

Great Easton Neighbourhood Plan

Summary of representations submitted by Harborough District Council to the independent examiner pursuant to Regulation 17 of Part 5 of The Neighbourhood Planning (General) Regulations 2012

Name	Policy/page	Full Representation
<p>Andrew Granger and Co Phoenix House, 52 High Street, Market Harborough, LE16 7AF</p>		<p>1. Introduction</p> <p>1.1. Andrew Granger & Co. Ltd specialises in the promotion of strategic land for residential development and commercial uses. As a company we are heavily involved in the promotion of client's land through various Neighbourhood Plans and also have vast experience in contributing to the Local Plan preparation process throughout the country.</p> <p>1.2. On behalf of our client, Mr and Mrs , we have sought to work with the Great Easton Neighbourhood Plan Group, in promoting the subject site, Land rear of 22 Broadgate, Great Easton (Appendix 1), for residential development.</p> <p>1.3. This document provides a written submission to Harborough District Council on the Great Easton Neighbourhood Plan Submission Consultation.</p> <p>2. Planning Context</p> <p>2.1. Great Easton has been identified by Harborough District Council [HDC] Core Strategy as a Selected Rural Village and as such is required to accommodate a level of residential development that is in keeping with the existing built form and character of the village. This is further emphasised by the fact that HDC is currently unable to demonstrate a 5 year housing land supply. Therefore, in line with the guidance contained within the National Planning Policy Framework [NPPF], the development framework and housing policies are deemed out of date and the presumption in favour of sustainable development prevails.</p> <p>2.2. We have informed the Great Easton Neighbourhood Plan Group of the site's development potential. A telephone conversation took place between of Andrew Granger & Co. and of Great Easton Parish Council during the week of 29th August 2016.</p>

	<p>2.3. The site is the subject of an outline planning application [Ref: 17/00252/OUT] for the erection of 8 dwellings with associated vehicular access. Access is for approval, while all other matters are reserved, the application is currently awaiting determination from Harborough District Council. The application was submitted along with a number of supporting documents including a site layout and house types (floorplans and elevations) demonstrating how the site could be developed taking into consideration landscape and heritage factors.</p> <p>3. Site and Development Potential</p> <p>3.1. The site covers an area of approximately 0.61 ha (1.49 acres) and consists of a single field of pasture land that currently lies vacant, on the north-western edge of Great Easton, adjacent to the Planned Limits to Development and the Great Easton Conservation Area as designated by HDC.</p> <p>3.2. The site consists of a single paddock with clearly defined boundaries, and is bounded on three sides by built development; to the south and east by existing properties, and to the west by recently approved applications for residential development of 9 dwellings and 13 dwellings [Reference: 16/00355/REM and 16/00380/FUL respectively]; and to the north by open countryside.</p> <p>3.3. Great Easton is a compact village benefitting from a number of local services and facilities including St Andrews Church, a Post Office, Village Hall and Public House, all of which are with 0.5 miles of the site.</p> <p>3.4. The site is also located in close proximity to further services and employment opportunity in Corby [approx. 4.7 miles], Market Harborough [approx. 10.6 miles] and Kettering [approx. 11.4 miles]</p> <p>3.5. We propose that the site could deliver 8 residential dwellings, consisting of a mix of house types including semi-detached and detached, and a mix of house sizes, including 3 and 4 bedroom properties.</p> <p>3.6. The development would be served by a new private access road situated between 22 and 24 Broadgate, which has been given support in principle by Leicestershire County Council Highways Department.</p> <p>3.7. The proposals would maintain and enhance boundary features to ensure that the views and residential amenity currently experienced will be retained. The application has also been designed to include an area of Public Open Space which will ensure that key views of the open countryside, seen through the site from Broadgate are retained.</p> <p>3.8. Consequently, we consider the proposed development site to be in a sustainable location, close to a number of services and facilities, which are all highly accessible. As such, we believe the site presents a good opportunity to support development which contributes towards meeting local housing needs.</p>
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	Policy SD1	
	Policy SD3	
	Policy H1	
	Policy H3	

	<p>Sustainability Assessment which ranks this site as being more sustainable than land adjacent to Barnsdale House, which has been included as an allocation. We consider that this contradicts the principle of sustainable development that underpins the Neighbourhood Plan . Therefore, we would advise that the housing allocations are reassessed against the Parish Council Site Sustainability Assessment; this would ensure that the site allocations are considered against clear and consistent criteria, which is fundamental for ensuring that the allocations are considered sound.</p> <p>4.6. Furthermore, we disagree with many of the comments that have been made within the Housing Site Selection Explanatory Note. The Note suggests that the land rear of 22 Broadgate has not been allocated due to concerns regarding access arrangements, but there is no evidence to substantiate this concern. The site is currently subject to an outline application, which proposes a new private access road between 22 and 24 Broadgate. This access point has been discussed with a member of the County Highways team who has confirmed that the proposed access to the site is suitable to accommodate residential development. It is understood that the Neighbourhood Plan Group's concerns with the access relate to the potential impact on 22 Broadgate, which is a Grade II Listed Building. However, the Group have deemed it appropriate to allocate land at Barnsdale House which would impact on the setting of 7 Listed Buildings; a far greater impact than development of the site at 22 Broad gate . As such, we do not believe the Neighbourhood Plan Group has been consistent in their assessment of potential development sites and their subsequent site allocations.</p> <p>4.7. In addition, we do not believe the Site Sustainability Assessment has accurately assessed the site rear of 22 Broadgate and we disagree with a number of statements made within the assessment. The Assessment does not reflect the current context for the site ; it states that the site has open countryside to the north east and west and fails to reflect the existing settlement pattern. It states the development of the site is unsuitable because it is outside the limits to development and would set a precedent for further development, which would not be in keeping with the scale and character of the existing village. As stated previously, the paddock is bound on three sides by residential development, including the recent approval for 22 dwellings to the west of the site, which significantly extends the built form of the village beyond the subject sites boundary. When viewed from this perspective, the site lies within the village envelope, where there is an established precedent for development and does not extend beyond the village boundary formed by development to the rear of 28 Broadgate and on Holt View.</p> <p>4.8. The assessment also suggests that development of the site would have a major visual impact and would threaten important trees, woodland and hedgerows. However, it does not suitably consider whether there are any mitigation measures to off-set this issue. The application for the site has been supported by an independent Landscape and Visual Impact Assessment which concluded that there would be moderate impact from the proposed development. The scheme has been designed with consideration for the conclusions of the LVIA, including the provision of an area of Public Open Space in the centre of the development to maintain views of the open countryside from Broadgate and additional planting to enhance the site boundaries.</p>
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	<p>Policy H5</p>	<p>4.9. We object to the allocation of Station Yard, Caldecott as a reserve site in Policy H5. It is our understanding that development of the site would require an access to be taken across land not in the ownership of the site promoter. The consultation responses to the pre- submission draft of the Neighbourhood Plan demonstrated that none of the multiple landowners that surround the proposed reserve site are willing to allow an access road to be constructed across their land . Therefore, we do not consider that this site is deliverable.</p> <p>4.10. Furthermore, we do not consider that the allocation of this site accords with the presumption in favour of sustainable development that underpins this Plan. The proposed reserve site has poor access to local services and facilities and is poorly related to both Great Easton and Caldecott. A previous application for residential development on the site [Ref: 13/00621/OUT] identified that development was unsustainable and would harm the character and appearance of the area . In addition, the site is located on the former railway line, and therefore it is raised above the surrounding properties. As such, we consider that development of the site would have a detrimental impact on the residential amenity of the surrounding properties.</p>
	<p>Policy H6</p>	<p>4.11. In respect of Policy H6: Housing Mix, we fully support the recognition of the need for the provision of a mix of housing types, in line with Paragraphs 47 and 50 of the National Planning Policy Framework and Policy CS2 of the Harborough District Council Core Strategy. The proposed development would provide a mix of housing types, semi-detached and detached, and a mix of housing sizes, including 3 and 4 bedrooms.</p> <p>5. Conclusion</p> <p>5.1. We consider the proposed development site on land rear of 22 Broadgate, Great Easton to be appropriate for the development of 8 dwellings, with the associated vehicular access. The proposed development would provide a range of dwelling types, including semi- detached and detached, and sizes, including 3 and 4 bedrooms. The site is the subject of an outline planning application [Ref: 17/00252/OUT] for 8 dwellings with access for approval and all other matters reserved, which is currently awaiting determination from Harborough District Council.</p> <p>5.2. As Great Easton continues to grow and expand, we believe that development will be needed within the village to provide for the various household groups that will be looking to live within the area. It is our opinion that the Submission version of the Great Easton Neighbourhood Plan does not provide a sufficiently flexible and robust strategy for meeting future housing needs.</p> <p>5.3. We believe that the current allocation of sites for residential development, outlined in Policy H3 of the Plan, completely disregards the principle of sustainable development that underpins national, local and neighbourhood planning. The Parish Council's own Site Sustainability Assessment identifies that the land rear of 22 Broadgate is more sustainable than at least one of the current allocations, and as such we recommend that the site is included as an allocation.</p>

		<p>5.4. Furthermore, we do not consider that a clear and consistent criteria has been used for assessing proposed sites for allocation. The Housing Site Selection Explanatory Note suggests that the land rear of 22 Broadgate has not been allocated due to concerns with access arrangements, it is our understanding that these concerns relate to heritage impact. However, the Group have deemed it appropriate to allocate the site at Barnsdale House for residential development, despite the site being within the setting of 7 listed buildings and as such will have a far greater heritage impact.</p> <p>5.5. We object to the inclusion of Station Yard, Caldecott as a reserve housing site. It is our understanding that development of the site would require an access to be constructed across land which is within different ownership to the proposed development site. The consultation responses to the Pre-Submission Draft demonstrated that none of the surrounding landowners are willing to allow an access road to be constructed across their land. Therefore, we do not consider the site to be deliverable and as such it should not be included within the Plan .</p> <p>5.6. Andrew Granger & Co. would like to remain involved through the preparation of the Great Easton Neighbourhood Plan and therefore request to be informed when the document is put forward for Examination</p>
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Land to rear of 22 Broadgate, Great Easton



Andrew Granger & Co
Phoenix House
52 High Street
Market Harborough
LE16 7AF

For Identification Purposes Only



Resident

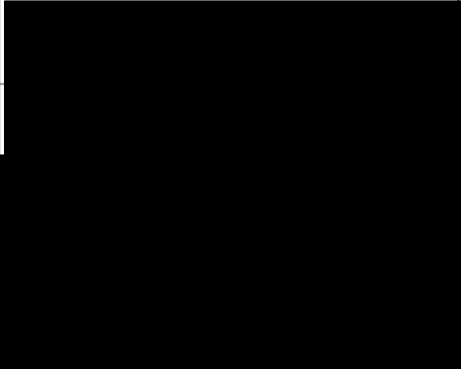
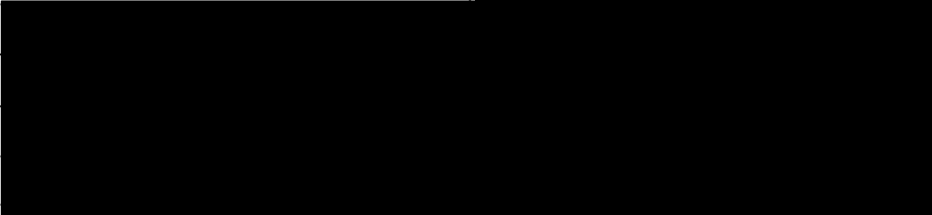
Let me say from the outset I am, in general, a supporter of Neighbourhood Plans and the work that has been carried out in Great Easton by numerous volunteers, on the whole, has been superb.

Although I have not been involved directly with any committees of the Great Easton Neighbourhood Plan I am, an avid watcher/commenter of planning matters in particular.

