

## HARBOROUGH DISTRICT COUNCIL

### HOUGHTON ON THE HILL NEIGHBOURHOOD PLAN DECISION STATEMENT

#### 1. Summary

- 1.1 Following an Independent Examination, Harborough District Council now confirms that the Houghton on the Hill Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum
- 1.2 This decision statement can be viewed at:

#### **Harborough District Council Offices**

The Symington Building,  
Adam & Eve Street,  
Market Harborough  
Leicestershire  
LE16 7AG

Open - Mon/Tues/Thu/Fri: 8.45am - 5pm. Wed: 9.30am - 5pm

#### **Market Harborough Library**

Leicestershire County Council  
The Symington Building  
Adam and Eve Street  
Market Harborough , LE16 7LT  
Tel: 0116 305 3627  
Fax: 0116 305 0670  
E-mail: [marketharboroughlibrary@leics.gov.uk](mailto:marketharboroughlibrary@leics.gov.uk)

Monday → Closed  
Tuesday → 10am - 6pm  
Wednesday → 10am - 6pm  
Thursday → 10am - 6pm  
Friday → 10am - 6pm  
Saturday → 10am - 4pm  
Sunday → Closed

#### **Evington Library**

200 Evington Lane,  
Leicester  
LE5 6DH

Monday 10am - 6.30pm  
Tuesday 10am - 6.30pm  
Wednesday 10am - 6.30pm  
Thursday 10am - 6.30pm  
Friday 10am - 5pm  
Saturday 10am - 4pm  
Sunday Closed

#### 2. Background

- 2.1 In May 2015 Houghton on the Hill Parish Council, as the qualifying body, applied for Houghton on the Hill Parish to be designated as a Neighbourhood Area for the purpose of preparing a neighbourhood plan. The Neighbourhood Area application was approved by Harborough District Council (the Council) on 31<sup>st</sup> July 2015 in accordance with the Neighbourhood Planning (General) Regulations (2012)
- 2.2 Following the submission of the Houghton on the Hill Neighbourhood Plan to the Council, the Plan was publicised and representations were invited. The ten week consultation period closed on 6<sup>th</sup> September 2017.
- 2.3 The Council, with the agreement of the Qualifying Body, appointed an independent examiner, Mr Andrew Matheson, to review whether the Plan met the Basic Conditions required by legislation and should proceed to referendum.

2.4 The Examiner's Report concludes that, subject to making the modifications proposed by the Examiner, the Neighbourhood Plan meets the Basic Conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

### **3. Decision and Reasons**

3.1 At its meeting on 12<sup>th</sup> February 2018 the Executive Committee agreed that the Examiner's recommended modifications should be accepted and that the amended Neighbourhood Plan should proceed to a referendum (see Council resolution at Appendix 1).

3.2 The Executive Committee also accepted the minor typographical and punctuation changes as submitted by the Qualifying Body to make the Plan read well and ensure accuracy.

3.3 The District Council has made the modifications, proposed by the examiner, to secure that the draft plan meets the basic conditions. Appendix 2 sets out these modifications and the action to be taken in respect of each of them.

3.4 The Council agrees with the Examiner's recommendation that there is no reason to extend the Neighbourhood Plan area (Houghton on the Hill Parish) for the purpose of holding the referendum.

3.5 The Examiner has concluded that with the specified modifications the Plan meets the basic conditions and other relevant legal requirements. The Council concurs with this view the Plan complies with the provision made by or under sections 38A and 38B of the 2004 Act. Therefore to meet the requirements of the Localism Act 2011 a referendum which poses the question

**'Do you want Harborough District Council to use the Neighbourhood Plan for Houghton on the Hill to help it decide planning applications in the neighbourhood area?'**

will be held in the Parish of Houghton on the Hill.

3.6 The date on which the referendum will take place is agreed as **29<sup>th</sup> March 2018**

**Appendix 1: Council Resolution in respect of Houghton on the Hill  
Neighbourhood Plan 15<sup>th</sup> February 2018**

*Houghton on the Hill Neighbourhood Plan Proposal Decision*

RESOLVED that: ***to be inserted***

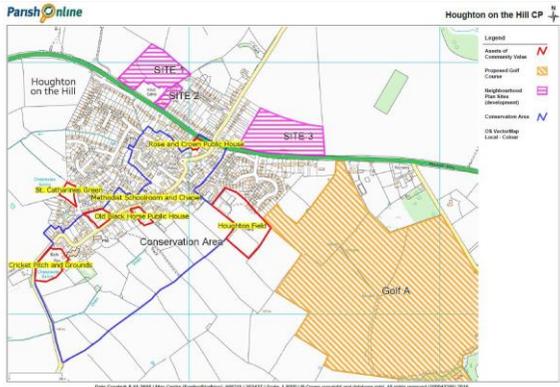
## Appendix 2: Schedule of Modifications Recommended in the Examiner's Report

