

There are approximately 185 children under 16 and 205 people over 65. There are just over 1300 working age adults, 20 lone parent families and 50 single pensioner households.

Further details of the population are shown in the Lubenham Character Statement at appendix 3 and Rural Place Profiles Appendix CH 1a and CH1b

Buildings

- 3.3 The main settlement of Lubenham has a variety of building styles including Victorian terraced houses, Georgian farmhouses, and 1980s and later detached and semi-detached houses, and bungalows. The main building material is red brick.
- 3.4 Among the important and interesting listed buildings are The Tower House, Manor Farm, Gore Lodge, The Old Vicarage, Rose Cottage, The Old Hall and the most important Grade 1 listed All Saints Church with its unusual box pews and mediaeval wall paintings. These incorporate a variety of architectural styles.
- 3.5 A full list of listed buildings can be found at Appendix CH2 and on Map 8.
- 3.6 Other buildings and sites of historical importance are: The Old Bakehouse, former Non - conformist Chapel, Papillion Hall, The Hollies, The Laurels, The Dower House, All Saints Primary School and Old Station buildings.
- 3.7 Gartree is made up of a mixture of semi detached, terraced and detached houses built during the 60's as prison officers' quarters, but now mostly in private ownership.
- 3.8 Bramfield Park is situated on the western edge of the village, it is a registered caravan park providing 28 pitches (although registered for 38, there are space constraints preventing this number) originally registered in 1981 reissued with new conditions in 2009*. The occupants are mostly over age 50.
- 3.9 Greenacres is designated as a gypsy and traveller site, with various registrations between 1996 and 2006. It has undergone some development in the past. This part of the Parish on the northern edge is linked by a footway to Market Harborough with links to the main settlement by footpaths across fields.

- 3.10 Gartree Prison is a major feature and also an employer for the area although the majority of employees travel into the area.

Roads

- 3.11 The Main Lubenham settlement and Bramfield Park are both situated on the A4304, the transport route that links Market Harborough and Lutterworth, and while the village benefits from its direct route to Market Harborough and access to the M1 and beyond, the road cuts the community in two and has been responsible for some fatalities over the years. There is no footway joining Bramfield to Lubenham or Gartree to Lubenham.
- 3.12 Welland Avenue and Stuart Crescent serve the houses at Gartree – both roads are un-adopted with Stuart Crescent belonging, in part to the Ministry of Justice, both roads are therefore the responsibility of the residents and owners for upkeep.

Other Information

- 3.13 Superfast Broadband is available in the main settlement but the outlying parts of the settlement have poor Broadband connectivity.
- 3.14 Flooding is a problem particularly in the area that stretches from The School in School Lane to the Church gates in Rushes Lane and around Old Hall Lane. Floods stretch under the old railway bridge into Farndon Road as well as causing flooding to some buildings on Old Hall Lane.

- 3.15 The Grand Union Canal runs to the northwest corner of the Parish and provides recreational activity for many; its hump backed bridge is an important feature.



- 3.16 The parish's southern boundary is defined by the river Welland with the road bridge and footpaths providing access towards Northamptonshire.



- 3.17 The disused railway track running alongside it to the south of the village is regularly used as a recreational walk, with parts of it supported by bridges, including a double arched road and cart bridge which is now listed.

- 3.18 The open spaces and shared leisure areas which include the large Village Green and other smaller parcels of land comprising the Green Gardens,

Playing Field, War Memorial and allotments contribute to the character and village amenities as does the School Playing Field.

- 3.19 The only bus services running through Lubenham along the A4304 between Market Harborough and linking it to Bramfield and Market Harborough as well as Lutterworth runs only 2 hourly and leads to greater reliance on the car, particularly for those living at Bramfield which has no footway link to the village.

4. Community Engagement

- 4.1 Extensive consultation has been undertaken in order to inform the development of the Neighbourhood Plan and the policies that it provides.

Two key events provided information for the initial round of consultations.

- a. A focus group for key community representatives (chairs of community groups), those conducting business in the Parish and landowners.
 - b. A stakeholder consultation for those providing services to the community e.g. local councils, prison service, Anglian Water, Severn Trent Water, schools, Harborough Leisure Centre, Seven Locks Housing Association.
- 4.2 A further series of open events were then held in Lubenham Village Hall and questionnaires that were open to all parishioners, business owners and workers.
- 4.3 Issues that were raised at consultations and through interaction with the Parish Council were used to inform the vision for the Parish. Details of consultations can be found at Appendix 4 with results at Appendix 5.
- 4.4 Publicity for events was undertaken in the local newsletter with flyers also delivered to all residents and occasional articles in the local press. Examples can be found at Appendix 8.

Vision

We want our community to be a rural village where neighbours are encouraged to know one another, to celebrate together and join in making decisions about the future of the community. Where people value safety and welcome residents of all ages, cultures and incomes. Where business can thrive and residents and visitors have access to a range of services. Where people feel safe and comfortable walking, driving and cycling. Where people value heritage, architectural excellence and the natural environment, so everyone can enjoy the natural and historic character of the neighbourhood while embracing new initiatives and technology.

- 4.5 This vision was then consulted upon, along with draft policies, at an open event on 5th July 2014 and a Gartree event on 4th September 2014.
- 4.6 Consultation took place with young people attending all schools in the catchment area; with the help of the Rural Community Council and support

from the schools, this included Lubenham All Saints School, Foxton School, Welland Park Academy, Robert Smyth School, and Kibworth High School.

- 4.7 Numerous consultations were undertaken and the quality of responses was comprehensive and well thought out; the youth consultations carried out in conjunction with the local schools achieved a near 100% response rate.
- 4.8 The views expressed by local residents at consultation events and through questionnaires, reflected and reinforced many of the concerns that are raised at Parish Council meetings.
- 4.9 These can be summarised into the following main themes;
- a. Protect and retain the rural character, community spirit, culture and heritage of the Parish and keep it separate from Market Harborough.
 - b. Protect Lubenham open spaces, natural environment biodiversity and access to the countryside.
 - c. Minimise the impact on the Parish of negative influences including high volumes of traffic, speeding traffic, parking, flooding and over-development.
 - d. Maintain existing and where possible enhance local facilities, infrastructure and services especially access to these from outlying parts of the settlement.
 - e. Ensure that development retains a mix of housing and employment opportunities to suit the needs of a range of people by age, gender, ethnicity, disability, religion and sexual orientation and that all development is of the highest standards.
- 4.10 The Lubenham Neighbourhood Plan aims to identify the challenges and changes that face all parts of the Parish, for whilst the community embraces new initiatives and welcomes innovation, it is fiercely protective of its unique culture and heritage and the community spirit that it generates.
- 4.11 The Neighbourhood Plan must ensure that it creates the right balance between the old and the new and ensure that new development adds value to and enhances the community rather than detracts from it.
- 4.12 The planning system can play a vital role in achieving Lubenham's vision. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (para. 14) which critically will mean that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans.
- 4.13 The Neighbourhood Plan must therefore conform to the Harborough Core Strategy. There will therefore be new residential development in Lubenham Parish during the plan period and this Neighbourhood Plan seeks to influence it. Although many would wish to see the village remain as it is, others recognise that development and change is necessary if the village is to remain a vital and attractive place in which to live and work.

4.14 This Neighbourhood Plan also recognises that the proposed North West Harborough SDA (much of which is in Lubenham Parish) will have a significant impact on the area. It recognises the need to safeguard the individual character of the Lubenham settlement by

- maintaining a separation area to the east of the village
- ensuring that measures are in place to mitigate the impact of the additional traffic generated by such a large development of housing and business close to the existing settlements
- ensure that educational establishments are adequately supported to provide for the needs of the enlarged community

It also recognises that the SDA can provide an opportunity to address some of the future needs of the Parish by contributing towards building a more sustainable community that retains its rural individuality and fits the vision for the community.