	<p>Page 26</p>	<p>Residents of Great Easton have been asked to support this Plan in its entirety as we are not allowed to choose between the bits we like and dislike. That being the case I have decided over a long period of deliberation not to support this Plan in its current format.</p> <p>My understanding is, although residents have had the opportunity to respond to a draft document last year, now that the Submission document has been lodged with HDC there will be another consultation period, perhaps you will confirm this? <i>[confirmed to respondent]</i></p> <p>Since its inception I have always been concerned that the idea of highlighting areas for residential developments, albeit necessary, would be seen as a 'Green Light' to the individual landowners, however, the overriding concern I have is with regard to the section on Housing, sub-section Allocations, which can be found on page 26 of the 80 page document. This relates to: -</p> <p>Barnsdale comprising: Land adjacent to Barnsdale House (6 units) and Land at Castle View Stables (1 unit). Allied to these separate parcels of land is the "creation of a circular walk, incorporating part of Jurassic Way and the disused former railway line as a permissive footpath".</p> <p>All this land is owned by one family who are also residents of Great Easton and their associates. The current landowner acquired this land last year and immediately erected an industrial style steel fence across the course of the old railway to prevent people who have enjoyed this walk for over 35 years, to my knowledge, from using it. Rancour has prevailed in the village ever since.</p> <p>What I am specifically concerned about is the fact Great Easton Parish Council have entered into what they call "a legally binding" Formal Agreement so this section of the old railway line can be reopened but only until June 2017. This Agreement, curiously, has been drawn up by the landowner.</p> <p>This means the landowner has basically held the Parish Council and the Neighbourhood Plan Housing committee to ransom as he has made it abundantly clear "the permissive footpath will only remain open after June 2017 if planning permission is granted for the highlighted areas above". This is totally outrageous. Infact many residents around the village have used the words bribery and blackmail.</p> <p>Firstly no formal Planning Application has been submitted. Secondly the two areas although owned by the same person do not adjoin and therefore should be dealt with as two separate Applications. Thirdly, Barnsdale House is a Grade II Listed Building and a development within what essentially is the rear gardens will as the independent Assessor, XX BSc (Hons) MCIH MBA stated, "Would undermine the integrity and setting of this important property".</p> <p>His report also states "The draft Neighbourhood Plan shows the view into the village from this location as a historically significant and important one to be protected from development" and as this site is "on the edge of</p>
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		<p>the current Conservation Area in Great Easton and would severely undermine the unique character and setting of this entrance to the village, extending the mass in an incongruous manner”.</p> <p>On top of all of this the Assessor has given this site, under the widely acknowledged RAG scoring system, a Red, scoring minus 4!! Yet, still it was an area included in the Neighbourhood Plan document to assist in Great Easton meeting the magical number of 35 dwellings required by 2031. It is absolutely staggering. The landowner suggests this overall “holistic” approach to this project will enhance Great Easton and be a “benefit” to all. Simply put, it will not!! Personally, I would prefer the course of the old railway line remain closed for good rather than see the degradation of Barnsdale House and its surrounds. In the original list of 15 proposed development sites identified 9 were in the hands of this particular owner or associates.</p> <p>There was absolutely no need to include the Barnsdale House site at all and I can only surmise the Parish Council and Neighbourhood Plan Housing committee have come under considerable pressure from the landowner to have at least one their areas included. To my mind the inclusion of this site has been nothing short of an act of appeasement to pacify a wealthy, local individual whose record has been one of getting his own way however long and at what cost it takes.</p> <p>My views on this particular part of the Neighbourhood Plan are known to the Parish Council and the Neighbourhood Plan Housing committee. I also understand the decision of the committee did not have unanimous support for the final sites chosen.</p> <p>I hope this perspective will give you a fuller picture of what is happening in Great Easton.</p>
The Environment Agency Scarrington Road Nottingham NG2 5FA	Page 20 Page 57/58	<p>We are pleased to see that the redline boundary for RESERVE SITE 'e' appears now to have been amended in order to exclude Flood Zone's 2 or 3.</p> <p>We are pleased that the suggested amendments previously requested by the EA have been incorporated into the examination version Plan.</p>
Gateley PLC On behalf of Bybrook Builders Ltd	Policy NHE1	<p>1. Introduction</p> <p>1.1 These representations are made on behalf of Bybrook Builders Limited (BBL) in response to the consultation process initiated by Harborough District Council (HOC) respecting the submission version of the Great Easton Neighbourhood Plan (GENP).</p> <p>1.2 BBL objects to the designation of the land referred to as ' Brook Lane Paddock HDC proposed LGS/GRTE/2, 2015 (05)' in policy NHE1 on page 43 of the GENP as "Local Green Space· (LGS). A copy of page 43 of the GENP is attached as appendix one for ease of reference the relevant land being shown shaded green and denoted "05" on Figure 4 on that page (' the Former Paddock').</p> <p>1.3 Such designation is irreconcilable with paragraphs 76 and 77 of the National Planning Policy</p>

		<p>Framework (NPPF) and the GENP fails to meet the 'basic conditions' in schedule 4 B to the Town and Country Planning Act 1990.</p> <p>1.4 This response therefore respectfully invites the Examiner:</p> <p>1.4.1 to conclude that the GENP fails to satisfy the basic conditions in paragraph 8 of schedule 4 A to the Town and Country Planning Act 1990 (insofar as applicable) because the Former Paddock should not be designated as amenity green space pursuant to policy NHE1 having regard to (i) national policies and advice contained in guidance issued by the Secretary of State; and (ii) the extent to which the making of the GENP would contribute to the achievement of sustainable development; and</p> <p>1.4.2 to recommend the deletion of the Former Paddock from policy NHE1 of the GENP accordingly.</p> <p>2. Land Ownerships and Uses</p> <p>2.1 BBL owns (amongst other land-holdings) two parcels of land at Great Easton respectively comprising:</p> <p>2.1.1 the western part of the Former Paddock on Brook Lane (the BBL West Land); and</p> <p>2.1.2 the central part of the Former Paddock on Brook Lane (the BBL Central Land)</p> <p>2.2 BBL is a locally-owned company with a long-term commitment to Great Easton and an awareness of local concerns. This response is an expression of local interests accordingly.</p> <p>2.3 The plan at appendix two shows the BBL West Land (shaded grey) and the BBL Central Land (shaded green) in the context of the Former Paddock and the fragmentation of ownership and land uses affecting it. On that plan the Former Paddock is shown edged green, and sub-sections into which it is divided are shaded as follows</p>
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Land Colouring on Plan	Owner	Address of Owner
shaded grey;	BBL	
shaded green	BBL	
shaded yellow;		
shaded purple		
shaded orange		
shaded pink		

2.4 The BBL West Land is accessed from Brook Lane by an existing field gate. It is currently a part grassed/part hard-standing area in private ownership, providing agricultural access and separation space for sheep which graze the BBL Central Land. There are existing residential dwellings and their curtilages spaced around its southern, western (part only) and northern periphery. An electricity sub-station is adjacent to it on its north- western comer. On its eastern side it is fenced along its boundary with the BBL Central Land.

2.5 The BBL Central Land is currently grassed and has a residential curtilage and the curtilage of the village hall site beyond its northern boundary, a fence dividing it from the land-holdings along the length of its eastern boundary, a high hedge beyond which lies Brook Lane on its southern boundary, and a further fence dividing it from the BBL West Land on its western boundary. It is in agricultural use for sheep grazing.

2.6 A programme of fencing, construction of an on-site vehicular way, hard-standing and enhanced boundary treatment is being implemented in respect of the BBL West Land and the BBL Central Land. Such works are either in accordance with Part 6 of second schedule to the General Permitted Development Order 2015 or not constituting development in any event (insofar as it is planting only).

2.7 BBL has proposed to the Neighbourhood Plan Committee (NPC) of the Great Easton Parish Council that the BBL Central Land should be secured as managed open space in perpetuity for the benefit of the village in conjunction with the development of a single dwelling house, garden and vehicular access on the BBL West Land ("the Proposal").