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
1		Executive Summary	The Plan defines nine objectives: to preserve and nurture social coherence; These objectives will be achieved through a total of 25 policies: <b>Paragraph 5</b> The housing policies plan for 170 dwellings (which includes a 15% contingency) to be distributed over three sites to the north of the A47 unless the appeal by William Davis to build 44 dwellings off Winckley Close is upheld; in which case the numbers to the north of the A47 will be lower. It is envisaged that a decision on this appeal will be received in the summer/autumn of 2017. One policy proposes the provision of a subset of dwellings for people in later life or having mobility issues, which would lie within the proposed development sites. Other policies on services and facilities, traffic management and the environment, plan to improve infrastructure to mitigate the effects of development. The potential construction of a golf course along Gaulby Lane could provide employment opportunities. Policies propose ways of reducing traffic, improving parking,	<b>In the Executive Summary the appropriate word in the detailing of Objective 1 is not "coherence" but 'cohesion'. It is more appropriate to say, in the fourth paragraph, that the objectives will be 'addressed' rather than "achieved" through the Plan policies. The number and distribution of policies has been significantly reduced and altered by the recommendations and the listing must therefore be re-tallied to the content. Since there are extensive content changes and it is difficult to summarise the detailed content fairly, paragraph five should be deleted. Since I will later conclude that the purpose of the VDS is to provide 'guidance', all references to it should be consistently to that effect and the bottom paragraph on page 4 should be reworded as follows: 'A detailed Village Design Statement (VDS) provides guidance on the local layout and construction details to which all development proposals should have regard.'</b>	For clarity and correction

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			enhancing biodiversity and ensuring that new housing makes use of technology that attains environmental sustainability and facilitates economic sustainability. A detailed Village Design Statement provides design principles for the layout of new developments and descriptions of construction details that all new builds and alterations should follow.		
2		The Neighbourhood Area	The parish boundaries are shown in the figure in purple. The Plan Area was approved by Harborough District Council (HDC) on 31st July 2015. Since the area includes part of Hungarton Parish, there is a necessity for the two Parish Councils to work together in consultation.	<b>Delete title 2.1.1 and renumber the subsequent parts of section 2 as 2.2 and 2.3. In the text of para 2.1 and Fig 2.1 amend all references to Neighbourhood Development Plan or Neighbourhood Plan or Plan Area to read 'Neighbourhood Area'. Delete the third sentence in the text of para 2.1 which reads: 'The parish boundaries are shown in the figure in purple'.</b>	For clarity and correction
3		The Qualifying Body	Houghton Parish Council established a Neighbourhood Plan Working Party	<b>Amend the opening of para 2.2 to say '<i>Houghton Parish Council, as the Qualifying Body, established ...</i>'</b>	For clarity and correction
4			<i>After</i> : Houghton is an outstanding community from several perspectives. It has been highly placed in national surveys of quality of life. It has a vibrant	<b>Insert an additional sentence to the opening paragraph of the new 2.3 after the second sentence worded as: '<i>Harborough District Council compiled the detailed 'Settlement Profile: Houghton on the Hill (2015) as part of their work in preparing the emerging Local Plan; a link to the document is provided in the related Part II of the Plan (index shown in Appendix 3);</i></b>	For clarity and correction

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
				<p>amend the third sentence of para 2.3 to read:  <i>'It also has challenges some of which the NDP seeks to address: ....'</i>;            delete the final paragraph on page 6.</p>	
5		3.2 Houghton Community Key Issues	A detailed analysis of the outcomes is included in Part II of this document. For brevity and readability in the sections that follow the index numbers of the questions relevant to the point are given for reference to Part II, and the index numbers are hyperlinks directly to the questions in Part II.	<p>In the opening paragraph of section 3.2 amend and reduce the final two sentences to:  <i>'Questionnaire analysis is provided in Part II of the Plan and hyperlinks to the relevant parts of that analysis are included below for convenience.'</i></p>	For clarity and correction
6		3.2.3 Housing Provision	<ul style="list-style-type: none"> <li>The 2015 Consultation Paper on the new HDC Local Plan envisages the need for 170 dwellings, which includes a 15% contingency for increases over the plan period 2015 and 2030. This Neighbourhood Development Plan identifies sufficient developable sites to meet this housing provision (Q19). The Plan also allows for infill development within the main built-up part of the Village. All green-field, infill and redevelopment of existing properties will be required to follow the guidelines for buildings and their layout described in the Village Design Statement (VDS) in Appendix 1.</li> </ul>	<p>Reword the three bullet points as follows:</p> <ul style="list-style-type: none"> <li><i>The Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA) published in January 2017 updated the housing requirement for Harborough District and, from that, Local Plan trajectories for Houghton as a rural centre suggest a minimum of 152 new dwellings over the Plan period to 2031;</i></li> <li><i>During the preparation of this Plan planning consents for a total of 135 dwellings have been granted; the final Plan is therefore no longer intent on identifying significant sites;</i></li> </ul>	For clarity and correction