5. Objectives & Policies

5.1 Whilst being mindful of the need to ensure the Neighbourhood Plan meets the basic conditions the issues raised through consultation on the Neighbourhood Plan have helped define the following objectives: -

Objectives

- a. Protect and enhance the unique culture, rural character and heritage of Lubenham and ensure that it remains distinct and separate from Market Harborough and the SDA.
- b. Ensuring a minimum level of new housing within Lubenham village compatible with 'selected rural village' status principally on the west and north-west sides of the village and that provides adequate infrastructure and contributes to community facilities and open space.
- c. Mitigate against growing traffic, transport and parking impacts.
- d. Ensure the environment, landscape and biodiversity is protected and enhanced by new development.
- e. Ensure appropriate business can thrive and remain in the Parish providing services and employment.
- f. Support development in Gartree and Bramfield that will enhance access to community facilities.
- g. Maintain and enhance the attractiveness of Greenacres as a site for the Gypsy and Traveller community.
- h. Ensure the development and use of the showground does not adversely affect local residents.
- i. Encourage the provision of improved broadband speeds in the parish.
- j. Ensure new development is of a high standard and achieves high levels of sustainability particularly in relation to the effects of climate change.

Character Culture and Heritage

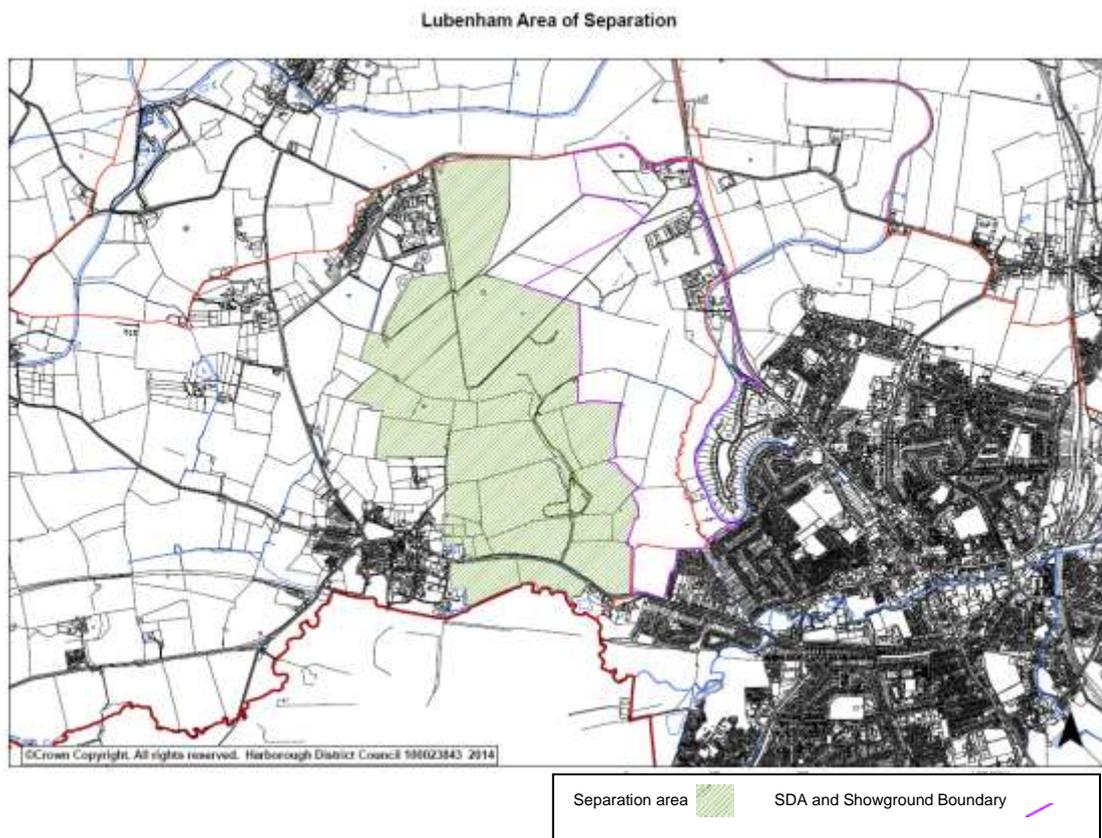
5.2 The rural character of Lubenham is defined by the rich agricultural land that surrounds the settlements. This agricultural land provides some of the separation area between Lubenham village and Gartree and the SDA and between the individual Parish settlements.

5.3 Public Open spaces, amenity areas and community buildings in the village all play a large part in contributing to the cultural character of the settlement and in increasing community spirit and wellbeing. Features such as the Village Green, Playing Field, All Saints Church, All Saint's School and Public House (Coach and Horses) together with footpaths surrounding the village are well used and add significantly to the character and heritage of the Neighbourhood Plan area and require continuing protection. These Lubenham heritage assets including listed buildings and the Scheduled Ancient Monument in Old

Hall Lane (see map 8) are very important and great weight should be given to the protection of these village assets and surroundings.

5.4 It is vital that the character, heritage and community spirit of the neighbourhood is maintained and not compromised by inappropriate development.

5.5 It is important that Market Harborough and Lubenham and Market Harborough and Gartree remain distinct and separate in order to maintain the rural setting and identity of each settlement and so a separation area between the settlements and major development on the west side of Market Harborough (the Strategic Development Area) should be maintained as required by Core Strategy Policy CS13 and the approved SDA Masterplan. The separation area identified in the SDA Masterplan should be extended northwards to include the gap between the showground and the public footpath (A25) marking the eastern edge of Gartree. From this footpath it is important that walkers have a clear and un-interrupted view across the broad fields that divide the established settlements from new development within the SDA.



Map 2

5.6 Policy LNP01

The open character of the Lubenham & Gartree Area of Separation, as defined on Map 2, shall be maintained, to preserve a visual separation from the settlement of Market Harborough and retain the distinctive character and separate identities of Lubenham and Gartree.

Development within this area will be permitted if (a) it would not diminish the physical or visual separation between built up areas associated with these settlements; and (b) it would not compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of the Area of Separation in protecting the identity and distinctiveness of these settlements. Any development proposal within the Area of Separation must be accompanied by an analysis and proposals for mitigation of likely impact on settlement setting and the objective of visual separation, giving specific attention to use of location, design and landscaping appropriate to the character of the area.

- 5.7** New developments should provide for and enhance opportunities for links, access and recreation between the Neighbourhood Area settlements.

5.8 Policy LNP02

New residential development that improves access to existing or provides new publicly accessible open space will be supported provided it does not increase flood risk. Provision will be particularly encouraged where it improves/provides new access to;

- a. River Welland - making it more accessible to the community while protecting its natural features and species and not interfering with its ability to function as a flood flow route and flood plain;**
- b. disused railway line - making it more accessible to the community for walking and/or cycling while protecting its natural features and species;**
- c. footpaths and footways - leading into the open countryside and linking the Neighbourhood community residential areas and new areas of public open space within the SDA.**

- 5.9** Lubenham has its own character and history. (See character statement Appendix 3). All new development should respect its village context and poor designs that would detract from the character of the village, its heritage and history, or views of heritage assets and their settings should be resisted.