	<p>2.8 The Proposal to secure the future of the BBL Central Land as amenity green space expressly provides for a binding legal agreement to be entered into between BBL, Harborough District Council and Great Easton Parish Council under section 106 of the Town and Country Planning Act 1990 and other powers. This will secure:</p> <ul style="list-style-type: none"> 2.8.1 public access to the BBL Central Land on at least 20 days per annum; 2.8.2 a restriction preventing the use of the BBL Central Land other than for the grazing of livestock and horses, the keeping of poultry and the riding of horses; 2.8.3 a requirement to maintain the Ash located on the BBL Central Land to good arboricultural standards; 2.8.4 a restriction on BBL preventing it from carrying out or allowing further development on the BBL Central Land (except laying of underground service pipes, conduits or cables or creating a soakaway); 2.8.5 a requirement that boundary hedges and walls around the BBL Central Land shall be maintained at heights to be agreed in writing with the Parish Council; 2.8.6 a restriction preventing sub division o f the BBL Central Land by fencing, planting or any other means; 2.8.7 a restriction preventing the storage of bales, fanning equipment or muck heaps on the BBL Central Land. <p>2.9 The Proposal thereby offers a long-term resolution to the future of the BBL Central Land and the BBL West Land by way of sustainable development, but not withstanding this the GENP has included the totality of the Former Paddock as LGS for the purposes of policy NHE1 (thereby purporting to sterilise its potential for sustainable development in accordance with the Proposal).</p> <p>2.10 The decision taking process on the part of the NPC in respect of the BBL West Land and the BBL Central Land has been of concern to BBL. xx (referred to in the table at 2.3 above) and xx (who owns and resides at 4 Ford Bank Great Easton) are members of the NPC and a lack of transparency surrounding the assessment of residential development sites (including the BBL West Land) has given rise to a concern that insofar as any or all of them may have participated in that decision-taking the process has not been independent or impartial.</p> <p>2.11 Neighbouring landowners clearly ought not to participate in decision-taking affecting the planning status and future development of land capable of affecting their own homes and land-holdings. The Director of BBL – x was himself a member of the NP committee at its inception but of his own volition resigned early in the process due to potential conflicts of interest - an action praised by other members of the NPC as being the correct thing to do at that time.</p> <p>2.12 The specific concerns raised in section 4 in respect of the failure to meet the 'basic conditions' by not according with the NPPF fall to be considered against the background of a potentially flawed decision-taking process respecting which BBL's concerns are further outlined in section 3.</p>
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	<p>3. The flawed process by which the Proposal was rejected by the NPC</p> <p>3.1 BBL put the BBL West Land and the BBL Central Land forward for inclusion within the GENP (as one of a number of proposals presented to the NPC on 25th June 2016). The Proposal was to secure the long-term future of the BBL Central land as open green space as part of a positive and balanced package also providing for a single dwelling house on the BBL West Land.</p> <p>3.2 The NPC rejected that however and at appendix three there is a copy of the "scoring matrix" whereby nine members of the NPC (identified only by number on the right hand side) ranked the six sites then under consideration as potential housing sites according to which was the best (1) down to the worst (6). The lowest total score would therefore identified the best site as perceived by the Members of the NPC carrying out that assessment.</p> <p>3.3 It is apparent that the Former Paddock was included in the assessment as site ' 14" being the land referred to as "PADDOCK" at the top of the column headed "BARNSDALE/STABLES/PADDOCK". It was put forward as one element of a more holistic proposal where by various benefits to the village might be secured including the future of the central part of the Brook Lane Land as newly accessible amenity green space for the future in conjunction with development of a single dwelling.</p> <p>3.4 Notwithstanding the combined proposal having the second lowest score (24) and therefore being the second best site, the NPC refused to allocate the BBL West Land for housing /BBL Central Land for amenity green space in accordance with the Proposal. Instead in the GENP the NPC chose in policy H3 to only allocate the two other elements on the scoring matrix namely Bamsdale and the Castle View Stables proposals. Those two sites are elsewhere within Great Easton entirely.</p> <p>3.5 The score attributed to the combined proposal was expressly conditional - according to five out of the nine judges - upon "... excluding the proposed dwelling In the Paddock". The Former Paddock (and in particular the BBL West Land on which it was proposed to site it) is the only site referred to in that way and was clearly treated as exceptional by those carrying out that exercise.</p> <p>3.6 However it is believed by BBL that the nine members of the NPC who carried out that exercise included the following members who live adjacent to the Brook Lane Land: xxx xxx xxx Their respective postal addresses are detailed in paragraph 2 above and are identified on the plan at appendix 2.</p> <p>3.'7 Those properties have "views" across the Former Paddock and it is striking that in the environmental inventory this ' Very highly valued open space on rising ground ... visible from village hall, Brook Lane and Moulds Lane" is also visible from the curtilages of all the properties of those NPC Members who rejected its inclusion in the GENP, singling it out from the other elements of the combined proposal (with Barnsdale and Castle View Stables) of which it was clearly a part. (We have commented below on the claimed "views" said to</p>
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	<p>Policy NHE1</p>	<p>be available over the Former Paddock in that passage in the environmental inventory - such views are not in fact generally available from the locations referred to).</p> <p>3.8 In the inventory it is noted that the Former Paddock is ascribed a score of 2 out of 2 - the maximum - for "Beauty (inc views)". This however is not reconcilable with the absence of views available from either Moulds Lane which is lower than the site and obscured by high hedges for the entirety of its length where it runs along the outside of the western boundary of the BBL West Land or from Brook Lane itself due to the height and density of the hedging along that field margin (with the exception of the field gate where views into part of the site past the high hedge along the Brook Lane frontage are attainable).</p> <p>3.9 As a matter of fairness and natural justice it is respectfully suggested that anyone having a personal interest in the approach to be taken towards the Former Paddock within the GENP by virtue of:</p> <p>3.9.1 owning and residing at property having views across the site; where</p> <p>3.9.2 "views" were expressly identified as a factor to which weight was being given in "scoring" that site against other candidate sites for the purpose of potential allocation in a development plan should have recused themselves from any part initial exercise.</p> <p>3.10 The anonymity of the recorded participants in the scoring matrix exercise and the fact that three of those on the NPC who would otherwise have been entitled to participate live next door to the Former Paddock which was part of the subject matter of that exercise, causes serious concern to BBL accordingly.</p> <p>3.11 It is against that background that the decision not only to not allocate the BBL West Land for a single dwelling but also to designate the entire Former Paddock as LGS in the GENP requires careful scrutiny.</p> <p>3.12 The requirements of the 'basic conditions' need to be rigorously applied as a matter of objective assessment and when that is done such a designation does not stand up to scrutiny for the reasons summarised in section 4</p> <p>4. Policy NHE1: Objection to allocation of the Former Paddock as Local Green Space</p> <p>4.1 Paragraphs 76 and 77 of the National Planning Policy Framework state as follows: "[76] Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. [77]. The Local Green Space designation will not be appropriate for most green areas or open space.</p>
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		<p>The designation should only be used:</p> <ul style="list-style-type: none"> • where the green space is in reasonably close proximity to the community it serves; • where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and • where the green area concerned is local in character and is not an extensive tract of land." (emphases added). <p>4.2 The designation of the entire Former Paddock as LGS under policy NHE1 is contrary to paragraph 77 of the NPPF. It is clear that such a designation is intended to be exceptional - "most green areas" will not satisfy the criteria. Moreover all three of the criteria in the policy must be met; the Former Paddock does not meet the second criterion or the third.</p> <p>4.3 Nothing in the text on page 42 of the GENP (nor on the environmental inventory which is appendix 2 to the GENP) establishes objectively that the Brook Lane Land is demonstrably special or holds particular local significance as criterion 2 requires it to. A copy of the environmental inventory is at appendix 4 to this response.</p> <p>4.4 Before addressing the five examples in criterion 2 in paragraph 77 of the NPPF, it is important to recognise that the Former Paddock is no longer a single bounded piece of land in one ownership and land use. It is not appropriate to simply carry forward the approach taken towards designation of important open space in the 2001 local plan when since that time there has been extensive change. The plan at appendix two indicates the sub-division of the Former Paddock and the integrity of that area as a single piece of land has already been compromised accordingly.</p> <p>4.5 That results from actions by others including xx xx not BBL - who have fenced off and sub-divided the eastern part of the Former Paddock (now fragmented in to 4 parcels shown shaded yellow, purple, orange and pink respectively on the plan at appendix 2) . In assessing whether or not the GENP satisfies the basic conditions the Examiner needs to at least consider the up-to-date circumstances which simply do not reflect the general approach or many of the specific points apparently put forward by the NPC in justification for the proposed designation of the Former Paddock as LGS.</p> <p>4.6 Of the five examples given in criterion 2 of the NPPF (paragraph77):</p> <p>4.6.1 the land is not of natural (or artificial) "beauty" . It is severed into three distinct areas by fencing running north to south between Brook Lane and its northerly boundary. The BBL West Land and the BBL Central Land together comprise a driveway, hard-standing and rough pasture rising unevenly from Brook Lane northwards, bounded to the west by an unsightly fence separating it from the adjacent</p>
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		<p>cottages facing Brook Lane, and to the east by the intrusive fenced area where residential curtilages have been allowed to extend into the Former Paddock, destroying its general symmetry and any tranquillity it might have had by introducing private garden uses (please see plan at appendix 2 attached in which the fenced off and sub divided sectors of the eastern part of the Former Paddock are shown shaded yellow, purple, orange and red respectively):</p> <p>4.6.2 It also has no historic significance: there is no above ground building or structure other than the intrusive recent fencing associated with the sub-division of the eastern part of the Former Paddock) and the point made in the environmental inventory to the GENP (copy attached hereto as appendix 4) respecting its use for corralling livestock on market day has left no objective trace (in fact the farmyard associated with this use has long since been demolished and is the site of the Ford Bank residences). The reference to Saxon, Norman and Mediaeval (unspecified) pottery having been found as evidence of "the antiquity of occupation on this site" is not reflected in any existing feature of the site and is simply consistent with the occupation of the settlement as a whole rather than a rational basis for designating the Former Paddock as a LGS;</p> <p>4.6.3 There is moreover no public access to the Former Paddock: no part of it is a playing field (although the Proposal would introduce a degree of public access for the first time). It has no recreational value accordingly;</p> <p>4.6.4 It has no particular "tranquillity" value above and beyond that of this part of the village in general. It is not exceptionally quiet in acoustic terms against the low level of background noise on Brook Lane itself and the absence of public access means that the local community do not benefit from any tranquillity it might possess since they cannot enter it. The presence of the word "tranquillity" immediately after the reference to recreational value in the list of examples in criterion 2 in paragraph 77 of the NPPF strongly suggests that to have tranquillity value public access is assumed- in this case there is none;</p> <p>4.6.5 It has no general wildlife interest (please see Phase 1 Field Survey Results Table in the extracts from the ecological report at appendix 5. It contains an isolated mature Ash tree whose value is protected through a tree preservation order, but is otherwise devoid of any significant merit or in nature conservation terms. The example in criterion 2 in paragraph 77 of the NPPF is expressed in terms of "richness of its wildlife" (emphasis added). The Former Paddock cannot sensibly be claimed to be rich in ecological interest. The brook itself may have a wildlife function in that respect but there is no reason to include the extensive tract of grassland beyond it as local green space when its interest is minor and confined to the brook in wildlife terms. In any event the ecological report confirms in respect of the brook that "there are no records of any protected species..." at entry number six on the Site Target Notes table at appendix 5.</p>
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	<p>4.7 Furthermore the NPPF expressly excludes from designation any "extensive tract" of land. The Former Paddock is clearly "extensive' .On the plan at appendix 2 land areas in square metres are given and It has an area of approximately 7,418 square metres i.e. nearly three quarters of a hectare. It is not only '-extensive' in those absolute terms, but is also large in extent relative to the settlement and to other areas put forward as LGS in the GENP.</p> <p>4.8 As figure 4 on page 43 of the GENP illustrates - it is by far the largest of the proposed local green spaces within the village envelope. It is clearly an "extensive tract of land" and would therefore not satisfy criterion three in NPPF paragraph 77 either.</p> <p>4.9 Such apparent misrepresentation of the factual position seemingly being proposed in justification for the proposed designation, exacerbates BBL's concern that personal interests of those living adjacent to the Former Paddock have played some part in what should have been an impartial appraisal on behalf of the community as a whole, made in the context of the criteria in the NPPF.</p> <p>4.10 The analysis set out in the 'environmental inventory' for the GENP (in which the Former Paddock Is Item 05 • purportedly scoring 25 out of a possible 32 points) is moreover flawed in the following respects:</p> <p>4.10.1 It does not apply the criteria in paragraph 77 of tl1e NPPF but introduces the following additional criteria: "Access and "Bounded"; and</p> <p>4.10.2 It fails to apply the exclusionary test of whether or not the site under assessment is an "..extensive tract of land.,," at all: and</p> <p>4.10.3 It adopts 'specialness to the community- as a separate criterion in addition to the examples in paragraph 77 criterion2 ("..beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife... ") but this is illogical since those examples are supposed to be examples of matters which would make a site objectively special to the community - such "specialness- is pre-supposed in respect of each of them and having a separate category of 'specialness' to which 4 out of the available 32 points in the scoring system are ascribed is not logical and is a vehicle for highly subjective general judgments on the part of the members of the NPC unattached to any of the specific examples in criterion 2 of paragraph 77 of the NPPF or to any other specific factor;</p> <p>4.10.4 It adopts "boundedness" as a criterion, Whilst it may be log ic al to only identify land having defined boundaries as a formal pre- condition to considering its merits It cannot be a reason for actually ascribing higher value to it on its substantive merits for the purpose of assessing whether or not it ought to actually be local green space. What the inventory does is ascribe another 4 out of the available 32 points to this formal characteristic, when it can logically tell one nothing about the degree of specialness of the site to the community by virtue of the type of factor referred to in paragraph 77 criterion 2;</p>
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		<p>4.10.5 The adoption of 'access' as a criterion is also illogical insofar as "...recreational value (including as a playing field).." in the examples in criterion 2 in paragraph 77 of the NPPF presupposes that community access is possible. For a site which was a playing field a maximum score of eight would arise (4 because of recreational value and 4 because it was accessible) even though the recreational value presupposed the accessibility in any event, that would double the weight being given to this factor without explanation or justification;</p> <p>4.10.6 The scoring system does not ascribe the same maximum number of points to each of the examples in criterion 2 to paragraph 77 of the NPPF but instead ascribes only 2 points each to "beauty" and "tranquillity" respectively but 4 points to historic interest, wildlife interest and recreational value. No explanation for this is given in the inventory itself but it will have the effect of overvaluing sites which have merit in terms of the latter above those having merit in terms of the former.</p> <p>4.11 The scoring system has moreover been applied inaccurately to the Former Paddock in the following respects:</p> <p>4.11.1 "Access": it has scored 2 out of a possible 4 in other words 50% of the maximum in terms of accessibility; as a matter of law there is however no community or public right of access to any of the former Paddock area including the Brook Lane Land: it should have scored zero for this specific reason (but arguably all sites should have scored zero because the NPPF does not put this forward as a separate criterion in any event);</p> <p>4.11.2 'Bounded': it has scored 4 out of a possible 4 but the Former Paddock has ceased to be a single bounded parcel of land in one ownership and land use. Furthermore merely having defined boundaries tells one nothing about whether it has any merit as local green space (please see above); it is illogical to use this a criterion at all and nothing in the NPPF justifies doing so; it should have scored zero (and all sites should have scored zero in this sense since if they lack definable boundaries they should not formally designated in the GENP at all);</p> <p>4.11.3 "Special (community)": it has scored 4 out of a possible 4 but this is mere surplusage and tells one nothing specific about any objective characteristic of the site; it should have scored zero in the sense that all sites should have scored zero - if the NPC thought that there were other specific factors of importance to the community which ought to be used for assessing the merits of sites as potential LGS it ought have given such a factor a column of its own;</p> <p>4.11.4 'Recreational/educational': it has scored 1 out of a possible 4 but nothing in the text in the "Summary Description" column of the inventory explains why it has even scored 1 rather than zero; the alleged historic interest has been separately assessed and it does not follow that anything that has any</p>
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		<p>such historic interest must automatically score something for educational value also - since that would be double-counting again.</p> <p>4.12 The practical effect of these general flaws in the scoring system and the specific inaccuracies in respect of the Former Paddock - is that it has effectively not been assessed at all as against the actual requirements of paragraph 77 of the NPPF. The inclusion of the Former Paddock within policy NHE1 does not meet the basic conditions accordingly.</p> <p>4.13 Mere assertion of 'specialness to the community' on the part of a plan-promoting body - In support of a submission version of a neighbourhood plan - cannot by itself establish that relevant land merits designation as 'Local Green Space'. Given the extreme consequence which that has under paragraph 76 (namely that the land becomes restricted in the manner of Green Belt land) all the criteria in paragraphs 76 and 77 of the NPPF must be applied.</p> <p>4.14 As one would expect in respect of a designation having such a significant consequence for a landowner, the criteria in paragraph 77 of the NPPF must be satisfied in rigorous and objective terms. There is no reason to think that the Former Paddock actually does merit such designation nor that it merits any greater protection than does other land within a conservation area.</p> <p>4.15 Such designation would moreover not be "...consistent with the local planning of sustainable development..." nor would it... complement investment in sufficient homes... " contrary to paragraph 76 of the NPPF. The extensive land available is capable of supporting a well-designed and carefully sited dwelling and this formed part of the Proposal.</p> <p>4.16 The Proposal would moreover secure the BBL Central Land as public recreational space for the first time. conferring on it the green space value it currently lacks. It is perverse to frustrate the potential to achieve that outcome in the public interest by designating the entire area of the Former Paddock through the GENP. There is no reason to believe that BBL would confer that (currently absent) green space value on any part of the BBL West Land or the BBL Central Land, unless BBL is permitted to carry out sensitive development of a marginal part of the land for a single dwelling in general accordance with the Proposal.</p> <p>4.17 The making of the GENP in a form including the Former Paddock as designated LGS under NHE1 will therefore not contribute to sustainable development either. On the contrary, it will frustrate the achievement of a long-term sustainable outcome through the Proposal.</p> <p>4.18 The GENP would therefore fail to meet two of the basic conditions.</p> <p>5. Conclusion</p>
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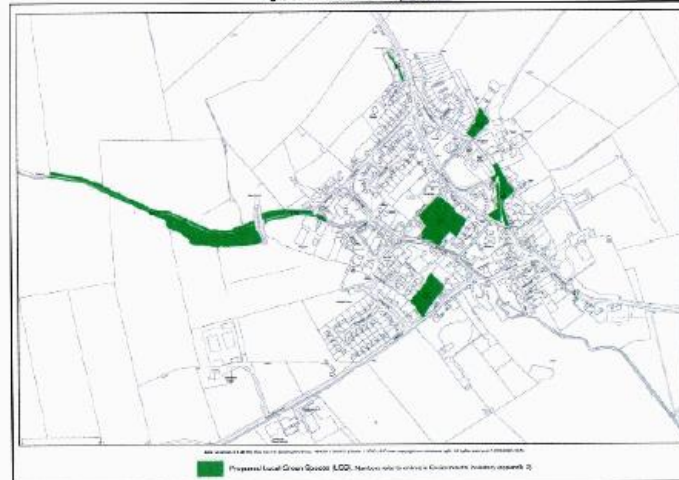
		<p>5.1 The Examiner is respectfully invited to recommend the modification of the GENP to exclude the Former Paddock (circa 7,418 sq m) from designation as LGS under policy NHE 1. HDC is respectfully invited to accept that the GENP should be modified to exclude that land from designation as LGS under NHE1 accordingly.</p> <p>5.2 Il notwithstanding the above the Examiner and HOC were minded to consider that the GENP might satisfy the basic conditions if some lesser area - comprising part only of the Former Paddock - were included as LGS in in NHE1 - BBL would not object to that if such unjustified LGS designation were at least confined to the BBL Central Land (circa 3,961 sq m) only. That would at least limit the prejudice to the landowner arising from this, to a less extensive tract of land, being circa 53.4% of the whole currently proposed for designation in the GENP.</p>
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Appendix 1