<b>Modi fica ion No.</b>	<b>Policy No.</b>	<b>Policy Title</b>	<b>Submission Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
				<ul style="list-style-type: none"> <li><i>All development will need to show appropriate regard for the guidance in the Village Design Statement (VDS) in Appendix 1'.</i></li> </ul>	
7		3.2.5 Environment	To conform with both the NDP Vision Statement and the National Planning Policy Framework, 2012 (NPPF) guidelines the Neighbourhood Development Plan aims to:	<b>Reword the opening sentence to para 3.2.5 to read: 'Guided by the NDP Vision Statement, the Harborough District Core Strategy and the National Planning Policy Framework 2012 (NPPF), the Plan aims for the environment are: ....'</b>	For clarity and correction
8		3.2.6 Services and facilities	The level of provision of services and community facilities (see Appendix 2) is important for the long term sustainability of the village and new developments will be expected to support such facilities proportionately.	<b>In the final bullet point of 3.2.6 replace "...and new developments will be expected to support such facilities proportionately" with 'and new developments will help to provide new customers'.</b>	For clarity and correction
9		3.3 Houghton Neighbourhood Development Plan Objectives	Objective 1 – To preserve and nurture the social coherence of the village and its outlying settlements. Objective 9 - To conserve the built heritage of the village by ensuring that all new developments and any alterations to existing buildings conform to the requirements of the VDS.	<b>In para 3.3 the appropriate word in the detailing of Objective 1 is not "coherence" but 'cohesion' and Objective 9 should be reworded to read: 'To conserve the built heritage of the village by ensuring that all new development and any alterations to existing buildings are sensitive to their setting and have appropriate regard for the guidance in the Village Design Statement (VDS).'</b>	For clarity and correction

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
10		Figure 4-1 Plan of existing village showing Conservation Area, assets of community value and residential development sites.		Amend Fig 4-1 simply to define the Conservation Area and no other content; amend the title to: <b><i>'Map of the existing village showing the Conservation Area'</i></b> ; amend the List of Figures accordingly.	For clarity and correction
11		4.1 Houghton Village Design Statement - Summary	The Conservation Area (Figure 4-1 above) defines the character of Houghton. Without it Houghton would be less distinctive and less attractive. New developments will have to adhere to all relevant statutory duties (Planning (Listed Buildings and Conservation Areas) Act 1990) to preserve the character of the Conservation Area.	<p><b>Add paragraph references to the text between Policies: 4.1.1 – 4.1.4. Rewrite the opening of sentence 2 in the first bullet point on page 11 to read:</b>  <i>'All development proposals will have to address the relevant statutory obligations.....'</i></p> <p><b>Rewrite bullet point 2 on page 11 to read:</b>  <i>'In addition Policy D1 ensures that local guidance is specified within the Plan.'</i></p>	For clarity and correction
12		All Policy Boxes		For all Policy Boxes: move the "(see Objective ..)" reference from inside to outside the Policy box and perhaps reword as: <b><i>'Related Objective: ..'</i></b> .	For clarity and correction
13	D1	PROTECTING THE HERITAGE OF HOUGHTON	Any proposed change to any feature of the Conservation Area and any new build within the area, will be required to comply with the	Retitle Policy D1 to read: <b><i>'Sustaining the Character of the Conservation Area'</i></b> .	For clarity and correction and to ensure the Policy

<b>Modification No.</b>	<b>Policy No.</b>	<b>Policy Title</b>	<b>Submission Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
		BY MANAGEMENT OF THE CONSERVATION AREA	provisions contained in the VDS in particular the section “New building in the Conservation Area” (Appendix 1 Section 1.6.3. Proposed new building or alterations which do not conform will not be permitted.	<b>Rewrite Policy D1 to read:</b> <i>‘Any proposed developments or changes to existing buildings within the Conservation Area must have appropriate regard for the VDS, in particular the section ‘Building in the Conservation Area (see Appendix 1).’</i>	meets the Basic Conditions
14	D2	PRESERVING THE ESSENTIAL CHARACTER OF HOUGHTON OUTSIDE THE CONSERVATION AREA	All new developments, including alterations to existing properties and features, must follow these examples and the principles set out in the VDS to maintain this essential character and avoid urbanisation of the village. New developments of, and modifications to, farmsteads and agricultural buildings in the parish beyond the built environment should respect the rural setting, not detract from the high quality landscape, not impact negatively on the much valued views from the village and take appropriate guidance from the VDS.	<b>Retitle Policy D2 to read:</b> <i>‘Sustaining the Character of Houghton outside the Conservation Area’.</i> <b>Rewrite Policy D2 after the second sentence to read:</b> <i>‘Development proposals must have appropriate regard for the content of the VDS so as to sustain the essential character and avoid the urbanisation of Houghton. New additions to or alterations of farmsteads and agricultural buildings beyond the village should respect their rural setting and must have appropriate regard for the content of the VDS, in particular the section relating to new construction or alterations of existing buildings beyond the village (see Appendix 1).’</i>	For clarity and correction and to ensure the Policy meets the Basic Conditions
15	4.1.3		The design principles also ensure that the much-loved rural aspect of the village is maintained.	<b>Delete the opening sentence of [the newly numbered] para 4.1.3. Reword sentence 2 as the introduction to the bullet points to read:</b> <i>‘The design guidance in the VDS helps to ensure that the much-loved rural aspect of the village is sustained.’</i>	For clarity and correction