5.10 Policy LNP03

All new residential developments should be of a high standard of design and layout:

- (i) respecting the height, scale and massing of existing neighbouring buildings;**
- (ii) reflecting the quality of material finishes found in the vicinity;**
- (iii) utilising features of more common local vernacular architecture, and;**

- (iv) incorporating measures to avoid or mitigate adverse impact upon landscape character, natural habitats and biodiversity both within and around the site.**

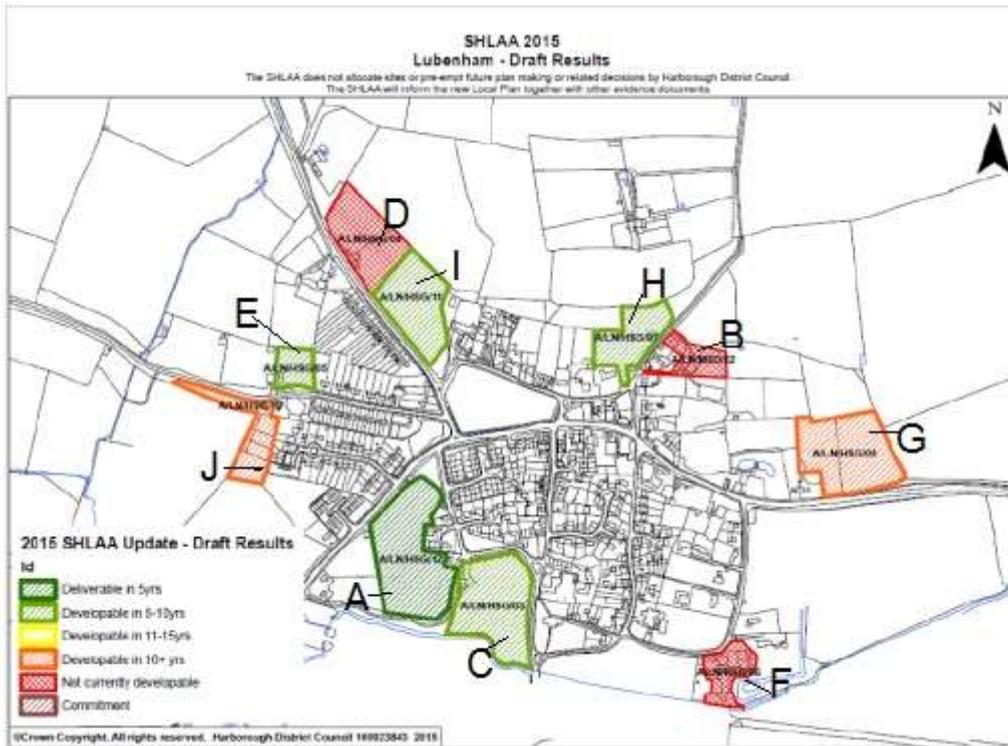
Development close to and within the Lubenham Conservation Area shall be designed to the highest standards and ensure the visual character and appearance of the Lubenham Conservation Area and its setting are preserved and enhanced.

Housing

- 5.11 Lubenham has a range of housing types and sizes which creates a mixed community with different types of people choosing to make it their home, thus providing a generally balanced community. It is important that the village remains balanced and meets the needs of local people.
- 5.12 The Harborough Core Strategy identifies Lubenham as a selected rural village where development will be on a small and limited scale, which reflects the size and character of the settlement and its service provision. Harborough District Council is currently preparing a new Local Plan and is consulting on a number of growth options setting out alternative ways of meeting Harborough District's housing needs to 2031 (9500 dwellings). This is likely to see demands for further housing in the district and the options under consideration include proposals which might result in either a higher or lower target for new homes than the Core Strategy currently requires (72). The range extends from 23 at the lower end to 95 at the higher end. This is in addition to the hundreds of houses that HDC resolved to approve as part of the Strategic Development Area (SDA) on the edge of Market Harborough but within Lubenham Parish. Residents fear this SDA will have a significant impact on all settlements in the Neighbourhood Plan Area. Traffic using Main Street and Foxton Roads in particular, will increase and so residents have expressed the view that any further residential development in the village should be kept to a minimum.
- 5.13 Consultation also revealed the community's preference for new development to be located principally to the west and north-west of the village and that priority be given to the following types of mixed tenure homes for inclusion in any new development;
- a. starter homes for young people
 - b. accommodation suited to older persons needs; particularly bungalows some with adaptations for disabled people
 - c. affordable housing
 - d. family homes (up to 3 bed)
 - e. single person accommodation

These preferences are reflected in the wording of Policy LNP05 below.

- 5.14 The Harborough District Council Strategic Housing Land Availability Assessments (SHLAA) undertaken in 2014 and 2015 identified possible future sites for housing. Sites promoted for development are shown on Map 3



Map 3 SHLAA sites

5.15 The 2014 assessment identified two sites as having residential development potential;

(E) Site reference A/LN/HSG/05 (Land North of Laughton Road) with a potential capacity of 9 homes.

(A) Site reference A/LN/HSG/12 (Land south of Main Street) with a potential capacity of 36 homes.

The 2015 desk based study using the same methodology identified a further three sites as having potential.

(C) Site reference A/LN/HSG/03 (land off Ruses Lane) with a potential capacity of 22 homes.

(H) Site reference A/LN/HSG/07 (land Adjacent to Barleycroft) with a potential capacity of 18 homes.

(I) Site reference A/LN/HSG/11 (land at Foxtan Road) with a potential capacity of 27 homes.

5.16 Some inconsistencies exist in the assessments between the two years of the evaluations and these, in accordance with the responses to local consultations have been revisited, appropriate authorities contacted and results taken into account in the Neighbourhood Plan site allocations.

5.17 The majority of those who have responded to consultations on the Neighbourhood Plan have stated a preference to have no more or only very modest development in the village but it is clear that in order to achieve a level of development that accords with the District Council's Core Strategy that at least some of the sites listed above will be allocated for development, either through the District Council's Local Planning process or with the views and preferences of residents taken into account through this Neighbourhood Plan.

5.18 Consultation undertaken in early 2015 comprising leaflet drops for all households and a public meeting revealed there was little support for any significant new development in the village however it identified the community's preferred sites as shown on table 1 below. If combined these preferred sites have a capacity exceeding the Core Strategy target of new homes and in excess of housing numbers in options 2 – 8 in the new options consultation (New Local Plan for Harborough – Options Consultations Paper Appendix C (HDC September 2015)). www.harborough.gov.uk/strategic-planning-consultations

5.19 Table 1 Preferred sites

Sites considered for development				
Ref	Site	Size ha	Number on map	Community order of preference
A	Land south of Main Street, Lubenham	1.7	ALN/HSG/12	5th
B	Tofts Barn Undle, Lubenham	0.5	A/LN/MXD/O2	7th
C	Land west of Rushes Lane, Lubenham	1.67	A/LN/HSG/03	8th
D	Land off Foxton Road, Lubenham	1.13	A/LN/HSG/04	3rd equal – not developable (source HDC 2014 SHLAA)
E	Land off Laughton Road, Lubenham	0.35	A/LN/HSG/05	1st
F	Old Hall Farm, Old Hall *Lane, Lubenham	0.53	A/LN/HSG/06	Now refused
G	Land north of Harborough Road,	1.46	A/LN/HSG/08	9th
H	Land north of Barleycroft.	0.81	A/LN/HSG/07	6th
I	Land north of Foxton Road.	1.219	A/LN/HSG/09 AND 11 (duplicate application)	3rd equal
J	Land south of Laughton Road.	0.8094 - 1.21	A/LN/HSG/10	2nd

5.20 In order to achieve the Core Strategy target of 72 dwellings to achieve compliance with the current development plan and based upon the above consultation responses Lubenham's community identified the following sites in order of preference: -

E	Land north of Laughton Road (A/LN/HSG/05)	9 units
J.	Land south of Laughton Road (A/LN/HSG/10)	13 units
I	Land north of Foxton Road (A/LN/HSG/09 AND 11)	27 units
A	Land south of Main Street (A/LN/HSG/12)	36 units

TOTAL 85 units

Proposed Policies

5.21 On the basis that only three of the sites identified above are considered by Harborough District Council to be deliverable in the next 10 years (sites E, I and A from the list above) (source HDC) only these sites providing 72 new dwellings) are supported by the Neighbourhood Plan in order to achieve the level of growth Harborough District Councils Core Strategy requires. We know however that the District Council is reviewing its strategy with regards to future development and the new Local Plan may require either fewer or additional homes to be built depending upon the strategy for growth ultimately chosen.

For this reason the Neighbourhood Plan Sites Assessment is based upon current Core Strategy requirements, however this may need to be adjusted upwards or downwards depending upon the outcome of the District Council's review, which might then justify a review of the Neighbourhood Plans' preferred sites and policies as the community has expressed a clear preference that further residential development should be kept to a minimum.

