

**Great Bowden's  
Neighbourhood Plan**  
**Our Neighbourhood**  
**Our Future**



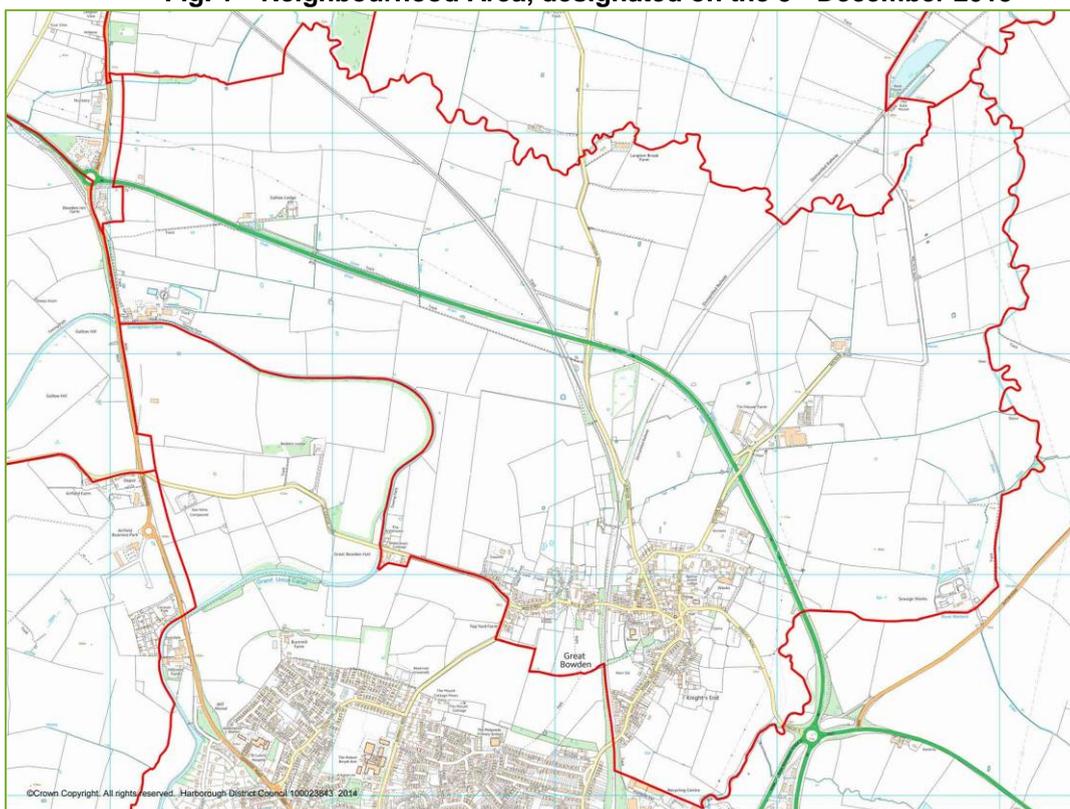
## Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain. According to the Regulations, a Consultation Statement:

- Contains details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- Explains how they were consulted;
- Summarises the main issues and concerns raised by the persons consulted;
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

This document provides a record of the engagement that took place at the various stages of the plan's evolution. The main methods used to publicise the consultation and engagement process are documented, along with the main findings from the engagement. There is a wide range of supporting information related to this consultation statement and links are provided in the text to this. Reference can also be made to the Parish Council website, [www.greatbowdenparishcouncil.org.uk](http://www.greatbowdenparishcouncil.org.uk) for further information.

**Fig. 1 Neighbourhood Area, designated on the 5<sup>th</sup> December 2015**



## Regulations and government guidance

### Stage 1: Deciding to make a Neighbourhood Plan

Great Bowden Parish Council took the decision to undertake a Neighbourhood Plan during 2015 and this was formally approved on the 8<sup>th</sup> October 2015 ([see supporting information](#)). The inaugural meeting of Great Bowden Parish Council Neighbourhood Plan Advisory Committee (GBNPAC) took place at 8.00pm on Wednesday 20<sup>th</sup> January 2016. The members of this committee comprised of 5 residents and 4 parish councillors.