Great Easton Neighbourhood Plan 2017 – 2031

Rectory Farm paddock, Lounts Crescent (03)
Church Bank verges and greens includes HDC proposed LGS/GRTE/4 (04)
Brook Lane paddock HDC proposed LGS/GRTE/2, 2015 (05)
Barnsdale paddock HDC proposed LGS/GRTE/3, 2015 (06)
Independent Chapel graveyard (07)
Open space at the end of Deepdale and start of bridleway B70 (08)
Village Brook valley (60)

Figure 4 – Local Green Spaces



c. Protection of other important open space

In addition to the Local Green Spaces listed above, the Environmental Inventory identified a number of other sites of landscape, community, historic or ecological significance within Great Easton.

Although not appropriate for Local Green Space designation, 15 of these are a vital part of the special character of Great Easton and merit consideration for protection and enhancement. Eight are already designated by

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Appendix 2

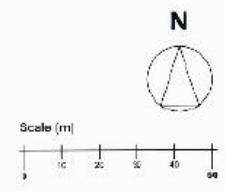


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Rev.	Date	Issue	Notes



Raj Uppal	
Residential Dealing	
Great Eastern	
Location Plan - Ownership	
Planning	
Drawn	Checked
L302	P102



Appendix 3

**GREAT EASTON NEIGHBOURHOOD PLAN
HOUSING DEVELOPMENT PROPOSALS - 25TH JUNE 2016
SCORING MATRIX**

PANEL	SITES UNITS	6	7	15/12/14	8	10	11
		(CHICKEN SHEDS)	(BROAD GATE)	(BARNSDALE/ STABLES/ PADDOCK)	(STATION COTT'S)	(CLARK'S FARM)	(LAND 14-13) CALD RD)
		10+	13	7+1+1	15-19	8	4-6
ONE		1	6	2	4	3	5
TWO		1	6	2*	4	3	5
THREE		2	1	3*	6	4	5
FOUR		1	3	6*	5	4	2
FIVE		1	3	2	4	5	6
SIX		2	5	1	4	6	3
SEVEN		2	1	3*	5	4	6
EIGHT		1	3	2*	5	4	6
NINE		1	5	3	2	6	4
TOTALS		12	33	24	39	39	42

Notes:

1. Above scores relate to panel scoring responses to development proposals considered on the 25th June.
2. * refers to score, excluding the proposed dwelling in the Paddock.
3. Proposals not considered, as they were either withdrawn, not presented and/or surplus to housing requirement: Site 1, 2 and 3 – Barnsdale A,B and C, 4 – Clarkesdale extension, 5 – Stockerston Lane extension, 9- 22 Broadgate, Site 13 – Easton Square – potential infill

Appendix 4

Appendix 2: Inventory of sites of environmental significance

All accessible, open, currently undeveloped parcels of land in the Plan Area were reviewed (fieldwork, maps and existing records) between September 2015 and June 2016. This inventory resulted in a map (appendix 5) and the following gazetteer, which lists all the places (bounded parcels of land or identifiable landscape components) where features of natural and/or historical environment significance are already known or were recorded during the study.

The sites were scored for environmental (wildlife and historical) and community significance using the criteria for Local Green Space designation specified in the National Planning Policy Framework, 2012. The eight eligible sites scoring more than 70% (c.22/32) for environmental and community value are either proposed as **Local Green Spaces (LGS)** (policy NHE1) or recommended for confirmation/designation as OSSR sites under Harborough District Council's typological classification. The remainder are recorded and notified for their local environmental significance (policy NHE2) and their role in the sustainable development of Great Easton.

Map ref.	Summary Description	Access 4	Proxim. 4	Bounded 4	Special (amenity) 4	Res/Edu 4	Beauty (inc. views) 2	Tranq. 2	History 4	Wildlife 4	Total Score/32
01	St Andrew's Parish Church – churchyard The church is Listed Grade II*. Churchyard occupies a mound on a natural elevation. Local ironstone boundary walls, managed grass, headstones (including 18 th century in Swithland Style), native and ornamental trees, including a group of mature horse chestnuts, ash, yew, holly. Good range of birds (three BAP species including spotted flycatcher), bats. Protection is afforded by burial ground status and as HDC OSSR 2595	3	4	4	4	2	2	2	4	3	[N/A]
02	Holt View, start of footpath B65 to Blaston With adjacent rear gardens, provides a green wildlife corridor between the village and open country behind houses on Stockerston Road. Leads to open fields and is part of one of the most popular recreational walks in the Parish. Range of farmland and garden birds, small mammals and invertebrates. Proposed LGS	4	3	4	4	3	2	2	1	3	26
03	Rectory Farm paddock Paddock or small field, part of the medieval settlement layout close to historic centre of the village (parish church, manor house). Was the village end of the presumed ancient botway from Great Easton to Lyddington, now in part a well-used Permissive Path to the open countryside and Eyebrook Reservoir. Provides a tranquil context for the parish church and churchyard, and space between it and Lounts Crescent housing. Permanent grass field, regularly grazed to form close-	3	4	4	4	3	2	2	2	2	26

Map ref.	Summary Description	Access 4	Proxim. 4	Bounded 4	Special (community) 4	Re c/Edu 4	Beauty (inc. views) 2	Tranq. 2	History 4	Wildlife 4	Total Score/32
	cropped wild flower/grass sward. A popular and attractive open space. Proposed LGS										
04	Church Bank The prime example of Great Easton's characteristic streets with wide verges. Includes central 'village green' with village pump and bench; the Jubilee oak, other mature and more recently-planted native and ornamental trees, KS telephone kiosk (Listed Building), traditional signpost, ornamental shrubberies and borders. The latter are managed by volunteers for the community. Provides valued views toward the parish church and south-east out of the village toward Rockingham Castle. Part of the site is an existing HDC OSSR, but the proposal includes all verges and the unmetalled approach to the church. Includes HDC OSSR 056 Amenity Open Space. Proposed LGS	4	4	3	4	2	2	1	3	1	24
05	Brook Lane Paddock Very highly valued open space on rising ground in the centre of the built-up area, between Brook Lane and the village hall. Grassland, mature trees and hedges. Currently is occasionally used for grazing sheep. The site is contiguous with an important (largely riparian) wildlife corridor through the village: resident and visiting bird species, mammals, amphibians and invertebrates, and aquatic plants. Historically this paddock is the place where livestock were kept, in particular when being driven to market (in part this is also the origin of the broad streets and verges). Also includes L&R HER site MLE 16784, with ditches and cobbled and gravel surfaces; pottery of Saxon, Norman and medieval date demonstrates the antiquity of occupation on this site. Locally of high historical and cultural significance. No public access but visible from village hall, Brook Lane and Maulds Lane. Proposed LGS (this Plan) and as LGS/GRTE/2 by HDC 2015.	2	4	4	4	1	2	2	4	2	25
06	Barrisdale paddock Highly valued open space within the built-up area. Open grassland, native trees and mature, species-rich hedge (SW boundary). Undeveloped (condition of Planning consent), but	2	4	4	4	1	2	2	3	1	23

Map ref.	Summary Description	Access 4	Proxim. 4	Bounded 4	Special community 4	Rec/Edu 4	Beauty (inc. views) 2	Tranq. 2	History 4	Wildlife 4	Total Score/32
	currently no public access. Open space since at least 19 th century (it was associated with the King's Head Inn, see e.g. OS map 1886) and probably since the late medieval. Proposed LGS (this Plan) and as LGS/GRTE/3 by HDC 2015.										
07	Independent Chapel graveyard Small burial ground with surrounding stone walls, associated with the 1830 rebuild of St. Easton Independent Chapel (demolished c.1900). Mature ash trees, mown grass and three surviving gravestones (Charles Cave, the Minister, and two relatives) Site was adopted by the Parish Council in 2000 as a small public open space. Proposed LGS	4	4	4	3	1	1	2	2	1	22
08	Deepdale Green lane in the narrow valley of the village brook. Mature trees, hedges, grass areas, stream and river banks. Start of bridleway B70. Part of an important (largely riparian) wildlife corridor through the village: resident and visiting birds species, mammals, amphibians and invertebrates, aquatic plants, native wildflowers. Voluntary community management for wildlife with bird nest-boxes etc. Proposed LGS	4	4	4	3	3	2	2	1	3	26
10	Moulds Lane Footway (and vehicle access to property off Brook Lane) connecting High St. with Pitchers Lane/Brock St. Green lane, hedges, stone walls, wide grass verges, mature native and old fruit trees. Public right of way, footpath 666. Well-used and valued by the community as part of the distinctive system of pedestrian ways; a legacy of the medieval to 19 th century layout of the village which are still extensively used by residents. Recommended for designation as OSSR: Green corridors or Greenways	4	4	3	4	2	2	1	2	1	23
11	Vicarage Lane Footway connecting St Andrew's Church/Lounts Cres. with High St. Public right of way, footpath 666. Shaded and secluded green lane with hedged and walled boundaries and grass verges: well-known locally for snowdrops in early spring. Well-used (see 10). Recommended for designation as OSSR: Green corridors or Greenways	4	4	3	4	2	2	1	2	1	23