<b>Modification No.</b>	<b>Policy No.</b>	<b>Policy Title</b>	<b>Submission Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
				Ensure that the two only bullet points that follow the introduction are correctly formatted.	
16	D3	PRESERVING, AND ENSURING THE PROVISION OF, GREEN SPACE WITHIN HOUGHTON	All formally identified green spaces existing in Houghton and the minor ones which exist should be protected. New developments should incorporate incidental green space as described in section 1.5 of the VDS.	<p><b>Retitle Policy D3 to read:</b> <i>'Sustaining the Rural Character of Houghton through the use of Open Spaces'.</i></p> <p><b>Rewrite Policy D3 to read:</b> <i>'Incidental green spaces, as identified in Figure 4-2, are an essential part of the rural character of Houghton as is recognised within the VDS. Development proposals within the village must ensure that this green aspect is sustained by incorporating new green spaces and having appropriate regard for the related VDS guidance (Appendix 1).'</i></p> <p>Relocate and renumber Fig. 4-7 as 4-2 and renumber subsequent Figures and their references accordingly.</p> <p>Delete from the title of the new Fig. 4-2 all wording other than 'Green Spaces in Houghton'.</p> <p>Amend the Figure reference in the first bullet point in the text that follows this Policy and delete the second bullet point as the related VDS content has been altered (see later recommendations).</p>	For clarity and correction and to ensure the Policy meets the Basic Conditions
17		4.2 Housing provision	The policy for General Housing Provision is qualified for each development site by the specific conditions in the respective detailed	<p><b>Replace the two line preamble for Section 4.2 with:</b> <i>'The Neighbourhood Plan has been overtaken</i></p>	For clarity and correction and to ensure the Policy

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			policy (H3 to H7).	<p><i>by events in relation to its intent to allocate land for additional housing. Three sites, shown on Figure 4-3 as sites 1, 2 &amp; Z, have planning consents for a total of 135 dwellings. The Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA) published in January 2017 updated the housing requirement for Harborough District and, from that, Local Plan trajectories for Houghton as a rural centre suggest a minimum of 152 new dwellings over the Plan period to 2031; therefore there is a small balance of a minimum of 17 dwellings yet to be met. There is a preference for this additional housing to be provided within the existing built-up area (delineated in the Harborough Core Strategy as the 'Limits to Development') but, in line with best practice, the Plan accommodates the potential for assessed housing demand to increase in the emerging Local Plan or subsequent documents. The community has indicated a strong preference for any additional housing requirement to be accommodated to the north of the A47 and therefore the boundary of the reviewed and extended Limits to Development (shown in Figure 4-3) encompasses, at that location, land for future expansion.'</i></p>	meets the Basic Conditions

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
				<p>Add a replacement Policy H1: General Housing Provision</p> <p><i>'Housing development within the Houghton Limits to Development, as delineated in Figure 4-3, will be supported provided that each proposal addresses the following criteria: a) it does not, cumulatively with other proposals, significantly exceed the target for the delivery of new homes in Houghton set from time to time by the Local Planning Authority; and b) it reflects the size of the current settlement, its road infrastructure and its level of service provision; and c) it is physically and visually connected to and respects the form and character of the existing settlement; and d) safe and convenient access is provided for vehicles, cycles and pedestrians; and e) the mix of dwellings proposed is informed by up to date evidence of housing need; and f) affordable housing is provided where required by the policies of the Local Planning Authority and, where provided, this is fully integrated within the development; and g) appropriate regard is demonstrated for the other relevant Policies within this Neighbourhood Plan.'</i></p> <p>Amend and renumber (as per recommendation 16) Figure 4-2 as 4-3 and</p>	

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
				<p>relocate to be adjacent to the new Policy H1; omit from the Figure the SHLAA sites and the outline of the Conservation Area but instead show the boundary of the extended Limits to Development, as derived from the Harborough Core Strategy but extended to include Sites 1 &amp; Z and also the area known as Site 3 (but this should not be identified as such as explained later); retitle as: <i>'Map showing consented housing sites and the boundary of the Houghton Limits to Development'</i>;</p> <p>amend the List of Figures accordingly. Add a paragraph of justification following the Policy as follows:</p> <p><i>'The extended boundary of the Limits to Development incorporates the 2 consented developments that are beyond the boundary shown in the Harborough Core Strategy as well as additional land to the north of the A47 that is contiguous with the existing settlement boundary and defined in the HDC Landscape Capacity Assessment (2016) as 'Medium', as shown in Figure 4-4 (there are no locations within the Plan area identified lower on the landscape scale i.e. where the visual intrusion would be low and hence there would be a higher capacity for development). Policy GD2 in the emerging</i></p>	