### Stage 2: Defining the neighbourhood

The Parish Council applied to the local planning authority on the 15<sup>th</sup> September 2015 to designate the neighbourhood as identified above. The correspondence is shown in the [supporting information](#).

A formal engagement period provided members of the public and other key stakeholders an opportunity to submit comment on the proposed Neighbourhood Plan Area and proposed Neighbourhood Planning Body for Great Bowden. The proposed Neighbourhood Planning Body was Great Bowden Parish Council and the proposed Neighbourhood Planning Area is shown in Fig. 1 above. Harborough District Council checked that the application was appropriate, and undertook the appropriate notification process. The designation was made on the 5<sup>th</sup> December

2015.

## Stage 3: Preparing the plan

GBNPAC is a sub-committee of Great Bowden Parish Council and is composed of at least two councillors and three residents who live in the parish. The Committee has an elected Chair and an approved Terms of Reference which is shown in the [supporting information](#). The Committee's prime objective is to drive forward the development of a Neighbourhood Plan for Great Bowden that will bring the community of Great Bowden together to share ideas and build consensus about needs and priorities for the neighbourhood. These will include: the type, size and location of new houses, the identification and protection of important open spaces and the consideration of policies that improve the situation with regard to public transport, safety on roads, congestion and car parking. It should also ensure that The Plan is:

- Generally in line with local and national planning policy framework;
- In line with other legal frameworks;
- Mindful of the need to contribute to sustainable development;
- Prepared on the basis of sound governance arrangements.

GBNPAC appointed *YourLocale* as consultants to help create the plan.

GBNPAC met on:

20 <sup>th</sup> January 2016	25 <sup>th</sup> February 2016	22 <sup>nd</sup> March 2016	2 <sup>nd</sup> May 2016
17 <sup>th</sup> May 2016	14 <sup>th</sup> July 2016	27 <sup>th</sup> October 2016	30 <sup>th</sup> November 2016
8 <sup>th</sup> December 2016	16 <sup>th</sup> February 2017	29 <sup>th</sup> March 2017	1 <sup>st</sup> June 2016
7 <sup>th</sup> August 2017			

Minutes of all these meetings can be found in the [supporting information](#).

On the 14<sup>th</sup> July 2016, three Theme Groups were formed. The groups were recruited from members of the Advisory Committee and community representatives. Each Theme Group met on a regular basis up to June 2017 to brainstorm the issues involved; to agree a set of community objectives/obstacles to meeting the objectives, to consider the policies needed to address the issues raised and to seek the evidence needed to support the emerging policies ([see supporting information](#)).

These groups also composed their sections in the Neighbourhood Plan. The three groups covered the areas of:

- Housing and the built environment;
- The natural and historical environment;
- Community facilities & amenities, transport and employment and business.

Each group had a chair appointed by GBNPAC and reported to this committee. In total, 14 residents and 3 councillors were involved in the work of the Theme Groups.

## Communications

The main ways that information has been communicated to local people and stakeholders. about the development and content of the Neighbourhood Plan are outlined below:

- **Village Noticeboards:** Parish Council agendas and minutes, GBNPAC agendas and minutes, notices related to NP open events, notification that the draft Neighbourhood Plan was available for inspection at local businesses under Regulation 14 were shown on the main village notice board. Notices that the draft Neighbourhood Plan was available for inspection were also shown on the village hall and community pavilion notice boards.
- **Local Businesses:** questionnaires and the draft NP were deposited in prominent places at Welton's shop, Great Bowden Stores and The Shoulder of Mutton Pub.
- **Newsletter articles:** The Great Bowden Newsletter is published four times each year and articles related to Great Bowden's NP progress and requests for help have been published in each one as from the spring 2016 issue. So far seven articles have been published. The Newsletter is delivered free of charge to every home in Great Bowden.
- **Parish Council website:** The Regulation 14 consultation was posted on the website which included the draft plan, supporting information and a facility to make comments on-line.
- **Stakeholder letters/email:** Letters were sent to stakeholders during April and May 2016 ([see supporting information](#)). Stakeholders were contacted either by email or letter for the Regulation 14 consultation during June and July 2017.
- **Fliers/questionnaire:** fliers advertising open events and the consultation questionnaire were posted to every house and local business in Great Bowden.
- **Email:** a parish email address list has been built up in order to promote information on GBNPAC meetings, open events and consultation

opportunities, including the Regulation 14 process.