5.22 Notwithstanding the identification of three sites for possible development, site number J may be deliverable only in the slightly longer term (source HDC) and is therefore (minus the thin ribbon of land to the North West) identified as a reserve site. Proposals for development on any other small sites within the Neighbourhood Plan Area shall be considered on their own merits as possible "windfall" sites.



5.23 It is important that each of these developments which will place additional demands on community facilities, services and upon village roads play their part in maintaining or enhancing village facilities, services and road safety in accordance with community priorities. Development on each of the allocated sites will increase vehicle and pedestrian numbers using village streets. It is therefore even more important that the community's concerns about traffic volumes and speeds and road safety are addressed and that residential developments shall make a financial contribution reasonably related to the scale of the development proposed to mitigate the impacts of the developments on road safety within the Neighbourhood Plan Area. Where necessary contributions shall be pooled and used for the express purpose of funding traffic speed reduction measures within the settlements in the Neighbourhood Plan Area. Such measures might include, but not be limited to, a pedestrian/cycle fully controlled crossing of the A4304.

(Policy LNP 04 deleted on recommendation by examiner)

5.24 Policy LNP05

Residential development on each of the three allocated sites (E) Land north of Laughton Road (6 dwellings, as most recently granted under 16/00101/FUL), (I) Land north of Foxton Road (27 dwellings) and (A) Land south of Main Street (28 dwellings, as most recently granted under 15/01471/OUT & 16/01467/REM) shall be permitted, subject to meeting the following criteria:

- i. 30% affordable housing provision on site, for developments of more than 5 dwellings, or where this proves impracticable a contribution towards provision of affordable housing elsewhere within Lubenham Parish, at a level determined by a robust viability assessment of the development proposed;
- ii. mixture of housing types/sizes, meeting needs identified within the District's Strategic Housing Market Assessment and local evidence of housing need (e.g. Housing Needs Survey);
- iii. comprehensive landscaping scheme, including (for example) effective street and enhanced, open countryside boundary planting;
- iv. natural, public open space provision, within developments of more than 10 dwellings, in accordance with HDC open space standards (e.g. 'Provision for Open Space, Sport and Recreation - March 2009', or its successor) and/or financial contributions towards the enhancement of existing village open spaces and play areas, reasonably related to the anticipated additional demand likely to be generated;
- v. securing provision of essential off-site mitigation (e.g. speed reduction measures, A4304 pedestrian/cycle fully controlled crossing point and localised junction improvements) dependent on the anticipated traffic and highway safety impact;
- vi. on-site, off-street car parking and cycle parking provision in accordance with HDC standards;
- vii. safe access to and links with the existing network of highways and public rights of way;
- viii. energy and water conservation measures (e.g. rainwater collection and re-use), and;
- ix. foul sewerage provision/enhancement as required by a robust foul drainage capacity assessment and strategy

5.25 Policy LNP06 : Housing Reserve Site

Land to the south of Laughton Road (J) is identified as a reserve site for new residential housing which will only be considered favourably if brought forward for development provided it is required to address a substantial shortfall in the anticipated supply of housing from other allocated residential housing sites in Lubenham within the Neighbourhood Development Plan period.

5.26 Policy LNP07

New small scale or minor residential development at Gartree will be supported to maintain the vitality of that community, provided new residential development of five or more dwellings on environmentally acceptable sites makes provision for additional community infrastructure, facilities or enhancements (such as improvements to roads and footpaths,

play space or other community benefits) at a level proportionate to the anticipated impacts of, or demand to be generated by, the scale of development proposed.

5.27 Policy LNP08

All affordable housing provided from new residential development within the Neighbourhood Area shall be subject to a planning permission which has been granted only after the completion of a planning obligation which ensures all affordable tenure homes are allocated to qualifying candidates on the basis that first priority is given to those with a familial or work connection to Lubenham Parish, second priority is given to those with connections to immediately adjoining surrounding Parishes and third priority to all other qualifying candidates.

Traffic

5.28 The volume and speed of traffic on village roads is a significant concern to residents of the village. Evidence shows the concerns are justified with Vehicle Activated Sign (VAS) records on Main Road and Foxton Road showing excessive traffic speeds and volumes during weeks between 27.08.14 and 04.02.15 which can be found at Appendix 7 of this plan.

5.29 The village is split by the main road from Harborough to Lutterworth and crossing it is difficult, especially for children and older people. Requests for a controlled pedestrian crossing and a speed camera in the village have not yet been agreed. We understand that some contribution towards a pedestrian crossing will be provided as a part of the section 106 contributions for the SDA.

5.30 Narrow footpaths and a lack of cycle lanes are also a concern to residents. Bramfield and Gartree have no footpaths or cycleways linking them to the village and there is no cycleway to link Lubenham settlements to Market Harborough.

5.31 Consultation confirms there are concerns about more traffic once the showground and SDA is operational with the link road through the SDA area being used as a by-pass for Market Harborough.

5.32 Residents are also concerned about road traffic accidents outside Bramfield Park; the lack of upkeep of roads and streetlights at Gartree; a lack of off street parking and dangerous parking in parts of the village and recent cuts to the bus services with further cuts to services possible if services are unviable.

Proposed policies

5.33 To maintain community cohesion in a growing Lubenham, and to encourage higher levels of walking and cycling, severance caused by busy fast roads must be reduced and village streets must be made to feel safer and convenient for residents to use.

5.34 Policy LNP09

The layout of all new residential and business developments in the Neighbourhood Plan area shall incorporate speed reducing design measures with target design speeds (e.g. a maximum 20 mph).

5.35 Policy LNP10

The layout of streets and open spaces within and approaching the SDA shall be designed to maximise opportunities for safe pedestrian and cycle access routes for:

- a) children attending school, and;
- b) existing and new residents utilising community facilities and services.

5.36 Policy LNP11

Proposals for development of the SDA shall provide measures to mitigate the adverse impacts of projected increased traffic levels associated with the SDA passing through the Lubenham main settlement. These mitigation measures shall be proportionate to the impacts of the development and may include (but need not be limited to), a pedestrian/cycle fully controlled crossing point on the A4304, and localised junction improvements.

5.37 Policy LNP12

New, large scale, business, residential and school developments within the Neighbourhood Plan area shall be required to provide Travel Plans to reduce reliance upon the motor car and encourage alternative modes of travel.

5.38 Policy LNP13

The Neighbourhood Plan encourages the installation of electric vehicle charging points at appropriate locations.

Environment Landscape and Biodiversity

5.39 The countryside surrounding the village supports a wide variety of wildlife and all contribute to the interest in the countryside and quality of village life. Footpaths and bridleways across the area are well-used and provide pleasant country walks. Footpaths across the fields link the settlements to the wider area but they are not the equivalent of properly surfaced footways and cycleways that could be achieved in the verges between Gartree and Bramfield and the main settlement.

5.40 The importance of the area around the river, including the Wash pit and disused railway bank as cover for animals and birds of different species cannot be overstated.

Proposed Policies

5.41 In this rural parish, the natural environment is of paramount importance.

5.42 Policy LNP14

The development of new housing and new business space within the Neighbourhood Plan Area should include measures to positively protect and enhance the natural environment and biodiversity of the area. Development proposals should where appropriate provide:

- a. boundary screen planting that is sympathetic to its setting and uses native plant species;
- b. multifunctional areas of greenspace, providing for recreation and surface/groundwater management and increased opportunities for biodiversity;
- c. opportunities for innovative areas for greenspace such as roof gardens and green/living walls, and;
- d. habitats for wildlife such as bat boxes and owl boxes where appropriate.

5.43 Views into and from the open countryside around Lubenham are part of its character. There is therefore a need to maintain and enhance access to the countryside and links to the various parts of the settlement.

5.44 Policy LNP15

Proposals for new residential and business development should look to explore opportunities to provide for and/or enhance access to and views of the open countryside and in particular towards the River Welland, the disused railway line and towards Market Harborough, Bramfield and Gartree.

Business and Employment

5.45 The Neighbourhood Plan is keen to ensure a balance of business and housing is maintained and to create a community where there are opportunities for employment and new business in small units and there is community support for the protection of existing employment/business sites from other uses. Small business units and farm diversification enterprises in redundant farm buildings are favoured.