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
				<p><i>Harborough Local Plan will permit new housing provided that, inter alia, "it does not, cumulatively with other proposals, significantly exceed the [specified] target for the delivery of new homes in the Rural Centres and Selected Rural Villages". National Planning Practice Guidance (ref: 41-009-20160211) says: "Neighbourhood plans should consider ..... allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new Local Plan". The Housing &amp; Planning Act 2016 defines Affordable Housing as including rental, shared ownership and starter homes. Midlands Rural Housing produced a detailed investigation into the housing needs of Houghton on the Hill for HDC and identified a need for 11 open market homes and 14 affordable rented homes in Houghton over the next 5 years for people with a local connection (Midlands Rural Housing: A Detailed Investigation into the Housing Needs of Houghton on the Hill, September 2015). A number of indicators of current local housing requirements emerged from the community responses to Q8 and Q12 in Housing and Use of Land. Whilst not</i></p>	

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
				<p><i>required to rank their responses, respondents consistently selected bungalows and houses in almost equal measure and showed preference for 2 and 3 bedroom properties, which is in line with the Harbourough District Council's Planning Obligations Supplementary Planning Document (Jan 2017). Evidence comes from both the number of ticks awarded to each category and the additional comments expressed by respondents.'</i></p> <p><b>Amend and renumber (as per recommendation 16) Figure 4-3 as 4-4 and relocate it close to the new reference as above; omit references to any of the individual housing sites (for clarity) but instead superimpose the extended Limits to Development on the HDC Landscape Values map; retitle as:</b></p> <p><b><i>'Extended Limits to Development superimposed on the HDC Landscape Capacity values';</i></b></p> <p><b>amend the List of Figures accordingly.</b></p>	
18	H1	GENERAL HOUSING PROVISION	Permission for housing development within the limits to development, as defined on the Policies Map (Figure 4.2), or proposed redevelopment of existing properties, including infilling within the existing built environment, will be granted if the development complies	<b>Delete the existing Policy H1 and the supporting text that has not been recommended within Recommendation 17 above.</b>	For clarity and correction

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			<p>with all of the following: a) Follows the specifications in the VDS and is in keeping with the scale, form and character of its surroundings. b) Does not significantly adversely affect the amenities of residents in the area. c) Minimises additional vehicular traffic flow through Ingarsby Lane, Deane Gate Drive, St Catharines Way, Main Street and Stretton Lane. d) Provides safe and suitable access to the site for all people be that by vehicle, cycle or on foot, and provides safe connectivity between adjacent sites and with the rest of the village, so as to reduce car use for local journeys. Road safety must be a priority and where appropriate e.g. on the A47 appropriately located and controlled pedestrian crossings must be an integral part of any scheme. The provisions of Policy E3 will apply e) Conforms, where appropriate, with the relevant detailed specific policy for that site (policies H3 to H7). f) For sites where planning consent has not already been granted, Policies will ensure that the release of land for residential housing is managed so that the supply is not exhausted early in the plan period g) All developments should include 25% bungalows and 75% houses unless evidence at the time demonstrates different proportions. The number of 4 and 5 bedroomed houses should not exceed 10-20%,</p>		

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			the balance being an appropriate mix of 1, 2 and 3 bedroom houses. h) A proportion of dwellings to be allocated to Affordable Housing. Bungalows will each be regarded as two affordable dwellings. i) Off-road parking for each property must be provided according to Policy T3		
19	H2	ACCESSIBLE & AFFORDABLE HOUSING	At least 7% of new properties within a development should be built to meet Building Regulations Part M accessibility standards. These should be a mix of types with emphasis on bungalows and small dwellings. Affordable housing provision (defined as affordable rented, shared ownership and starter homes) on the allocated sites 1 to 3, as shown in Figure 4-2 and referenced in Policy H3, will be delivered through the planning process in such proportions as local needs dictate at the time. The above types of housing will be	<b>Delete Policy H2 and the supporting text that has not been re-accommodated within Recommendation 17 above; renumber subsequent paragraphs.</b>	For clarity and correction
20		4.2.2 Accessible Housing	The Housing and Economic Development Needs Assessment (HEDNA, 2017) data suggest that around 4% of housing growth should be built to accessible standards. This would equate to about 6 homes for Houghton. This figure is an average over the whole of Leicestershire, so given the high proportion of older people in Houghton the requirement here could be for 10. On the basis of up to an estimated 170 new properties for Houghton this equates to an	<b>Delete para 4.2.2 and renumber subsequent paragraphs.</b>	For clarity and correction