Map ref.	Summary Description	Access 4	Proxim 4	Bounded 4	Special (community) 4	Rec/Edu 4	Beauty (inc. views) 2	Tranq. 2	History 4	Wildlife 4	Total Score/32
12	Hollands Lane Footway connecting High St. with Brook Lane. Wide green lane, suitable for pedestrians and horse riders. Bounded by stone and mud walls, hedges. Ford and bridge over village brook, grass verges at south end. Mature overhanging trees, wildflowers, good range of garden bird species. Well-used and highly valued (see 10); provides vista through the village to the parish church. Recommended for designation as OSSR: Green corridors or Greenways	4	4	3	4	2	2	1	2	1	23
13	Sawpit Lane Footway connecting Lounts Crescent with High St. Provides access to bus stop for residents (including older people). Paved, handrail (DDA compliant accessible) but with grass verges. Recommended for designation as OSSR: Green corridors or Greenways	4	4	3	4	2	2	1	2	1	23
14	Pitchers Lane and Broadgate Steep grassed banks on both sides of the road. Managed as wildflower meadows (spring and summer); mature conifer trees provide habitat for tawny owls and other bird species. Visually, the site is a small valley, highly valued for its rural quality. Recommended for confirmation as HDC OSSR 314: Amenity Open Space	4	4	3	4	2	2	1	2	2	24
[326]	Broadgate / High Street junction grass road island. Recommended for confirmation as HDC OSSR: Amenity Open Space										[n/a]
15	High Street Verges on north side of road, some new tree planting, mature trees (in adjacent property). Valued views from centre of village past village hall. Recommended for confirmation as HDC OSSR [639]: Amenity Open Space	4	4	2	3	2	2	1	2	1	21
[448]	Village Green 1' Wide grass verges on north side of road between Church Bank and the war memorial. Recommended for confirmation as HDC OSSR 448: Amenity Open Space										[n/a]
[222]	Village Green 2' Small green forming road island at junction of Caldecote Road and Cross Bank, managed as setting for war memorial. Recommended for confirmation as HDC OSSR 222: Amenity Open Space										[n/a]
16	Lounts Crescent Verges on both sides of road; stone	4	4	2	3	2	2	1	2	1	21

Map ref.	Summary Description	Access 4	Proxim. 4	Bounded 4	Special (community) 4	Rec/Edu 4	Beauty (inc. views) 2	Tranq. 2	History 4	Wildlife 4	Total Score/32
	wall to south, managed grass of lawn quality and fruit trees. Provides vista toward the church from Sawpit Lane. Recommended for designation as OSSR: Amenity Open Space										
17	Brook Lane Roadside verges and stream banks contiguous with proposed LGS (see site 5). Part of (riparian) wildlife corridor. Wide verge and traffic island at junction with Cross Bank forms a small green, with the village sign as its centrepiece. This site contributes to the distinctive rural appearance of the village. Recommended, with indicated extension, for designation as HDC OSSR: Amenity Open Space	4	4	3	3	2	2	1	3	2	24
18	Open space between Great Easton graveyard (19) and St Andrew's Close lockups. Trees planted by local volunteers in 1990s as unofficial open space, now unmanaged 'waste ground'. Crossed by pedestrian access (not PRoW) to north section of graveyard, and still functions as informal open space / play area. Recommended for designation as OSSR: Amenity Open Space (with community or other management)	3	4	3	3	2	1	1	1	1	19
00	Registered Common Land off Barnsdale Part of a field on the edge of the built-up area; possibly part of a pre-Enclosure (1810)croft, or Glebe Land. Access via a narrow track between buildings on Barnsdale; gated at site entrance. The south boundary is on the line of a removed hedge, making the site now open to fields to south. Permanent, semi-improved, generally sheep-grazed; grass.	1	4	4	2	0	2	1	2	1	17
19	Great Easton Cemetery Managed lawns, flower beds, ornamental trees and grave plots with central path; hedge on northeast boundary. Protected as existing OSSR 2790 burial ground	4	4	4	3	1	1	2	0	1	20
01	Course of dismantled railway, Gatehouse Lane Unofficial public footpath, very well used, surfaced. Access by stile from Gatehouse Lane. Adjoins and overlooks extensive area of willow plantations (20) on floodplain of river Welland. Wildlife: on-site or adjacent habitat for birds (c.30 species, including BAP, owls, raptors, etc.); mammals (bats, small mammals, etc.); invertebrates. Industrial historic significance of 1850 LNWR railway,	3	2	3	3	3	2	2	2	3	23

Map ref.	Summary Description	Access 4	Proxim. 4	Bounded 4	Special (community) 4	Re/Edu 4	Beauty (inc. views) 2	Tranq. 2	History 4	Wildlife 4	Total Score/32
	plate layers' huts, etc.										
58	Old occupation road, Gatehouse Lane Public right of way from Easton Crossing to Rockingham Road, part of bridleway B48. Overgrown in parts, with mature trees and species-rich hedgerows, coarse vegetation including species of damp woodland and marsh. Good range of birds including 2 BAP species; invertebrates.	4	2	3	2	2	2	2	2	2	21
20	Willow plantation Three parcels, previously water meadows of the adjacent River Welland and therefore often damp or wet, divided by ditches. Willow <i>Salix</i> spp. of various ages, growing as a rotational crop, with well-maintained grass rides, rough grass and low shrubby understorey in parts. High biodiversity, which is expected to be maintained for as long as the rotation and other management practices are continued. Wildlife records include a number of invertebrates (lepidoptera, odonata, etc.), mammals (bats, etc.), amphibians, grass snake, five BAP species birds plus woodcock, little and tawny owls. Access via Gatehouse Lane and Jurassic Way long-distance path (bridleway B76) which crosses the site; no other public access.	2	1	3	2	1	2	2	1	3	17
21-22	Damp meadows, ditches and banks, part of R. Welland water meadows. Unimproved and semi-improved permanent grass with good range of wild flower species. Birds include yellow wagtail and skylark (BAP species).	0	0	3	1	0	2	2	1	2	11
23	Permanent grass paddocks adjacent to Station Cottages, with mature ornamental and native trees, hedgerow boundaries. Three BAP species birds recorded.	1	1	4	1	0	1	1	0	2	11
24	Eye Brook water meadows, stream and banks Naturally meandering lowland stream, banks and streamside grass and trees (mainly willows). Includes a small area of permanent grazing included in Great Easton parish on the north side of the stream.	0	0	2	1	0	1	2	1	2	9
25	Woodland and scrub, planted native species, part of landscaping of the Eye Brook Reservoirs site (1937-40). Mapped by Natural England as <i>Priority Habitat</i> .	1	1	2	0	0	2	2	1	3	12

Map ref.	Summary Description	Access 4	Proxim. 4	Bounded 4	Special (common) 4	Rec/Edu 4	Beauty (flora, views) 2	Tranq. 2	History 4	Wildlife 4	Total Score/32
	<i>deciduous woodland and (part) in the National Inventory of Woodland and Trees.</i>										
59	Brick Field, The Cottage, Station Road Site of clay pit and local brickyard, 19 th century. Now a house and garden, with the clay pit represented by a pond and small meadow. L&R HER site MLE21449 for local history – the bricks used in a number of the 19 th century cottages in the village are reputed to have come from here.	0	2	4	2	1	1	1	2	1	14
26	Improved grass field with pond used as a fishing lake. Faint traces of ridge and furrow, as cropmarks only.	0	2	3	0	0	1	1	0	1	8
27	Semi-improved grass field with hay crop (June 2016) containing 'common' but locally scarce grassland wildflower species (meadow buttercup, red campion, etc.)	1	2	4	1	1	1	2	0	2	14
29	Semi-improved grass field with faint (cropmarks) ridge and furrow, and small plantation at west side. Hedge between field and Caldecott Road has mature standard trees.	1	2	4	0	0	1	2	0	2	12
30	Permanent grass/paddock with wide roadside boundary of mature native and ornamental trees.	0	1	4	1	0	1	2	0	2	11
31-32	Permanent grass field, crossed by track to sewage treatment works, with areas of ridge and furrow and other linear earthworks and old ?sandpits. Western sinuous boundary formed by the village brook, lined with mature streamside trees; also a short section of field hedge and ditch.	1	1	3	1	0	2	1	2	2	13
33	Great Easton Sewage Treatment Works. Filter beds, managed grass, etc., screening belt of ornamental ('Lombardy'-type) poplar trees to east, and a planted copse of ?native or hybrid poplars to south. The STW attracts birds (hirundines, swifts, wagtails, finches) while the copse has three BAP species.	0	1	3	1	0	0	0	0	3	8
34	Permanent grass field. Good ridge and furrow in central portion; east and north boundary is formed by the village brook, with stream side trees. An area of earthworks in the northern part probably 18 th -19 th century sand and gravel workings (pits are shown here on the 1904 Ordnance Survey map)	1	3	4	3	1	2	2	3	2	21
35	Permanent grass field, good ridge and furrow.	1	3	4	3	1	2	2	2	1	19

Map ref.	Summary Description	Access 4	Proxim. 4	Bounded 4	Special (community) 4	Rec/Edu 4	Beauty (inc. views) 2	Tranq. 2	History 4	Wildlife 4	Total Score/32
36	Semi-improved grass field, faint ridge and furrow.	0	2	4	2	1	2	2	1	1	15
37	Semi-improved grass field, good ridge and furrow. Valued by the community as edge of open country next to the built-up area, crossed by footpath B74.	3	3	4	3	2	2	2	2	1	22
38	Paddock (horses) as two small grazing fields behind Barnsdale House; faint ridge and furrow, subdivided by post and wire fence.	0	3	4	1	0	1	2	0	1	12
39-40	Single permanent grass field with good ridge and furrow in several lands. The field, and the medieval ploughlands, are in two parts, divided by an old hollow way, part of which is shown on the 1886 Ordnance Survey map as a track. However the earthwork continues into the next field south: it appears to be a medieval sike (unploughed strip) separating the open fields of Great Easton manor from those of Brighthurst manor, and is thus an early medieval boundary which was re-used as the (now superseded) Civil Parish boundary in 1894. Valued by the community as open country next to the built-up area, crossed by footpath B74.	3	3	4	3	3	2	2	3	1	24
41-42	Grazing fields, partly divided by a diagonal hedge which appears to be an old boundary perhaps separating the medieval manors of Brighthurst and Great Easton. Some mature trees, good ridge and furrow in the southern part. Valued by the community as open country next to the built-up area, crossed by footpath B77.	3	2	3	3	2	2	2	2	2	21
43	Clarke's Piece Play Area and Recreation Ground Improved grass field, regularly mown although there are faint traces of ridge and furrow Recommended for confirmation as two HDC OSSRs (play area and recreation ground)	4	4	4	3	3	1	1	1	1	22
44	Semi-improved grass field with uncultivated strip to north boundary at break of slope into village brook valley (50). Access via bridleway B70	3	2	3	2	1	2	2	1	1	17
45-47	Group of good ridge and furrow fields showing three ploughlands, semi-improved grassland/permanent pasture divided by Enclosure hedges. The northern edge is formed by the break of slope on the valley side of the village brook (50)	3	3	3	2	2	2	2	3	2	22

Map ref.	Summary Description	Access 4	Proxim. 4	Bounded 4	Special (community) 4	Rec/Edu 4	Beauty (inc. views) 2	Tranq. 2	History 4	Wildlife 4	Total Score/32
	Access via bridleway B70										
60	Village brook valley A largely natural landscape where the brook runs in a steep-sided, incised valley cut through Dyham Formation (Jurassic siltstone) bedrock. The topography is the result of small landslips along the meandering course of the stream. Good riverine and scrubland biodiversity, including otters, kingfishers, grey wagtails (winter), song thrush; wild flowers, butterflies etc. on the nutrient-poor grass on the valley sides Access via bridleway B70 Proposed LGS	3	3	3	3	3	2	2	1	4	24
48-49	Permanent grass fields, faint ridge and furrow, old overgrown hedgerow with mature trees. Includes the modern earthworks (bund, etc.) associated with Environment Agency flood defence measures. Access via bridleway B70	3	3	4	2	2	2	2	1	2	21
50-51	Four semi-improved grass fields, valued by the community as open country next to the built-up area. Northeast corner is crossed by footpath B86 and is the viewpoint for one of the community's most valued un-interrupted rural vistas.	2	4	4	3	2	2	1	0	1	19
52	Permanent grass fields on rising ground on the northeast side of the built-up area. Seen from the start of permissive path toward Eye Brook Reservoir, the view is of valued open country, providing historic and landscape context for the historic core of the village, parish church, etc.	1	3	3	2	1	2	1	1	2	16
53	Planted woodland, native species, on the edge of the major Eye Brook valley and along the course of a small tributary stream/ditch. Mapped by Natural England as <i>Priority Habitat, deciduous woodland</i> and (some original field-boundary hedges) in the <i>National Inventory of Woodland and Trees</i> .	0	1	3	1	0	1	2	0	3	11
54	Great Merrible Wood SSSI (part), LRWT Reserve and Regionally Important Geological Site (RIGS, part) Ash-Oak wood with hazel and field maple. Part is thought to have a medieval origin, perhaps associated with the medieval (?1236 – 1563) deer park. Protection through its SSSI status and ownership and	3	1	4	3	3	2	2	2	4	24
Map ref.	Summary Description	Access 4	Proxim. 4	Bounded 4	Special (community) 4	Rec/Edu 4	Beauty (inc. views) 2	Tranq. 2	History 4	Wildlife 4	Total Score/32
	existing HDC OSSR (woodland).										
55	Streamside and valley bottom woodland. Mapped by Natural England as <i>Priority Habitat, deciduous woodland</i> and (southwest part) in the <i>National Inventory of Woodland and Trees</i> . Visible from footpath B86	2	1	3	1	1	1	2	0	3	14
56	Hills and holes topography, shown on Ordnance Survey 1904 map as already 'old'. Now grass and scrub of some biodiversity value. Visible from the public road.	1	2	3	1	1	1	1	2	2	14
57	Permanent grass field with very good quality ridge and furrow and other prominent earthworks including a mound and old pits. Can be viewed from the public road.	1	2	4	1	1	2	2	3	1	17