5.46 Business development must be sympathetic and must not compromise the quality of life of residents, other nearby facilities or existing and proposed residential areas. Adequate off-street parking should be provided and provision for alternative modes of transport made to enable employees to travel to work.

Proposed Policies

5.47 Policy LNP16

Proposals for new business/employment development should:

- a) be of a scale, density and design appropriate to its setting such that it would not cause damage to the qualities,

- character and amenity of the area and its residents:
- b) include the provision of adequate vehicle and cycle parking, turning and manoeuvring space;
 - c) incorporate safe and inclusive design and access suitable for all;
 - d) include/encourage links to existing walking and cycling networks;
 - e) on larger developments include a framework sustainable travel plan, and;
 - f) on larger developments explore opportunities for inclusion of electric vehicle charging points.

5.48 Policy LNP17

The conversion or re-use of redundant farm buildings for light industrial, tourism or office purposes will be permitted where:

- a. buildings to be converted or re-used are of a construction able to accommodate the development proposed without the need for major additional construction works;
- b. development will not have an adverse impact on the nature conservation and biodiversity or wildlife of the area;
- c. development is in keeping with the scale, form and character of its surroundings;
- d. it does not create significant additional traffic movements;
- e. it provides a safe and inclusive design and access for all, and;
- f. noise generated will not have an adverse effect on the surroundings.

5.49 Policy LNP18

Business/employment developments that would result in the loss of an active community building or site, or one last used for the provision of community facilities, services, leisure or cultural activities will be supported only if:

- a. an assessment has taken place that demonstrates that there is an excess of such provision in the Neighbourhood Area and the site or building is not needed for any other community facility, or;
- b. alternative provision of at least an equal standard is made in its place.

Gartree

5.50 Gartree Estate is situated between Lubenham Village and Foxton Village. It is closer to and linked by footways to Foxton where there are school, 2 public houses, church and shop as well as a popular Community Hall. There is a two hourly bus service to Market Harborough.

5.51 Gartree is only 0.5 miles from Foxton School and 0.8 miles from the nearest Public House at Foxton and because of these close links often relates more to Foxton than to Lubenham.

5.52 Gartree Estate is surrounded by land and buildings owned by the Ministry of Justice. The houses and roads were sold by the Home Office and are unadopted, and since then there has been little maintenance of roads, pavements and streetlights. Some Ministry buildings are currently unused and some have fallen into disrepair. There are no community buildings or shared areas although the prison service does allow some informal use of open areas. There are however many opportunities for people to enjoy the countryside from Gartree both on foot and on horseback and this is a much appreciated attraction to living there.

Proposed policies

5.53 Policy LNP19

Limited and small-scale employment/business development may be supported on environmentally acceptable sites in Gartree only if the resultant effect will involve:

- a. **conversion and re-use of appropriately located and structurally robust existing buildings;**
- b. **no adverse impact upon the living conditions of nearby residents from nuisance or disturbance caused by odour, noise, vibration or traffic movement;**
- c. **retention of rural/community services/facilities, land based businesses or positive farm diversification without harm to their viability and vitality;**
- d. **provision/enhancement of links to community facilities/services through the improvement of roads and pathways in and around the settlement at a level proportionate to the anticipated impact development proposed.**

Bramfield

5.54 Occupying a site to the west of the village Bramfield Mobile Home Park is a private registered home park that is isolated from the main settlement. It experiences problems of speeding traffic past its entrance on the Main A4304.

Proposed Policies

5.55 Policy LNP20

Any proposed expansion of the Bramfield Mobile Home Park site beyond its existing boundaries into the surrounding countryside shall be strictly controlled and shall only be permitted provided it will;

- a. **provide for/enhance links to community facilities/services;**
- b. **mitigate the visual impacts of the development effectively by appropriate landscaping and screening;**
- c. **contribute towards upgrading the roads and paths in and around the site, and;**
- d. **have no serious adverse effects on highway safety.**

Greenacres Gypsy and Traveller Site

- 5.56 Greenacres, based to the north east of the Parish boundary, and with access via Leicester Road, is a large gypsy and travellers site with over 30 plots, all individually owned. The site is well-established and provides a community base for gypsies and travellers with good contact kept via the Leicestershire County Council Travellers Site Liaison Office.

Proposed policies

5.57 Policy LNP21

The continued provision of the Greenacres site for its present use is supported. Any proposed expansion of the site beyond its existing boundaries into the surrounding countryside shall be strictly controlled and shall only be permitted provided it:

- a. demonstrates need for additional gypsy and traveller sites within the neighbourhood plan area;**
- b. mitigates the visual impacts of the development by appropriate landscaping and screening, and;**
- c. will provide/enhance links to community facilities/services or contribute to upgrading roads and pathways in and around the site.**

The Showground Site

- 5.58 This showground site designated for the North West of Harborough has been defined for many years while the site has stood empty. There is still considerable scepticism about the need for this site for this purpose, although the value it may bring as a leisure and tourist attraction is recognised. The showground will be good for the tourist industry and may provide some pleasant events for local people to attend. However, the type of events to be held, opening hours and additional traffic were all raised as issues through the consultation process. Residents consider that some disruption may be caused by some events as noise from the showground will be heard from the village and traffic (possibly HGV) will affect surrounding roads.
- 5.59 Traffic going to and from the showground is likely to use Foxton Road and Gallowfield Road – there is an HGV restriction on Foxton Road that is rarely adhered to and additional traffic may cause concerns for safety outside Foxton School.

Proposed Policies

5.60 Policy LNP22

The provision of an agricultural showground is supported if planning conditions mitigating the impacts of the development and controlling its use are imposed at application stage.

Additional Issues

- 5.61 In addition to the themes above some key topical issues were raised by Parish Councillors in order to gauge public opinion. The issues have been summarised and are categorised where appropriate under the relevant section headings.

Superfast Broadband and Mobile Connectivity

- 5.62 The speed of the internet is crucial to the success of businesses and services and for customers seeking to access services. A substantial upgrade is needed in those parts of the Neighbourhood Plan Area with poor connectivity especially Gartree.

Proposed Policies

- 5.63 Access to Broadband would be beneficial in some community buildings and installation of a 'Wi-Fi hotspot' (perhaps at the Village Hall) should be explored but enhancements to services will be needed. All new employment and housing development should be superfast broadband ready, especially where this could help bring forward superfast broadband for existing residents and businesses.