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			average of 5%.		
21	H3, H4, H5	HOUSING SITE ALLOCATIONS, DEVELOPMENT OF SITE 1, DEVELOPMENT OF SITE 2	POLICY H3: HOUSING SITE ALLOCATIONS (see Objectives 1, 2 & 3) The following sites are allocated for housing development, as defined on the Site Selection Map (Figure 4-2): a) Site 1 (Policy H4) (Outline permission for 70 dwellings has been granted for this site). b) Site 2 (Policy H5) (Outline permission for 17 dwellings has been granted for this site). c) Qualified Reserve Site 3 (Policy H6). Total number of dwellings on sites 1 and 2 = 87. The reserve site 3 will be made available for housing development if it becomes necessary to provide for additional homes in excess of that provided for within sites 1 and 2 coupled with the outcome of outstanding planning applications and appeals relating to a site off Winckley Close. The final HDC Local Plan (as yet undetermined), will provide the overall requirement for new dwellings in Houghton over the plan period. The developers of all sites will be required to follow both detail of the relevant site-specific policy (H4 to H6) and the guidelines for site layout and building design set out in the Village Design Statement. POLICY H4: DEVELOPMENT OF SITE 1 (see Objectives 1,2 & 3) Notwithstanding that outline planning permission has been granted for this site the development should be subject to Policies H1, H2 & H3 and comply with the	<b>Delete Policies H3, H4 &amp; H5 and the supporting text that has not been re-accommodated within Recommendation 17 above.</b>	For clarity and correction

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			following criterion: A maximum of 70 dwellings. POLICY H5: DEVELOPMENT OF SITE 2 (see Objectives 1, 2 & 3) Notwithstanding that outline planning permission for 17 dwellings has been granted for this site the development should comply with policies H1, H2 & H3 and the following criterion: A maximum of 17 dwellings		
22	H6	DEVELOPMENT OF SITE 3	(see Objectives 1, 2 & 3) Development will be permitted subject to policies H1, H2 & H3 and complying with all the following criteria: a) Development of up to 75 dwellings commencing no earlier than 2025. b) Consideration should be given to the provision of dwellings for people later in life or having mobility issues. See Policy H7. c) In the event of the HDC New Local Plan (or any subsequent variation thereto) requiring Houghton to meet total housing numbers in excess of those provided following completion of the development of sites 1,2,3 and any windfall sites, then further development could occur on the remainder of the SHLAA area which contains Site 3, but should not commence before 2030.	<b>Delete Policy H6 and the supporting text.</b>	For clarity and correction
23	H7	PROVISION OF DWELLINGS FOR PEOPLE IN LATER LIFE OR	There is a potential demand from people who no longer need a house the size of their current family home (and who may or may not seek to release capital), those who are generally fit and	<b>Renumber Policy H7 as Policy H2; retitle the Policy as: <i>'Specialist Housing for People in Later Life'</i>; reword the Policy as follows: <i>'Development</i></b>	For clarity and correction and to ensure the Policy meets the Basic

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
		HAVING MOBILITY ISSUES	well but have a mobility problem, those requiring the facilities of sheltered accommodation or a Warden Aided complex, and those needing the facilities provided by a Residential Care Home. Such provision would lie within the areas already allocated for housing development (see H4, H5 & H6). Proposals for such developments will be supported subject to complying with all the following criteria: a) It should meet the design requirements of the Houghton on the Hill Village Design Statement. b) The number of dwellings will reflect a detailed assessment of demand. c) Properties will be a combination of owner-occupied and rented. d) Seven percent of properties, including bungalows should be built to accommodate wheelchair mobility and access in accordance with Building Regulations Part M (2015). e) A proportion of properties including bungalows should be designated sheltered dwellings, the precise number being determined by demand but 10 overall is a guide based on The Leicestershire Adult Social Care - Accommodation strategy for older people 2016-2026. f) A proportion of properties should be constructed as whole-life homes. g) A proposal from a developer for a Residential Care Home within the preferred locations for residential developments is likely to be favourably	<b><i>proposals that comprise or include housing specifically designed for people in their later years, which might include bungalows, sheltered housing and residential care, will be supported provided that each proposal addresses the following criteria: a) it is sited within the Houghton Limits to Development; and b) its size and configuration are justified by a detailed assessment of the special housing needs to be met; and c) where appropriate, both open market and affordable housing are included; and d) where appropriate, some dwellings designed to the whole-life standard are included; and e) if the reuse or redevelopment of existing buildings are involved, the demands of integrating the new use within the existing built form are addressed; and f) appropriate regard is demonstrated for the other relevant Policies within this Neighbourhood Plan.'</i></b> <b>Amend the supporting text to remove from sentence four the words "... as already mentioned in the narrative supporting Policy H4"; omit from the supporting table the last line (which relates to "wheelchair access and mobility").</b>	Conditions