Appendix 5

curious
ECOLOGISTS

Curious Ecologists
Ecological Consultants
156, Meadow Lane
Coalville
LE67 4DP



**Report for Land off Brook Lane, Great Easton,
Leicestershire**



Photo showing site, looking south west

**Ecological Assessment (including Protected
Species) Survey**

Date of Report – 12th February 2016 (updated 26th April 2017)




Report Contents:







<u>Page</u>	<u>Title</u>
3	Details
4	Site Description
4	Aim of Study
5	Summary
6	Survey Methodology
9	Results
15	Legislation
17	Recommendations
20	References

Results:

Phase 1 Field Survey

Table 1: Site target notes, see site plan for position of target note

Note	Legend	Photograph
1	<p>The majority of the site (about 90%) was assessed to be semi-improved grassland, although it should be noted that the assessment was carried out at a suboptimal time for botanical surveys. The main species identified included; unidentified grass species (90% cover) with some forbes, the following being identified; creeping buttercup <i>Ranunculus repens</i>, dandelion <i>Taraxacum officinale</i> agg, docks <i>Rumex</i> sp, nettle <i>Urtica dioica</i>, and bramble <i>Rubus fruticosus</i> agg. There are no records of botanical interest, or site designated for their botanical richness within the village.</p>	
2	<p>The area beneath the two trees on site was mainly nutrient rich species docks and nettles. There are no records of botanical interest, or site designated for their botanical richness within the village.</p>	
3	<p>The hedge on the north west boundary had two woody species present; elder <i>Sambucus nigra</i> and privet <i>Ligustrum</i> sp, at a rate of 1.5 per 30m stretch (length 60m [approx]; it was trimmed to a height of 1.5m tall, it was defunct with no trees and less than 10% gaps). Other species found growing in the hedge included bramble and ivy <i>Hedera helix</i>.</p>	

		<table border="1"> <thead> <tr> <th data-bbox="750 268 831 300">Note</th> <th data-bbox="831 268 1261 300">Legend</th> <th data-bbox="1261 268 1585 300">Photograph</th> </tr> </thead> <tbody> <tr> <td data-bbox="750 300 831 584">4</td> <td data-bbox="831 300 1261 584">Within the site were two small trees, an apple <i>Malus</i> sp, which was about 10m tall with a 600mm diameter and no cavities suitable for roosting bats.</td> <td data-bbox="1261 300 1585 584">  </td> </tr> <tr> <td data-bbox="750 584 831 868">5</td> <td data-bbox="831 584 1261 868">And a hawthorn <i>Crataegus monogyna</i>, which was about 8m tall with a 600mm diameter and no cavities suitable for roosting bats.</td> <td data-bbox="1261 584 1585 868">  </td> </tr> <tr> <td data-bbox="750 868 831 1086">6</td> <td colspan="2" data-bbox="831 868 1585 1086">Although the Great Easton Brook, which ran parallel to Brook Lane would be unaffected by the proposals. It should be noted that there are no records of any protected species within the Brook in this area, and no evidence of any protected species were identified during the survey of the site. The Great Easton Brook is part of the River Welland water course system.</td> </tr> </tbody> </table>	Note	Legend	Photograph	4	Within the site were two small trees, an apple <i>Malus</i> sp, which was about 10m tall with a 600mm diameter and no cavities suitable for roosting bats.		5	And a hawthorn <i>Crataegus monogyna</i> , which was about 8m tall with a 600mm diameter and no cavities suitable for roosting bats.		6	Although the Great Easton Brook, which ran parallel to Brook Lane would be unaffected by the proposals. It should be noted that there are no records of any protected species within the Brook in this area, and no evidence of any protected species were identified during the survey of the site. The Great Easton Brook is part of the River Welland water course system.	
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<p>Highways England The Cube 199 Wharfside Street Birmingham B1 1RN</p>		<p>SUBMISSION VERSION OF THE GREAT EASTON NEIGHBOURHOOD PLAN</p> <p>Highways England welcomes the opportunity to comment on the Submission Version of the Great Easton Neighbourhood Plan which covers the period 2017-2031. It is noted that the document provides a vision for the future of the Parish of Great Easton and sets out a number of key objectives and planning policies which will</p>												

		<p>be used to help determine planning applications.</p> <p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is the role of Highways England to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Great Easton Neighbourhood Plan, Highways England's principal interest is safeguarding the operation of the A14 and A1, both of which route some distance from the Plan area.</p> <p>Highways England understands that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Great Easton is required to be in conformity with the emerging Harborough draft Local Plan and this is acknowledged as a requirement within the document.</p> <p>It is set out in the Neighbourhood Plan that the Harborough draft Local Plan establishes Great Easton as a Selected Rural Village and that development in this type of settlement should be 'primarily in the form of small-scale infill development or limited extensions to help address economic, social or community objectives'. In this regard, the draft Local Plan sets out a minimum target of 35 dwellings across Great Easton to be developed across the plan period.</p> <p>Given the distance of the Neighbourhood Plan area from the A14 and the small scale of development growth being proposed, Highways England does not consider that there will be any impacts on the operation of the SRN.</p> <p>Highways England has no further comments to provide, and trusts the above is useful.</p>
Historic England		<p>30th March 2017 RE: GREAT EASTON NEIGHBOURHOOD PLAN</p> <p>Thank you for consulting Historic England on the Great Easton Neighbourhood Plan.</p> <p>We previously provided advice on the Plan in an email, dated 20 September 2016. We reiterate our advice from this email, that in our view SEA is necessary in order to provide sufficient assessment of the housing proposals in the plan to comply with the requirements of the NPPF.</p>
Leicestershire County Council County Hall		<p>Great Easton Neighbourhood Plan Comments Requested – 22 March 2017 Leicestershire County Council is supportive of the Neighbourhood plan process and</p>