- **The Format of the Neighbourhood Plan** The GBNPAC is aware that this document is large containing over 24,000 words, 32 Policies and 12 Actions together with over 60 referenced documents relating to evidence and supporting information. It has, therefore tried to make things as easy as possible for the reader to find the section in the document that they wish to study by bookmarking the contents page. All referenced supporting information is linked to GBPC website and the policies and actions are listed at the end of the document with a page reference which is also bookmarked. In other words the GBNPAC has made the contents of Great Bowden's Neighbourhood Plan as accessible as possible to everyone who needs to read it!

## Consultations

### Summary

Three open event consultations took place during the development of Great Bowden's Neighbourhood Plan. Each was designed to inform and consult with stakeholders and residents at the three pivotal points during the process.

The first was designed to allow people to comment on key issues which would help the GBNPAC to develop the community questionnaire and to recruit members to join the Theme Groups.

The second was to give the community a further opportunity to have an input with regard to discussing the questionnaire results.

The third took place at the beginning of the Regulation 14 Consultation process The aim of this event was to seek comments on the emerging policies – including Housing; Local Green Space and Environment; Community facilities & amenities; Transport and Employment & business.

The questionnaire was delivered to every house and local business in July 2016.

The Regulation 14 consultation took place from the 13th June 2017 until the 26<sup>th</sup> July 2017.

### Consultation methodology

The consultations aimed:

- To inform as many people as possible of the existence of the Neighbourhood Planning process.
- To seek the views of people from the community on the proposals being developed by GBNPAC.

# Activities

## Summary

The following activities were undertaken which ran alongside the GBNPAC meetings and the work of the Theme Groups.

- The intention to produce a Neighbourhood Plan and an invitation to contribute toward the process was widely publicised by letter to all stakeholders during April/May 2016 and in the [Spring 2016](#) edition of the Great Bowden Newsletter ([see supporting information](#)) which is delivered to every house in Great Bowden.
- All GBNPAC meeting agendas, minutes and all key documents have been uploaded, or will be shortly, to Great Bowden's Parish Council's new website.
- The Great Bowden Newsletter was used to keep the community up-to-date on progress with the Neighbourhood Plan and offered the chance for people to comment and get involved. The Newsletter is delivered on a quarterly basis to all households in Great Bowden.
- The Neighbourhood Plan was included as a regular agenda item at Parish Council meetings. Minutes of all meetings are publicly available on the website.
- A good working relationship was established with the District Council which included, meetings, telephone calls and e-mail exchanges over the period of developing the Neighbourhood Plan.
- A staffed open event about the Neighbourhood Plan was held on Friday the 6<sup>th</sup> and Saturday the 7<sup>th</sup> May 2016.. At this event people were asked to give their thoughts and ideas on priority issues for the Plan. The event was extensively publicised and, consequently, very well attended.
- A community questionnaire was undertaken in July 2016.
- A second staffed open event took place on Saturday 12<sup>th</sup> November 2016 at which the community was presented with the results of the questionnaire and given a chance to have a further input.
- A third staffed open event took place on Saturday 17<sup>th</sup> June 2017 at the beginning of the Regulation 14 Consultation process The aim of this event was to seek comments on the emerging policies and to explain the significance of this part of the process. The plans and policies were available to view on large format presentation boards. Comment forms were available to attendees. Again, it was well attended as the event had been well publicised.

- Agencies with a statutory or other significant interest in the Plan were invited to submit their comments in writing by email and letter, at appropriate stages of the planning process, according to the regulations. During the Regulation 14 consultation period a facility was provided on the GBPC website to make comments.