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			considered, provided it complies with the requirements of the VDS.		
24	S1	RETENTION AND ENHANCEMENT OF KEY SERVICES AND FACILITIES	Development proposals that would result in the loss of existing services and/or facilities will only be supported if it can be demonstrated that the facilities are no longer required or are no longer viable, or it can be demonstrated that suitable alternative provision is included in the development which is equivalent or better in terms of quality, quantity and location.	<p><b>Reword Policy S1 as:</b>  <i>'Development proposals that would result in the loss of existing services that are key to Houghton's role as a Rural Centre – specifically the food shop, the post office, the primary school and the public houses – or the loss of key facilities – specifically the Village Hall and the sports and recreation grounds – will only be supported if it can be robustly demonstrated that the relevant service or facility is: no longer required, or no longer viable, or being replaced within the development proposal by a new or improved service or facility that is equivalent or better in terms of quality, quantity and location.'</i></p> <p>Replace the final sentence of the text below the Policy starting: "It does however have...." with:  <i>'Appendix 2 provides more details on Houghton's key services and facilities and their value to the community.'</i></p>	To provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency and to ensure the Policy meets the Basic Conditions
25	S2	INFRASTRUCTURE	New development will be supported by the provision of new or improved infrastructure, together with financial contributions from developers as appropriate for the following off-site infrastructure requirements: a) Measures	<p><b>Reword Policy S2 as:</b>  <i>'Development proposals should consider, assess and address their impact on and potential to benefit: a) local traffic congestion and existing on-street and off-</i></p>	For clarity and correction and to ensure the Policy meets the Basic Conditions

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			that address local traffic congestion and parking problems, particularly associated with the Primary School and other community buildings. b) Measures to promote pedestrian and cycle transport within the village and the broader plan area (see also Policy E3 and Community Projects). c) The improvement, remodelling or enhancement of village community facilities to include greater provision for young people. Contributions may be phased or pooled to ensure the timely delivery of infrastructure, services and facilities where necessary.	<i>street parking problems, particularly those associated with the Primary School and other community buildings, and b) pedestrian and cycle movement, and c) village community facilities and in particular their value in helping new community members to settle.</i>	
26	S3	PROVISION OF ALLOTMENTS	Community allotments will continue to be provided within Houghton so long as there is sufficient demand from Houghton residents. The Parish Council owns the land on which the present allotments lie. The current allotment site is now surrounded by areas which have planning permission for development of new housing (Figure 4-4). The Parish Council has been looking, and will continue to look, for land for possible re-location. Subject to an alternative site being available and subject to laws that govern the sale of an allotment site the Parish Council has resolved that it would offer the allotment land for sale for development. If this were to happen it would potentially impact on the shortfall in the number of new houses required elsewhere in	<b>Delete Policy S3, its supporting text and Fig. 4.4 or remove them to sit within the Community Projects; adjust subsequent Policy and Figure numbers accordingly.</b>	For clarity and correction

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			the village.		
27	S4	RETAIL AND EMPLOYMENT	Proposals for new retail outlets, small business units, and conversion of rural buildings for retail or local employment use will be supported if there is a clearly identified sustainable business plan and subject to satisfying at least one of the following criteria: a) The development will provide a retail outlet which contributes to the sustainability of the village community. b) The development will make a contribution to sustainable employment within the plan area.	<b>Delete Policy S4 and its supporting text; adjust subsequent Policy numbers accordingly.</b>	For clarity and correction
28	S5	PROVISION OF HIGH-SPEED BROADBAND	Every individual dwelling in new housing developments should have a connection installed capable of supplying broadband operation at speeds of 30 Megabytes per second (Mbps) or better. Where there are adventitious gains in broadband connectivity for existing housing in proximity to new developments, these are to be welcomed and such gains exploited to the maximum. Where opportunities arise to increase the broadband connection speed for existing parts of the village these will be supported.	<b>Rewrite Policy S5 as: 'Major developments of more than 10 dwellings or over 0.5 ha must ensure that adequate broadband services are available to all residents and/or users of the development. Development proposals should incorporate a bespoke duct network, designed and implemented in cooperation with a recognised network provider, and where viable, a fibre to the premises (FTTP) solution. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included in major developments and designed in a sympathetic and appropriate way in order to reflect the character of the surrounding area.'</b>	For clarity and correction and to ensure the Policy meets the Basic Conditions
29	S6	CONSTRUCTION	The construction of a golf course to the east of	<b>Delete Policy S6, its supporting text and Fig.</b>	For clarity and

<b>Modification No.</b>	<b>Policy No.</b>	<b>Policy Title</b>	<b>Submission Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
		OF A GOLF COURSE	Houghton on the Hill is not opposed subject to conforming with all the criteria below: a) Retain the general rural aspect of the east side of the village. b) Retain access to the area for recreational walkers similar to that currently enjoyed under the permitted access regime. c) Restrict any building development to only that which is essential to the normal operation of a golf club. d) Comply with the provisions of §1.8 of the VDS e) Mitigate against increased traffic using the dangerous junction of Gaulby Lane with the A47. f) Potentially provide employment opportunities for villagers. g) Protect the River Sence as a waterway and wildlife corridor.	<b>4.5; adjust subsequent Figure numbers accordingly.</b>	correction
30	T1	TRAFFIC MANAGEMENT	<p>4.4 Traffic and Transport</p> <p>There is a widespread perception within the village that there are significant safety issues caused by traffic flow and parking at many locations throughout the village. The Parish Council sought to address these by setting up a working party which produced a report in December 2012 (Houghton PC, 2012). The NDP Community Questionnaire contained a specific section designed to explore these concerns (Q20 to Q31). The following policies address these issues.</p> <p>T1 Traffic Management</p> <p>With the exception of those developments allocated in Policies H4, H5 and H6, new</p>	<b>Delete Policy T1 and the preamble to it.</b>	For clarity and correction