5.64 Policy LNP23

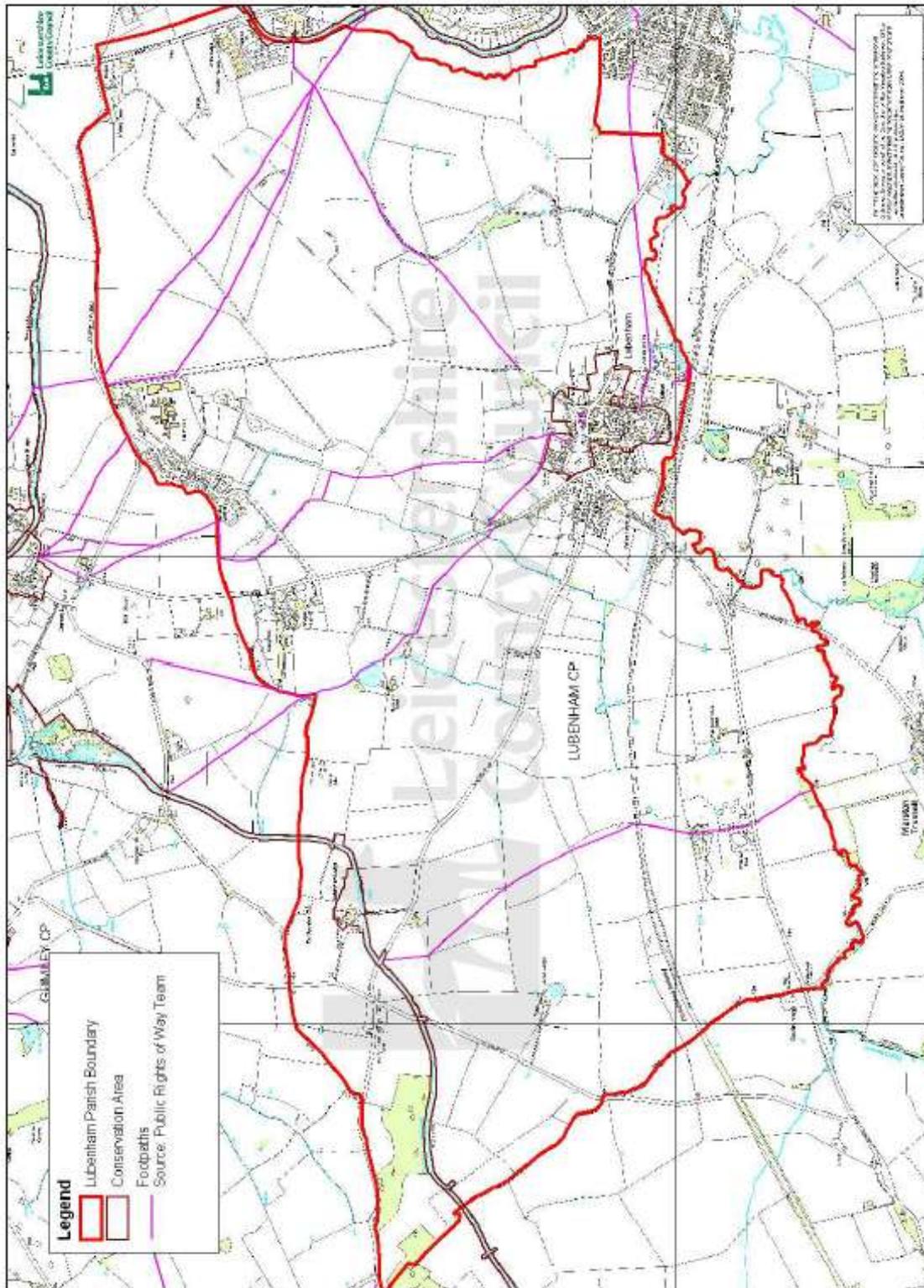
Telecommunications developments that would improve internet and mobile telephone services within the Neighbourhood Plan Area will be supported unless they would have a seriously adverse effect upon the landscape or the setting of heritage assets.

Energy and Water Efficiency

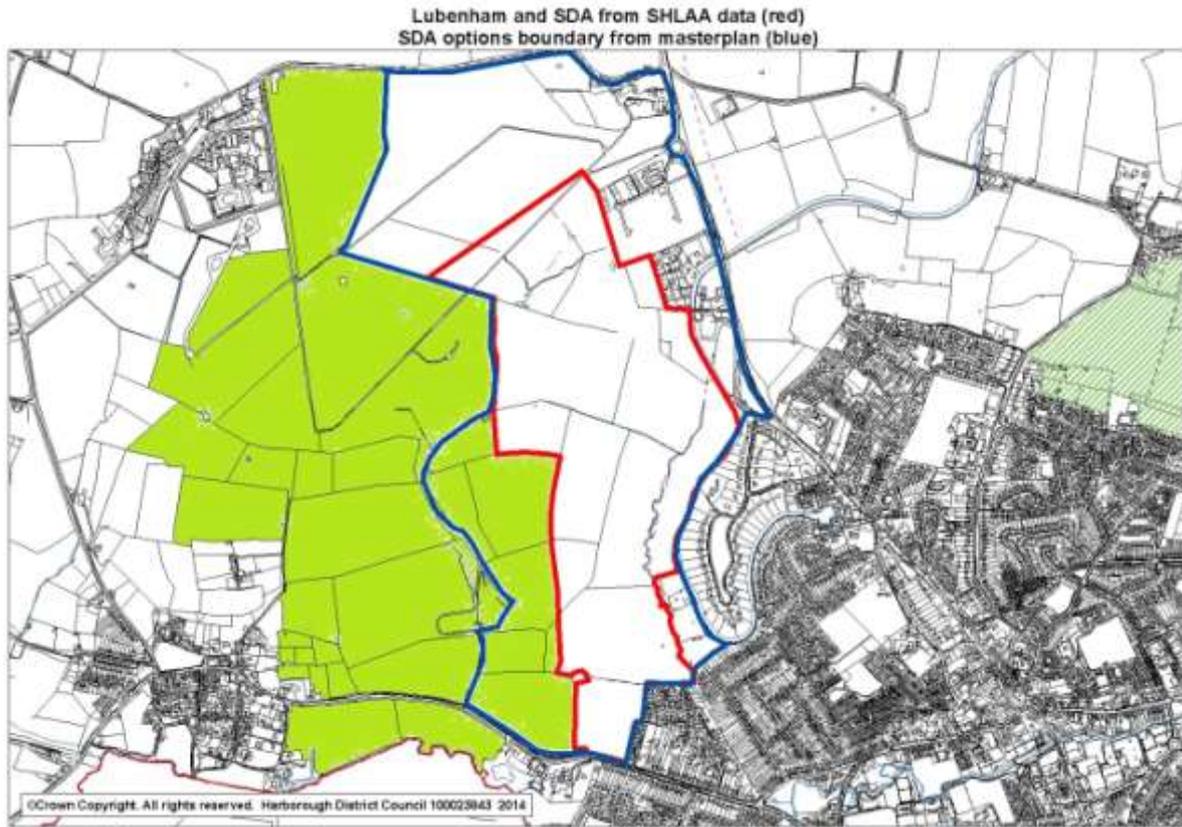
- 5.65 In response to changing technologies and pressures of climate change affecting every community, Lubenham Neighbourhood Plan seeks to encourage energy efficiency improvements to new and existing buildings such as higher standards of insulation and renewable energy systems together with the incorporation of sustainability measures, such as sustainable drainage systems, rain water harvesting and grey water recycling which can reduce the amount of water going into the sewerage system and alleviate the risk of flooding in vulnerable places.