## Detailed consultation activities

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

### 1. Statutory and other stakeholders

The first task was to contact local stakeholders and announce the commencement of the Neighbourhood Plan process. The following stakeholders were contacted at the outset:

<b>Groups &amp; Clubs</b>	<b>Groups &amp; Clubs</b>
Boxercise Benny's Meditation and Qigong English Dance Group Fernie Hunt Friends of GB Cemetery GB Bell Ringers GB Cricket Club GB Flower Guild GB Heritage & Archeology GB Historical Society GB LRWT Group GB Village Festival & Panto Committee GB Visual Arts	GBRT Great Bowden Village Trust Jado Kuin Do LFG Dance Louise Humphreys Pilates MHLTC Old Union Canal Society Senior Fit Camp Singing Sallys Sunflower Relaxation Class U3A Bridge Welland Valley Amatuer Radio Society
<b>Education &amp; Faith</b>	<b>Political</b>

<p>GB Academy C of E School  GB Pre-school  St Peter &amp; St Paul Church</p>	<p>Barry Champion  Phil Knowles  Sarah Hill  Neil O'brien MP (Was Sir Edward Garnier)</p>
<p><b>Land Owners</b></p>	<p><b>Land Owners</b></p>
<p>David Matthews  David Morris  David Stanhope  Gemma Christison (Chris French)  James Palfreyman  Jeremy Heygate  John Palmer (agent for The Norman Trust)  Malcolm Broome  Mary Weston  Mervyn Rickard  Mr G Kellie &amp; Mrs J Kellie  Jo Cowen  J G Pears - (Peter Brett - Agent)  John Symington</p>	<p>Mr Philip Cowen  Mrs Ferguson  Patrick Grady  Paul Manning  Paul Taylor  Peter Van Herrewegge  Richard Haynes  Richard Morris  Richard Rhodes  Simon Marlow Thomas  Simon Van Herrewegge  Stokes Trust  Bowden Fencing  The Stokes Trust</p>
<p><b>Developers with an interest in the area</b></p>	<p><b>Developers with an interest in the area</b></p>

Mulberry Developments Redrow Homes	Langton Developments Penland Estates
<b>Halls</b>	<b>Halls</b>
GB Church Hall GB Community Pavilion	GB Village Hall
<b>Parish Councils</b>	<b>Parish Councils</b>
East Langton Foxton Kibworth Beauchamp Kibworth Harcourt Lubenham	Slawston Thorpe Langton Tur Langton Welham West Langton
<b>Local Businesses</b>	<b>Local Businesses</b>

<p>Andy Clarke Plumbing</p> <p>Amos Tennis</p> <p>Bowden Fencing</p> <p>Chicken Farm</p> <p>E G Gregory</p> <p>FOCSA</p> <p>GB Post Office</p> <p>Bowden Stores Café (was Bowden Grocery Shop - Dillip &amp; Isla)</p> <p>James Murray Fine Art Ltd</p> <p>JED Design</p>	<p>Kwisiuks Pheasant Farm</p> <p>Langton Brook Farm</p> <p>Marina B Designs</p> <p>Michael Scott - RIBA Chartered Architect</p> <p>Red Lion Pub</p> <p>Random Cabs</p> <p>Rockingham Oak</p> <p>Shoulder of Mutton</p> <p>Weltons</p>
<p><b>Statutory &amp; Other Stakeholders</b></p>	<p><b>Statutory &amp; Other Stakeholders</b></p>
<p>Age UK</p> <p>Bowden Charities</p> <p>British Gas Properties</p> <p>BT</p> <p>Centre Bus</p> <p>Coal Authority</p> <p>Communities &amp; Places Officer @ LCC</p> <p>East Leics &amp; Rutland CCG,</p> <p>English Heritage</p> <p>Environment agency</p> <p>HDC - Green Spaces &amp; Neighbourhood Planning, Parish</p>	<p>Leicestershire Ethnic Minority Partnership</p> <p>Leicestershire Fire &amp; Rescue</p> <p>Market Harborough Medical Centre</p> <p>National Federation of Gypsy Liason groups</p> <p>National Grid</p> <p>Natural England - footpaths &amp; SSSI, wildlife</p> <p>Natural England - footpaths &amp; SSSI, wildlife</p> <p>Natural England - footpaths &amp; SSSI, wildlife</p>