<p>Glenfield Leics</p>	<p>appreciates being included in this consultation.</p> <p><u>Highways</u> <u>General Comments</u></p> <p>The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth.</p> <p>Like very many local authorities, the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses its reducing resources and increasingly limited funds. In practice, this means that the County Highway Authority (CHA), in general, prioritises its resources on measures that deliver the greatest benefit to Leicestershire's residents, businesses and road users in terms of road safety, network management and maintenance. Given this, it is likely that highway measures associated with any new development would need to be fully funded from third party funding, such as via Section 278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no longer in a position to accept any financial risk relating to/make good any possible shortfall in developer funding. To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems.</p> <p>Where potential S106 measures would require future maintenance, which would be paid for from the County Council's funds, the measures would also need to be assessed against the County Council's other priorities and as such may not be maintained by the County Council or will require maintenance funding to be provide as a commuted sum.</p> <p>With regard to public transport, securing S106 contributions for public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped i.e. they would be able to operate without being supported from public funding. The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect of third party funding to deliver a scheme, the County Council will still normally expect the scheme to comply with prevailing relevant national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered by the third party funding.</p>
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	<p>Where any measures are proposed that would affect speed limits, on-street parking restrictions or other Traffic Regulation Orders (be that to address existing problems or in connection with a development proposal), their implementation would be subject to available resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures.</p> <p><u>Flood Risk Management</u></p> <p>The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the onsite drainage systems are designed in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution.</p> <p>The LLFA is not able to:</p> <ul style="list-style-type: none"> • Prevent development where development sites are at low risk of flooding or can demonstrate appropriate flood risk mitigation. • Use existing flood risk to adjacent land to prevent development. • Require development to resolve existing flood risk. <p>When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points:</p> <ul style="list-style-type: none"> • Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea)). • Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map). • Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding. • How potential SuDS features may be incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff. • Watercourses and land drainage should be protected within new developments to prevent an increase in flood risk. <p>All development will be required to restrict the discharge and retain surface water on</p>
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	<p>site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used to improve the bio-diversity and amenity of new developments, including benefits to surrounding areas.</p> <p>Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path, and are retained in public open space to ensure that access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained.</p> <p>LCC in our role as LLFA will object to anything contrary to LCC policies. For further information it is suggested reference is made to the National Planning Policy Framework (March 2012), Sustainable drainage systems: Written statement - HCWS161 (December 2014) and the Planning Practice Guidance webpage.</p> <p><u>Planning</u> <u>Developer Contributions</u> If there is no specific policy on Section 106 developer contributions/planning obligations within the draft Neighbourhood Plan, it would be prudent to consider the inclusion of a developer contributions/planning obligations policy, along similar lines to those shown for example in the Draft North Kilworth NP and the draft Great Glen NP albeit adapted to the circumstances of your community. This would in general be consistent with the relevant District Council's local plan or its policy on planning obligations in order to mitigate the impacts of new development and enable appropriate local infrastructure and service provision in accordance with the relevant legislation and regulations, where applicable. www.northkilworth.com/wp-content/uploads/2016/01/nk-draft-low-resolution-1.pdf www.greatglen.leicestershireparishcouncils.org/uploads/175670305aeaf48650823074.pdf</p> <p><u>Mineral & Waste Planning</u> The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also</p>
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		<p>makes decisions on mineral and waste development.</p> <p>Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood.</p> <p>You should also be aware of Mineral Consultation Areas, contained within the adopted Minerals Local Plan and Mineral and Waste Safeguarding proposed in the new Leicestershire Minerals and Waste Plan. These proposed safeguarding areas and existing Mineral Consultation Areas are there to ensure that non-waste and non minerals development takes place in a way that does not negatively affect mineral resources or waste operations. The County Council can provide guidance on this if your neighbourhood plan is allocating development in these areas or if any proposed neighbourhood plan policies may impact on minerals and waste provision.</p> <p><u>Education</u> Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look to the availability of school places within a two mile (primary) and three mile (secondary) distance from the development. If there are not sufficient places then a claim for Section 106 funding will be requested to provide those places.</p> <p>It is recognised that it may not always be possible or appropriate to extend a local school to meet the needs of a development, or the size of a development would yield a new school. However, in the changing educational landscape, the Council retains a statutory duty to ensure that sufficient places are available in good schools within its area, for every child of school age whose parents wish them to have one.</p> <p>Property <u>Strategic Property Services</u> No comment at this time.</p> <p><u>Adult Social Care</u> It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that</p>
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	<p>people's choices are often limited by the lack of suitable local options.</p> <p><u>Environment</u> No comment at this time.</p> <p><u>Communities</u> Consideration of community facilities in the draft Plan would be welcomed. We would suggest where possible to include a review of community facilities, groups and allotments and their importance with your community. Consideration could also be given to policies that seek to protect and retain these existing facilities more generally, support the independent development of new facilities and relate to the protection of Assets of Community Value and provide support for any existing or future designations.</p> <p>The identification of potential community projects that could be progressed would be a positive initiative.</p> <p><u>Economic Development</u> We would recommend including economic development aspirations with your Plan, outlining what the community currently values and whether they are open to new development of small businesses etc.</p> <p><u>Superfast Broadband</u> We welcome the inclusion of a well worded Broadband Policy - E4 Broadband Infrastructure; however, feel it could be enhanced if included within the housing section. Having a superfast broadband connection is no longer merely desirable, but is an essential requirement in ordinary daily life.</p> <p>All new developments (including community facilities) should have access to superfast broadband (of at least 30Mbps) Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as build on the development is complete. Developers are only responsible for putting in place broadband infrastructure for developments of 30+ properties. Consideration for developers to make provision in all new houses regardless of the size of development should be considered.</p>
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<p>Resident</p>	<p>Vision for Great Easton No 4</p> <p>Policy SD1 Policy SD2 Paragraph B Policy H5 Brickyard Lane does not exist? Policy DBE2 Policy NHE8 Policy NHE9 D Consultation Statement Basic conditions Statement</p>	<p>* Station Yard reserve site does NOT represent sustainable development. There was a previous planning application on this site in April 2013.it was refused by Harborough Council, planning ref 13/0062/OUT. Please see decision notice from HDC below.</p> <p>.</p> <p>Part II - Particulars of decision</p> <p>In pursuance of its powers under the Town and Country Planning Act 1990, the Harborough District Council refuses to permit the carrying out of the development referred to in Part I hereof for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposal would represent unsustainable development in the countryside, which would have an adverse effect on the character and appearance of the area. The proposal is therefore contrary to Core Strategy Polices CS2, CS11 and CS17. 2. The proposal, if permitted would result in an unacceptable increase in traffic turning onto or off a Class I road in an area remote from main development and where traffic speeds are generally high. The proposal, if permitted would result in an unacceptable increase in traffic using an access which has poor geometry. Such an increase would be to the significant detriment of highway safety and would be contrary to Core Strategy Policy CS11. 3. A lack of archaeological information has been submitted so that any impact on potentially significant remains can not be assessed. The proposal is therefore contrary to Paragraph 128, Chapter 12 of the NPPF and Core Strategy Policy CS11. <p>*The NDP also fails to acknowledge the existence of the old loco shed dating back to 1850 on this site. In the previous planning application it was to be turned into a retail/farm shop/cafe. This was opposed by Leicestershire County Council due to the loco shed being considered a heritage asset .There is also the likelihood that archaeological remains exist at this site, mainly Roman artefacts being underground. Ref HDC planning 13/0062/OUT please see comments from LCC Archaeology from Teresa Hawtin Senior Planning archaeologist with regards to Loco shed and Roman remains. Failing to recognise this is contrary to Core Strategy Policy CS11 paragraph iv and NPPF Chapter 12 Paragraphs 128 and 129.</p> <p>Indeed the developers themselves have recognised the significance of this building in recent drawings done for this site. Please see link below www.feldmanns.net/pages/projects/old-station-yard.html.</p> <p>*This development will be outside of a rural settlement and in open countryside, spoiling the characteristics of the surrounding landscape. therefore it is contrary to Core Strategy Policy CS17 paragraph i and ii</p>
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	<p>Basic conditions Statement</p> <p>Consultation Statement,</p> <p>Legal requirements.</p>	<p>*This site is surrounded by a flood plain. The site was artificially raised approx 3 foot above ground to allow it to sit above the flood waters enabling trains to still run when the River Welland bursts its banks, this is the only reason it sits alone in flood zone 1. Any development on this site would be elevated above other properties in the vicinity and would be overbearing and intrusive. The environment agency expressed their concerns in the previous planning application HDC planning Ref 13/00621/OUT. They would not allow the level of the embankment to be altered as it would sit in the middle of a flood plain and cause more flooding to other areas. This site is land locked by flood zones 2 and mostly 3. It would create even more flooding to surrounding land and properties. Please see Great Easton Parish Council and Caldecott's Parish Council's response to the previous planning application at this site with their concerns of flooding and surface water run off amongst several other concerns .HDC planning reference 13/00621/OUT . Development on this land would conflict with Core Strategy Plan Objectives 3.6 No.13 , Core Strategy Policy CS10 paragraph d , CS9 paragraph a and CS11 and NPPF Chapter 10 Paragraph 100.</p> <p>*It is highly likely that this land is contaminated .Please refer to the Environment Agency's comments on previous planning application HDC Ref 13/0062/OUT. There are also a row of 4 garages belonging to Tata Steel on the land which is designated for access. These garages are rented to residents in the Pumping Station Cottages they undoubtedly contain Asbestos. These will have to be demolished and the residents will lose the use of these. who reside at cottage No 3 own plots of land in the grounds of TaTa Steels pumping station, so if they ever lost the use of the garages they have an option to replace them by building on their plots of land, subject to planning permission. The plan shows the road going through their plots of land. I can confirm that they have not been consulted. This does not comply with the basic condition statement and consultation statement that all landowners and stakeholders have been consulted. Development on this site contravenes NPPF Chapter 11 paragraph 110. This also goes against Reg 14 Neighbourhood Planning.</p> <p>*Consultation for this site has been non existent. Tata Steel owns the land that has been designated for a road to be built through it and also own part of the Station Yard site which has allowed provision for housing etc. I emailed at the Properties Dept at Tata Steel and he confirmed that he hadn't been consulted on the plan to build houses on Tata Steel's land and also Tata Steel had not granted permission for a road to be built through their grounds of an operational pumping station. Please see his response below. Failure to consult a stakeholder /landowner does not comply with The Neighbourhood Planning Regulations 14 and 21 B No iii. It is also not in agreement with the NP basic conditions statement and their own consultation statement. It also contravenes the NPPF "Plan making" No 155.</p>
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	<p>Station Yard reserve Site</p>	<p>Many thanks for your email. We have noted with interest that the site including our land has been included as a reserved site in the neighbourhood plan. We have had no involvement in that process and have not been promoting the site which has the operational pump house within the boundary. We can only assume that one of the other land owners has been promoting the site. I am therefore unable to give you any further detail on the proposals as we don't have any. I can confirm that we have not granted anyone any further rights to develop off the road through the site.</p> <p>Many thanks Met vriendelijke groet / Kind regards, Director, Property</p> <p>*I asked Mr if I could quote him and he was happy for me to do so. Please see his reply below via email.</p> <p>That's fine I am happy to talk to them or to the examiners. Many thanks Met vriendelijke groet / Kind regards, Director, Property</p> <p>As it stands, this site has not secured a safe access for pedestrians and vehicles and is highly likely to be unviable, which is contrary to NPPF Chapter 4 Paragraph 35</p> <p>*I note from the Consultation Statement that neighbouring Rutland County Council haven't been consulted. Station Yard development is on the boundary line of the 2 counties. The Rutland County boundary sign is outside the existing entrance to the site. This site sits literally at the gateway to Rutland, and would have an adverse impact on the rural setting. Although it is a reserve site the developer has already had drawings made of their aspirations for this site, please click link below. Old Station Yard, Rutland www.feldmanns.net/pages/projects/old-station-yard.html</p> <p>All structures in these drawings have been allowed provision for in the NP. Not consulting with a neighbouring council does not meet the NPPF "Plan making" paragraph 157 No.3 and contravenes Neighbourhood planning regulations Part 5 Regulation 14 Schedule 1 B consultees: "A LPA any part of whose area is in or adjoins the area of the local planning authority. I also note that Rockingham Parish Council is not on the list of consultation bodies. This is a neighbouring PC and one of the closest to Great Easton.</p> <p>Rockingham Castle, a local tourist attraction and sits above this site and boasts views over 4 different counties. This will undoubtedly have an effect on their views, but they have not been</p>
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	<p>Policy NHE5</p> <p>Appendix 12 Policy SD1</p>	<p>consulted either. Again this does not comply with regulation 14, schedule 1 Neighbourhood planning.</p> <p>I was also disappointed the way the initial 6 week consultation period was advertised. It did not state that all comments received within this timescale will be allowed to be viewed by other residents before publication, affording them the opportunity to counter attack residents responses. As is in the case of Resident No 6 responding to resident No3 comments. Had I have been informed of this procedure I wouldn't have submitted my comments until the deadline date. I wonder how this resident was informed about the procedures when it wasn't advertised as such and at what date and venue did this event take place? and why was no one else informed of the opportunity to view comments before publication? I hope no data protection issues were breached.</p> <p>*Station Yard site is an old railway station and the site plan incorporates part of a dismantled railway. The site lies artificially raised above a flood plain, which I believe would be classified as the River Welland corridor. Dismantled railway lines and River Welland corridors are to be protected as wildlife corridors, therefore is contrary to Core Strategy Policy CS8 Paragraph A and 5.95</p> <p>There is a field pond on the boundary line of Station Yard and the adjacent field. During the last PP on this site HDC13/0062/OUT it was reputed to be a fine habitat for Great Crested Newts and would need an ecology survey carried out on this pond. It failed to get a recognition in the NP. There is a small woodland at the rear of the pumping station, belonging to Tata Steel, it was part of a project carried out by the RSPB and nesting boxes were installed on the trees. It is an absolute haven for wildlife. There are species such as Barn Owls, Tawny Owls, Green Woodpeckers, Spotted Woodpeckers, Kestrels, Red Kites, Moor Hens, Tree Sparrows, Hedgehogs, Foxes and numerous Grass Snakes. This woodland has also failed to get a recognition in the NP too.</p> <p>*Appendix 12 claims that Clarke's barns are too separate from the village of Great Easton and not near any other settlement. so therefore have been dropped from the NP.</p> <p>Clarke's Barns are 0.2 miles from the village boundary sign and within walking distance to the shop/school/pub/village hall etc, The barns are also next door to Easton Square, which when all building work is completed will be a larger settlement than Pumping Station Cottages. A short addition to the pedestrian path is all that is required to link it to the existing pedestrian path into Great Easton.</p> <p>Station Yard (new proposed access) is 0.3 miles from Caldecott village boundary sign with an extensive pedestrian path required through the pumping station to link it to the existing pedestrian path which then requires crossing the dangerous A6003 to continue on this path into Caldecott. The village of Great Easton itself and its facilities are over a mile away with no footpath and very</p>
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	<p>weak transport links. NPs are built on robust evidence. There is no evidence provided that Station Yard is the closest site to another settlement, over and above Clarke’s Barns, which are reputed to be too separate from the village. I dispute this claim and challenge some evidential statistics for this to bear any weight. By selecting this site over another site which is actually closer to all facilities is not in favour of sustainable development, Caldecott does not even have 2 of the facilities listed in the core strategy Plan Policy CS17 Paragraph 6.62 to qualify as a selected rural village .</p> <p>Appendix 12 also states that land rear of 22 Broadgate was not selected as one of the reasons was access arrangements have not been resolved. Station yard doesn’t even have any access arrangements at present because of lack of consultation!</p> <p>Caldecott DOES NOT have a shop,it closed down over 30 years ago. Caldecott DOES NOT have a school, despite the developer (resident No 6) claiming it does! The school closed down 40 years ago (demonstrates what little knowledge the landowner has of the local community). Caldecott DOES NOT have a garage, it is merely a mechanical workshop and jalopy car sales, it DOES NOT sell fuel or provisions. How can this contribute to sustainable development? Development on this site is a contradiction of Core Strategy CS17 paragraph 6.63</p> <p>The nearest primary school is Bringhurst Primary on the Great Easton/Bringhurst borders. It is approx 1.5 miles away from the site. It is on a very busy road with no pedestrian footpath, and where cars travel in excess of 60mph. There is a hourly bus running from Caldecott which passes the school. It is notoriously unreliable. The bus service runs Monday to Saturday with the last bus at 6.30 pm. The is NO SERVICE on Sundays. The nearest bus stop to the site is 0.4 miles away in the opposite direction from the school and would require residents to cross the dangerous A6003 ,known locally as the “mad mile”. Anyone with mobility problems or small children would not be able to cross this road without risk to their life, also they would not be able to access any facilities at Great Easton other than by car during bank holidays, Sundays and every evening throughout the week. All children at this site will have to travel by bus or car to get to and from school, increasing traffic on the villages roads and even more congestion outside the school. 40% of residents living at Station Yard will be required to have family links etc with Great Easton. The majority of community, social events, family gatherings etc take place Saturday evenings /Sunday afternoons For residents to attend such functions would require them to travel by car.</p> <p>There are 14 weekly clubs and societies in Great Easton village hall (please see clubs and societies on village PC website), 8 of these groups start in the evening ,so again no bus service will be available.</p> <p>.There is no policy in this NP that will enhance the lifes of residents living at Station Yard and Pumping Station Cottages. They will not benefit from the traffic calming measures, nor from the cycle and footpaths to the school, nor from the allotments, nor from any open green spaces or any</p>
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	<p>Policy CF1 Community Action CF1 Page 67 Paragraph 3 Appendix 12</p>	<p>other village facilities. This neighbourhood plan will have a detrimental effect on Caldecott and surrounding properties by creating more traffic into rural areas. This does not contribute to sustainable development. This conflicts with Core Strategy Plan Objectives 3.6 No 3 No 5, and No 9, also is contrary to Core Strategy CS5 paragraph a and paragraph d. This NP is about Great Easton , not Caldecott !</p> <p>Appendix 12 endorses provision for a food retail farm shop at Station Yard site. This is left open to interpretation and could include retail provision on a massive scale in the loco shed as in the previous planning application 13/0062/OUT. This building is massive and there is no way the Post Office/Shop at Great Easton could compete against a shop of this scale.. This goes against support for local facilities, especially as the Post Office has offered to open up a cafe. There is no land available at this site for them to grow any produce, so all goods for the farm shop etc will have to be brought in by road. It will detract residents from using the shop in Great Easton as the farm shop will hold a wider choice of produce at a more competitive price. This will cause an unacceptable increase in the amount of traffic using the road between the 2 villages, and result in the closure of the Post Office/Shop. There is NO evidence of any resident suggestion for more retail outlets in the parish.. A parish of this size will struggle to maintain 2 shops. This NP is about Great Easton and not Caldecott! Again this goes against support for local facilities Core Strategy Key Issues 2.35 P8 and is not contributing to sustainable development.</p>
	<p>Policy E1</p>	<p>Station Yard site is NOT a redundant brown field site. It has at least 3 businesses operating from there. There is The Castle Sleeper Motel, Rockingham Construction and Wooden Spa Solutions. Development on this site will result in loss of employment. This is contrary to Core Strategy Policy CS1 paragraph K</p> <p>Wooden Spa Solutions operate from an industrial unit at Station yard, who boast on their website to have over 1000 satisfied customers. It is a registered company, No 08256695 with their showroom and workshop at Station Yard .This unit belongs to the land owner /developer and would have to be demolished to make way for housing. This is contrary to Core Strategy Policy CS7 paragraph F and contradicts the NP own policy</p>
	<p>Policy NHE7 Community action NHE5 Policy H3 Barnsdale House</p>	<p>The NP acknowledges that there is a lack of bridleways. There is a bridleway that can be accessed down gatehouse lane and comes out onto the dangerous A6003.It has been made impossible to ride this route because the council put in crash barriers to protect drivers, forcing horse riders to place themselves between a crash barrier and speeding cars. It is not possible to get on the grass verge anymore for protection.</p> <p>There are 2 equestrian establishments in the parish and a rough head count of at least 30 horses being kept within the parish. All local riders from Great Easton and surrounding villages have lost the use of the dismantled railway line since it has bought by a local property developer. It was a vital link to join up to other bridleways and ride a loop, and also join riders from other villages. It</p>