6. Maps, Diagrams and Photographs

Map 1 Lubenham Neighbourhood Plan Area



Map 2 Lubenham Separation Area from Market Harborough



Map 3 Lubenham NDP proposed sites



Map 4 Lubenham Village

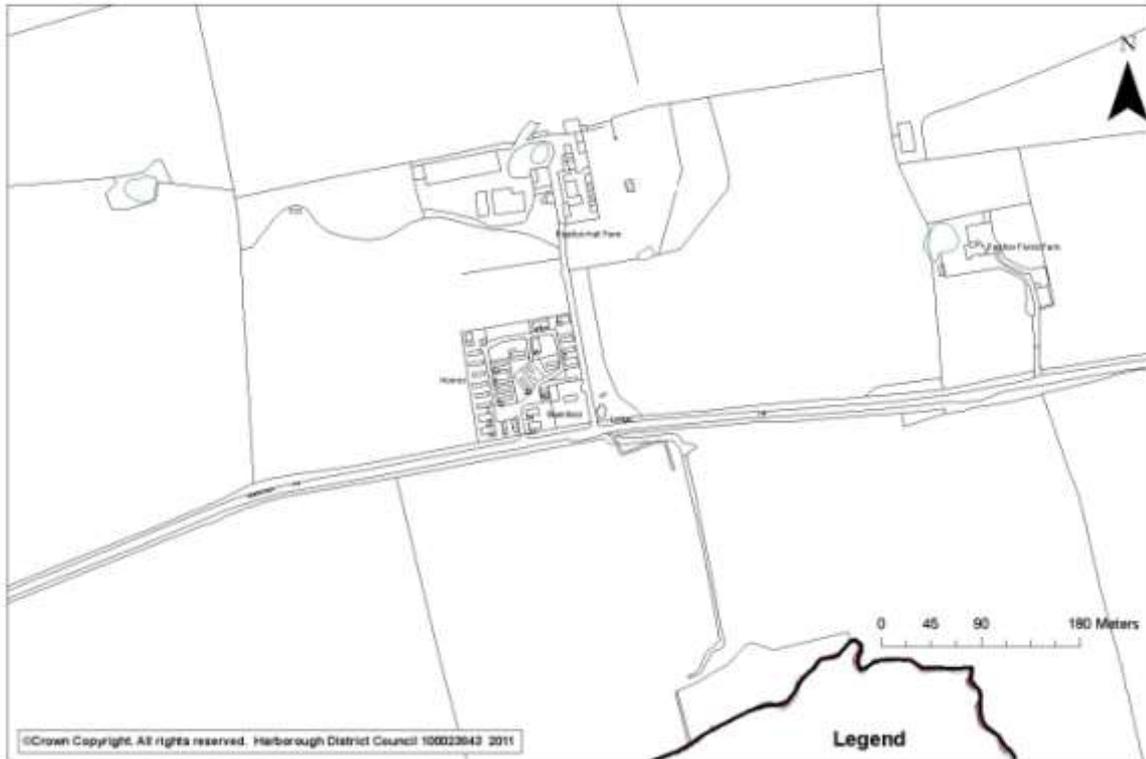


Map 5 Gartree

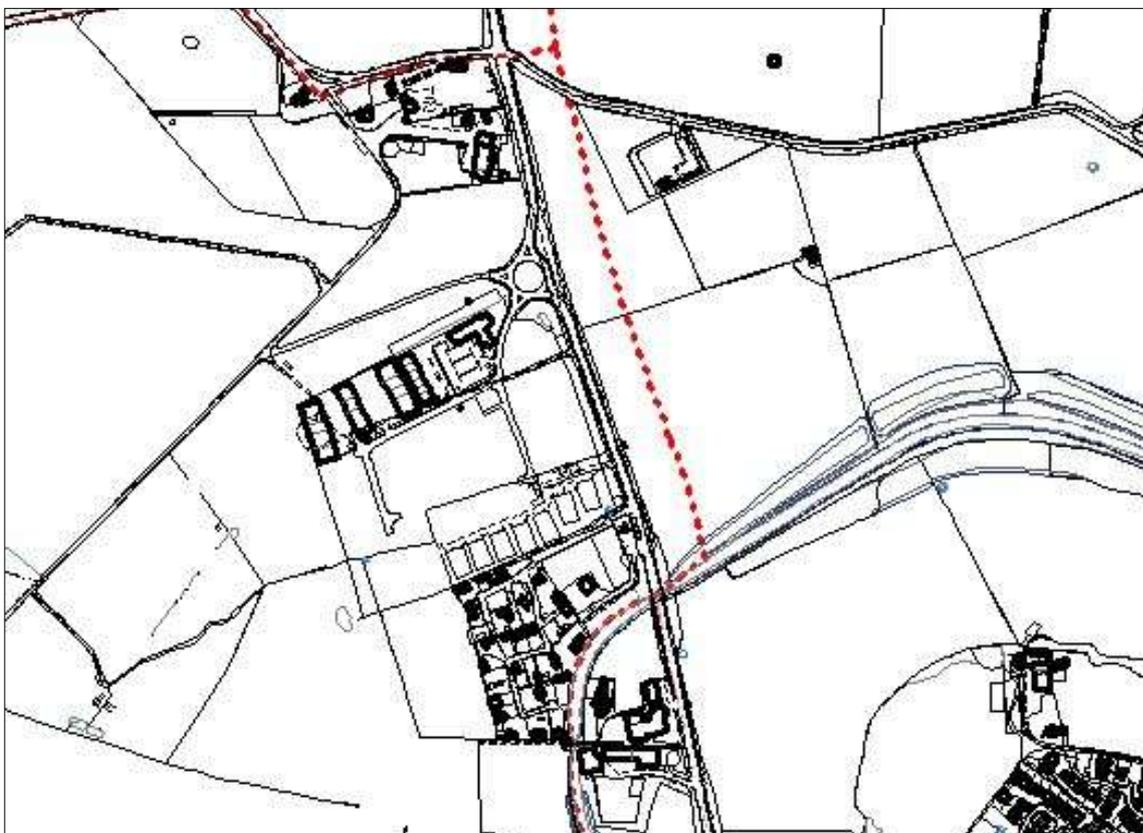


Map 6 Bramfield Park

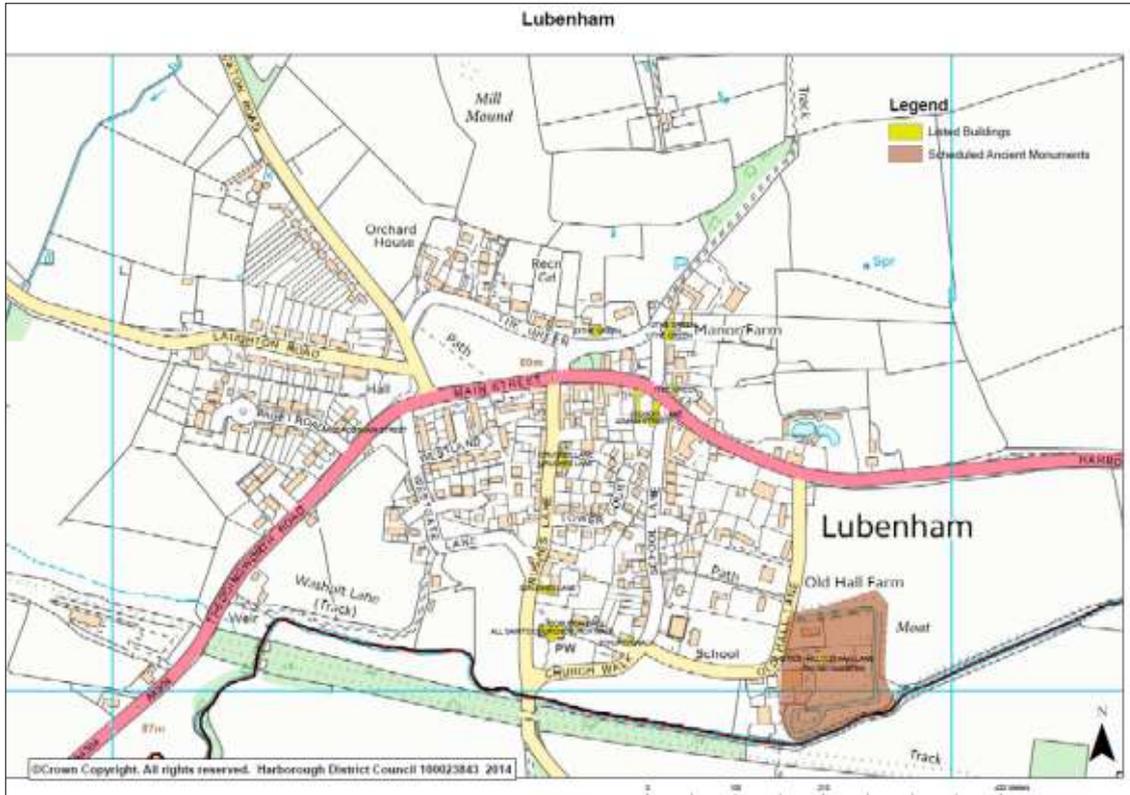
Lubenham - Bramfield Park



Map 7 Greenacres

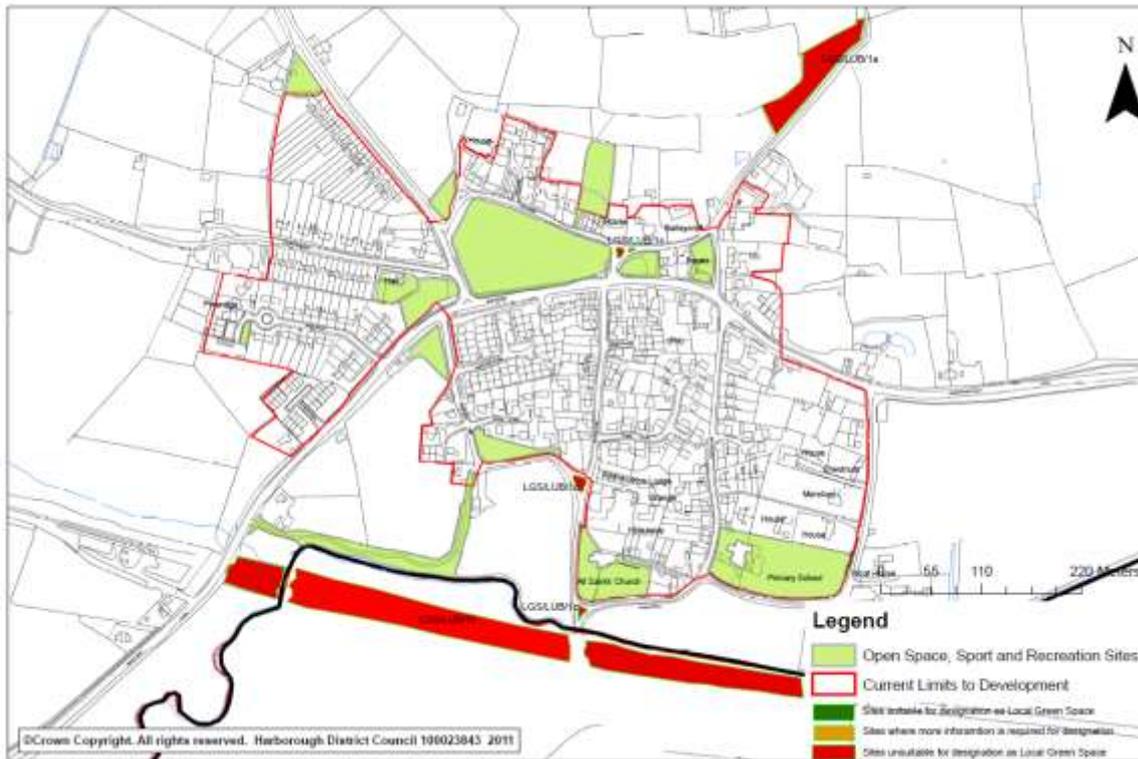


Map 8 Listed Structures and Scheduled Ancient Monument



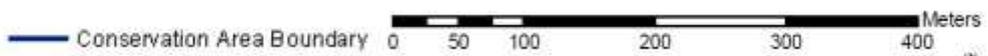
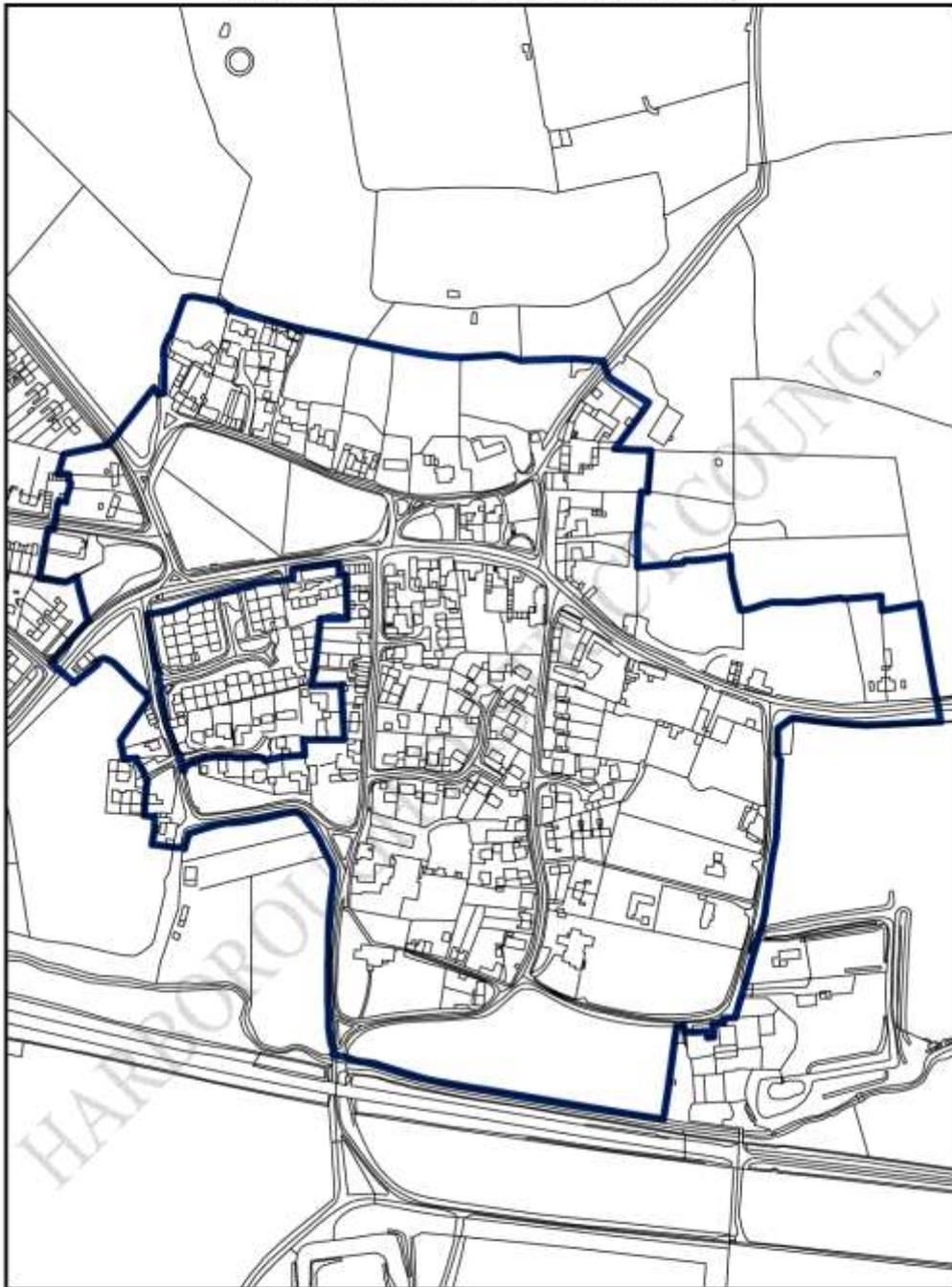
Map 9

LGS, Open Space, Sport and Recreation Sites - Lubenham 1



Map 10 Conservation Area

Lubenham Conservation Area



Designated 1975
Boundary Revised: 10th July 2006

1:4,006

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7. Appendices

All appendices can be found on Lubenham Parish Council website

<http://lubenham.leicestershireparishcouncils.org/lubenham-neighbourhood-plan-draf.html>

- Appendix 1 Saved Local Plan Policies
- Appendix 2 Strategic policies of relevance to Lubenham
- Appendix 3 Character Statement
- Appendix 4 Consultation Statement
- Appendix 5 Consultation Results
- Appendix 6 Transport Study
- Appendix 7 Traffic data
- Appendix 8 Publicity examples
- Appendix 9 Comments following 6 weeks P.C. consultation

8. Acknowledgements

The preparation of the plan has not been an easy task due to the complexities of the Parish and the pressure from Strategic Developments. However the Parish Council has been greatly helped and supported by the following people and organisations during its preparation.

Lubenham Parish Council would therefore like to acknowledge support from the following organisations/ people during the preparation of this plan

- 1) Michael Robinson MRC Planning for his impartial professional input.
- 2) Tess Nelson, Lesley Aspinal, Stephen Pointer, Joanne White and Matt Bills for planning advice on behalf of HDC
- 3) Duncan Forbes and Neal Edwards of Edwards and Edwards for the preparation of the traffic surveys
- 4) Andy Yeomanson and Ben Dutton Highways LCC
- 5) RCC (Leicestershire & Rutland) for help with consultations
- 6) Robert Keith, Locality
- 7) Lubenham Parish Councillors and Clerks (past and present) for their input and assistance with completion of the project.
- 8) The people of Lubenham Parish for their commitment and interest in the preparation of this plan and for their comments and for providing the input that identified key issues of importance to parishioners.