Liason, Waste Services, Strategic Planning HFM Radio Highways Agency Historic England Homes & Communities Agency LCC - Highways LCC - Library Services Leicestershire C C Leicesertshire Centre for Integrated Living	Network Rail NHS Leicestershire & Rutland Police Robert Smyth School RSPB Seven Locks Housing Two Shires Doctors Utilities - Anglian Water Utilities - Severn Trent Water Voluntary Action Leicestershire Welland Park Academy
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The above stakeholders were contacted again at the beginning of the Regulation 14 consulting period. Premier Mushrooms, the owners of Marigold Farm, a derelict site, on Welham Lane were contacted via their agent at the end of this period as it had previously been difficult to establish who to contact.

## 2. First Community Consultation

An open consultation event took place at Great Bowden Village Hall to help engage the community in the development of the Neighbourhood Plan and to seek comments on the emerging topics – including Local Green Space and environment; community facilities and amenities; housing and design; and business. It was hoped that interest would be generated amongst the community for involvement in the Theme Groups which were established to consider the detail of the Neighbourhood Plan.

A series of display boards were spread across the room, each of which focused on a different topic related to planning and development, including:

- Housing –housing mix, design and heritage
- Environment – existing designations and Local Green Space criteria
- Transport
- Businesses and Employment
- Community Facilities and amenities

Having read the displays, attendees were asked to comment on each topic using post-it notes and to place them on flip-chart paper alongside each display.

A 'Video Booth' was set up to enable people to record their thoughts on film.

127 people attended the event.

## Summary of findings

Comments were made which reflected a wide range of opinions. Respondents were generally in favour of any new development on a limited scale, of house designs in keeping with the character of the village and incorporating parking spaces, and on sites which are not in the areas of separation between Great Bowden and Market Harborough. Consistency of opinion was demonstrated in a number of key areas:

### **Housing, Heritage and Design**

This section generated the second-highest response after the section addressing Transport and Highways.

Out of a total of 44 comments on Housing in the village, 6 were in favour of any housing development being of a rural design sympathetic to the village. 9 respondents specifically referenced the need for a range of affordable housing for both young families and older residents. The wish for brownfield and infill sites to be used for any development was expressed by 9 villagers, with Leicester Lane suggested as a potential site a number of times.

### **Transport and Highways**

This area of the consultation drew the greatest number of responses – 55 in total. In the event of development, respondents highlighted the need to provide more traffic calming, traffic management and adequate, safe parking areas in an already congested village which a number of people stated is currently used as a "rat run". 25 comments specifically referred to the need to provide adequate parking and generally relieve congestion. 35 people called for traffic calming and traffic management initiatives. Particular areas in the village giving cause for concern in terms of speeding and unsafe parking were Leicester Lane, Main St, Dingley Rd, Station Rd, around the school, the Red Lion pub and the main Green.

### **Environment**

This display also attracted a great deal of interest – 35 in total. 13 respondents echoed the concerns stated in the Housing section that any development should preserve the areas of separation between Great Bowden and Market Harborough. 10 respondents wanted to see the protection of the villages open spaces, the "Greens" and footpaths. Another 2 respondents highlighted the need for laybys to be provided on Leicester Lane for joggers and dog-walkers to park their vehicles, and another person felt that a footpath was needed from Leicester Lane to the canal.

### **Community facilities/amenities**

22 respondents commented on this section.

The school, shops, Post Office, pubs, recreation ground, church and village halls were all recognised as amenities important to the village. 3 people raised the question of the impact of development on the primary school's capacity. 2 respondents highlighted the wish/need for a medical facility, and a further 2 stated current and future public transport/bus service as an area for consideration. The issue of supporting the Post Office in order to maintain its viability was highlighted in particular by 9 respondents.