	<p>Site assessments 15 Barnsdale House extension</p> <p>Public site suitability summary Sustainable housing sites</p>	<p>is not a public right of way but has been used by horse riders etc for over 27 years. It has forced more horses onto our ever increasingly dangerous roads.</p> <p>The PC are being held to ransom over this path by the developer, he will re-open it on condition that he gets to develop in the grounds of Barnsdale House and a tied house at Castle View Stables and there is no guarantee that the path will be open to horse riders too!</p> <p>The riding school at Bush House Farm does not take pupils out on the roads because of the safety issues. They are confined to riding in a ménage. It will be a challenge to maintain pupils interest when they are forced continuously to ride in circles in an arena and not experience the joys of riding in the open countryside. Customers will undoubtedly seek a riding school which can offer more variety.</p> <p>Commercial Equestrian establishments are reputed to be a traditional source of countryside employment and rural diversity. Please click on link below to see article on how Local Plans are neglecting to consider improvements for off road riding in equestrian communities www.bhs.org.uk/access-and-bridleways/.../824306594cbc487d9fca2eb2214d53bb</p> <p>This NP has not fully taken into consideration the importance of bridleways. his does not comply with Policy CS8 D (5.82, 5.75, 5.76) and Core Strategy Policy CS7 F.</p> <p>Allowing provision for a house at Castle View stables will alert developers to ways of developing any green field between villages. if this is allowed to go ahead then theoretically, any green field can be purchased, build stables on it and then put in PP for a tied house, stables can be closed down once this is achieved. This way we could end up with every field between villages being developed with one off unique properties. This is development in open countryside, which contravenes Core Strategy Policy CS17.</p> <p>Barnsdale House Plot C scored Red in the Sustainability Assessment Survey and should not be developed. The NP committee have decided to over ride this evidence and place it in the NP on condition that the dismantled railway line is opened up again. The gardens of Barnsdale House would be attached to the deeds of the property and surely giving them protection through their listed building status. Development in the gardens of this site would be contrary to Core strategy CS11 paragraph 5.118 and CS17 Paragraph C</p> <p>Site suitability Survey I would like to pose the question as to what consistency method was used for the Site Suitability Survey. There are so many inconsistencies, in fact too many to list them all. It appears to me that it was a complete waste of tax payer's money to have undergone surveys that have proved to be a worthless exercise .I have listed a few of the inconsistencies below: Bearing in mind Station Yard survey was carried out on the original site plan, I grant that it has</p>
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	<p>assessment framework Site assessments No8 No10 No1</p> <p>Enc.</p>	<p>since been altered, but it gained access in to the NP on the original criteria. Station Yard site plan included a lot of land in flood zones 2 and 3.It sits artificially elevated in a flood plain. This site was completely marooned in 1998 and is constantly surrounded by flooding on adjacent land. Despite this it was awarded a GREEN score for no flooding issues! In conflict with that Site No 10 Barnsdale House extension, in the survey claims to be sitting adjacent to flood zone 2 and for that reason scored RED. Most residents I've spoke to are horrified that development could go ahead as they're all too aware of the flooding issues.</p> <p>Station Yard site was deemed to have no major contamination issues and was awarded a GREEN. Please refer to the EA response to previous planning application with regards to contamination at this site HDC 13/00062/OUT. There are also 4 garages that undoubtedly contain asbestos and would need to be demolished to make way for the new road (which incidently (sic) sits in flood zone 2) and there is an underground petrol tank with above ground petrol pump in the grounds of the site. What justifies contamination if these don't? Site No 14 Castle View Stables is reported to have 2 open air silage piles on site and for this reason was awarded AMBER for contamination. Silage is winter feed for cattle. How can that be more of a concern than asbestos, petrol tanks and alluvial deposits?</p> <p>Station yard scored GREEN for no drainage issues. There is NO DRAINAGE at this site. It all drains onto my land and into the pumping station grounds .We sit underwater for several months of the year with the run off from this site. When the river bursts its banks the elevated Station yard site acts as a flood defence and dam . It is so wrong to not have acknowledged any of this in their research. Yet Site 1 Barnsdale Sub Plot A is reported to have a weak fall to the land and bottom section is regularly saturated, also there is a spring found on site. The pumping station has an underground spring on site too. Barnsdale House scored a RED. I feel Great Easton does need a sustainable NP, but unfortunately this doesn't in my opinion meet the criteria. In its current form I would not support it if it were to go to a referendum.</p> <p>I have sent photos of flooding and poor drainage at Station Yard taken in march 2016 and March 2017 by post.</p>
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**My field used for
grazing horses and
goats, flooded by run off
water**

**Industrial unit with run
off water sitting in
stagment ditch**



Industrial unit with example of different land heights and drainage onto surrounding properties



Land sitting in surface water run off from the site, this tree has since fallen down



This shows the flooding to adjacent field to the site with the posts depicting the boundary line to Station Yard, which is in the NP for houses!



This shows the flooding to adjacent field with bushes and trees sitting on Station Yard boundary line. This picture demonstrates how the railway line acts as a flood defence and dam.



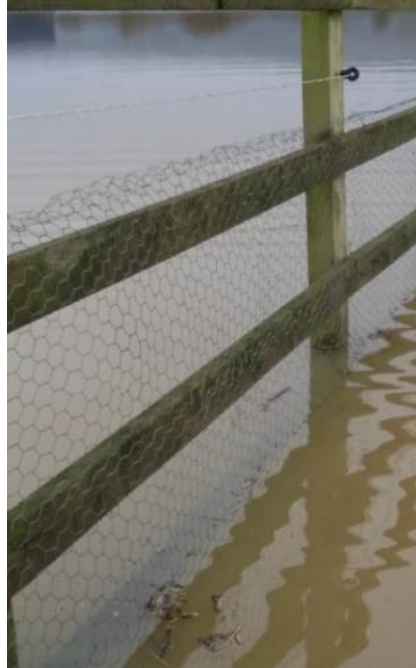
Flooding in my field with raised railway line exposed



This again shows the extent of flooding in my field that borders Station Yard site



Again more examples of flooding that we experience on an annual basis.



Natural England

Thank you for consulting Natural England on the Great Easton Neighbourhood Plan which has now been

9th May 2017

<p>Apex Court City Link Nottingham NG2 4LA</p>		<p>submitted to Harborough District Council for Examination.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England has already commented on a draft version of the Great Easton Neighbourhood Plan in response to a consultation from Great Easton Parish Council.</p> <p>Natural England does not consider that the plan will have any likely significant effects on any internationally or nationally designated nature conservation sites and welcomes the broad principles of the plan and some of the specific policy proposals. It is consistent with the National Planning Policy Framework (NPPF) and set within the context of Harborough District Council's existing Core Strategy and emerging Local Plan.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p>
<p>Resident</p>		<p>We have reviewed the draft Neighbourhood Plan for Great Easton and feel that in general it is a comprehensive document covering areas that impact on village residents.</p> <p>Our concern lies with how the proposals will be enforced. We live in a property adjoining the Brook Lane Paddock, which in the Plan is highlighted as a special open space and which should be protected. The photograph on the front of the document shows the prominence of the paddock and the character that it contributes to the village. The Plan states that open spaces within the village should be protected from development to protect the village identity and rural nature. One of the objectives is to retain and enhance the character and appearance of the existing conservation area, including open green spaces.</p> <p>However, the paddock has been purchased by a property developer who is attempting to build on it. It has been partitioned now into three areas, and even today, a Bank Holiday Monday, a digger is in there excavating trenches. The housing proposed is large scale and does not meet the identified housing need, or respect the shape and form of Great Easton, or maintain or enhance its distinctive character. It is commercially led with no provision for affordable housing.</p> <p>We would like to know how developments of this nature will be curbed and that the Plan is able to support the needs of residents. Currently we feel that our concerns are not recognised.</p>
<p>Police and Crime Commissioner for Leicestershire</p>		<p>Our Ref 1732/17</p> <p>Thank you for your email dated 22nd March 2017.</p> <p>This email is to confirm receipt of your correspondence and to notify you that a response will be provided shortly.</p>

		Thank you for taking the time to contact the Office of the Police and Crime Commissioner.
Rutland County Council Housing Strategy and Enabling Officer Rutland County Council Catmose House Catmose Oakham LE15 6HP	Page 20 and 29	I have been asked to make the following representation on behalf of the Council as the Lead Local Flood Authority for Caldecott. Site E is located within the Environment Agency flood zone 3 and therefore may be liable to flooding. If this site came forward for development, the developer will need to ensure they limit the sites discharge to 5 l/s. This will ensure they do not increase flood risk to Caldecott village. If and when this comes in as a planning application the Council will need to consult the EA.
	Page 20 and 29	Rutland County Council Highways team have no objections as the infrastructure has enough capacity for the proposed development of Site E. There is also a footpath from the application site into Caldecott village and therefore off site works will not be required.
Harborough District Council Strategic Planning Team	Policy H5	LPA still has concerns over the reserve site at Caldecott and sustainability, The LPA notes the reduction in area and recognises it is a brownfield site.(See comments made at Reg. 14)
	Policy H1	Policy H1 should say a minimum of 35 – it would be clearer if allocations and housing were in the same policy. The policy could be more clearly laid out bullets for each site
		The allocations could include specifically older peoples housing.
	General	Some of the wording is very repetitive
	Policy H6	40% affordable and 50% M2 standard - not sure that this is achievable or viable.
	Policy NHE2	Policy NHE2 – some sites of significance are the same as the allocations
	Policy NHE3	Policy NHE3 – some of the ridge and furrow may overlap the sites allocated
	Policy NHE9	Policy NHE9 Flooding, the reserve site at Caldecott is subject to flooding, but not shown on the flood map
	Policy E5	E5 – is generally GDO