### **Anything Else?**

In addition to the reiteration of points already raised, for example the village's capacity to meet the demands of an increased population on the road network, open spaces and school and play provision, respondents from Great Bowden suggested, variously: a car park near the village centre in order to alleviate congestion around The Greens; a school crossing patrol and a pharmacy/chemist.

The analysis of the results of this event can be found in the [supporting information](#).

## **3. Community Questionnaire**

Building on the first consultation event, a questionnaire was assembled by the GBPCAC with the help of its appointed consultants

The questionnaire contained 57 questions and was based on important issues established following the initial consultation. These issues were: Village characteristics, Transport, Village facilities and amenities, Environment, Business and Housing.

The survey took place between July and August 2016. It was available to complete electronically and as a paper copy. The level of response from the community was good, there being 259 returns, this represents a return from 25.5% of the total population of 1017 and over 38.5% of the adult population of 672, excluding children for whom a separate questionnaire was created.

Given that some households choose to respond collectively rather than as individuals; it is also pertinent to consider the number of responses in relation to the number of households in the Neighbourhood Plan area. The number of responses represents 57.7% of the 449 households.

This demonstrates the significant level of commitment to the Neighbourhood Plan by the community and, in turn, adds strength to the validity of the collected views expressed.

The questionnaire results were professionally analysed and the analysis report is shown in the [supporting information](#). The report was posted on the website and hard copy was available for viewing at Welton's Store in the centre of the village.

## 4. Second Community Consultation

An open meeting regarding the questionnaire results, was held on Saturday 12<sup>th</sup> November 2016 in the Community Pavilion to give the community a further opportunity to have input and be part of the process. The open event was posted to all residents and sent to stakeholders either by post or email. 25 people attended.

Large posters were displayed around the walls and an opportunity given to everyone present to study these. They were comprised of 29 pages, A3 size, from the Questionnaire Analysis and covered the most important aspects in the sections: Housing type, Housing Location, Environment and Village characteristic, Community facilities, Traffic & transport and Business & employment and then to ask any questions related to the Questionnaire Analysis. The Theme Group Chairs also gave short presentations relating to their areas.

A member of the public urged more residents to attend the Parish Council meetings and to volunteer to help. He reiterated that the Parish Council members are volunteers themselves and cannot undertake all aspects alone.

## 5. Third Community Consultation

The aim of this event was to seek comments on the emerging policies – including Housing; Local Green Space and Environment; Community Facilities; Design; Transport and Business. The event took place during the formal Regulation 14 consultation process.

A series of display boards were spread across the room, each of which focused on the emerging policies within the draft Neighbourhood Plan:

- Vision
- Housing – mix, affordable housing, Limits to Development and design.
- Environment –Local Green Space and other environmental protections.
- Transport
- Businesses and Employment
- Community Facilities

Having read the displays, attendees were asked to indicate their support for the policy. Formal comments were invited through the Regulation 14 process. Formal presentations at 12:30pm and 2:00pm described the Plan and the process undertaken

A total of 73 people attended. There was a remarkably strong degree of support from the community for the draft policies.

Comments were relatively few as people were encouraged to respond formally to the Regulation 14 consultation that was in progress at the time of the consultation event.

The responses made by those in attendance will be considered alongside the Regulation 14 comments and changes made to the draft Neighbourhood Plan where it is considered appropriate.

## Conclusion

Comments from HDC Planning Officers relating to later versions of the draft Neighbourhood Plan have helped to shape the pre-submission version.

The draft Neighbourhood Plan is now ready to be submitted for Regulation 16 consultation to Harborough District Council, who will publicise it for a further six weeks and then forward it, with accompanying documents and all representations made during the public period, to an Independent Examiner who will review it and check that it meets the 'Basic Conditions'. If the Plan successfully passes this stage, with any modifications, it will be put forward for referendum.

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

This Consultation Statement and the supporting information are provided to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.