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			development will only be permitted where it will not cause a significant increase in the volume of traffic using Ingarsby Lane, Deane Gate Drive, St Catharines Way, Main Street and Stretton Lane.		
31	T2	TRAFFIC MANAGEMENT ALONG THE A47	In view of the comments received via the various consultation processes, a complete review of the traffic management and safety consideration along the part of the A47 that lies within Houghton NDP Area (Figure 2-1) should be undertaken as part of the planning process for new developments. In the light of the multiple new access points to the A47 through and adjacent to the village due to proposed developments, this review should include consideration of such measures as: a) Light controlled pedestrian crossings allowing safe pedestrian access across the road to facilities on either side. b) Adequate ghost lanes in the road centre allowing safe right turns as appropriate. c) Traffic calming measures at both east and west portals to the village to slow vehicles entering the speed-limit area, including radar speed signs. d) Installation of a phased 40 to 30mph speed limit restriction at both ends of the village.	<b>Transfer the content of Policy T2 to the section on Community Projects and within the related Plan text add a cross-reference to the commitment within the Community Projects; delete the final two text paragraphs on p. 28 as the context for them has changed.</b>	For clarity and correction
32	T3	PARKING IN NEW DEVELOPMENTS	POLICY T3: PARKING IN NEW DEVELOPMENTS AND WHEN ALTERATIONS ARE MADE TO EXISTING PREMISES (see Objectives 2 & 6)	<b>Delete Policy T3 and the related text.</b>	For clarity and correction

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
		AND WHEN ALTERATIONS ARE MADE TO EXISTING PREMISES	<p>Within the curtilage of each new dwelling at least two car parking spaces shall be provided Three such spaces should be provided for 4-bedroom or larger dwellings. One additional communal parking space should be provided for each 4 dwellings on a multiple-dwelling site, in close proximity to the respective properties. When there is to be an extension, change of use, or alteration to the premises of existing buildings, whether housing, commercial or community, such changes will be required to include demonstrably sufficient car parking spaces to minimise the need for on-street car parking (The 6Cs Design Guide).</p> <p>Related text: The public houses and some retail outlets in the village have their own, limited car parking. On-street parking availability on and around Main Street is insufficient to meet demand at certain times. The Neighbourhood Development Plan (NDP) is unable to propose a solution to the parking problem in the centre of the village as there is no land currently available to create an additional car park. The community does not want additional parking restrictions and the associated road markings and signage with the exception of electronic signs at the double bend by the school and on the A47 (Q25). The new</p>		

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			housing developments will be required to include generous car parking spaces to minimise the need for on-street car parking.		
33	T4	PUBLIC PARKING AREAS WITHIN THE VILLAGE	<p>POLICY T4: PUBLIC PARKING AREAS WITHIN THE VILLAGE (see Objectives 2 &amp; 6) Construction of public car parking will be supported where it clearly addresses specific parking problems as identified in the report of the PC working party on Parking and Traffic Management (2012), while minimising adverse effects on the character of the village. Some specific opportunities are identified in Table 1, but this list is intended to be indicative rather than prescriptive. To mitigate the worst effects of inconsiderate parking the PC should consider in detail the provision of additional bollards in pavements, and Junction Protection markings at critical locations.</p> <p>Related Text: There is a clear and longstanding view in the village that there is inadequate parking provision. This was documented in the PC Parking and Traffic Management Report (2012). The combination of the following factors produces specifically acute problems for this community:  <input checked="" type="checkbox"/> a large proportion of the population being over 55,</p>	<b>Transfer the content of Policy T4 and the related text including Table 1 to the section on Community Projects.</b>	For clarity and correction

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			<p> <input type="checkbox"/> the narrow and winding street layout in the old section of the village,  <input type="checkbox"/> the high levels of community activity (particularly for the senior members),  <input type="checkbox"/> the poor level of public transport to exit the village,  <input type="checkbox"/> the use of the main street as a rat-run between the A47 and A6 arterial routes.         </p> <p>The resulting problems (see Table 1) affect both safety and quality of life and are thus an issue for “sustainability” within a Neighbourhood Plan.</p> <p>Many respondents to the 2012 PC survey supported measures that might be taken to alleviate parking problems. In the NDP consultation (Q27) 84% of respondents believe parking in the village will be worsened by additional volumes of traffic (implied as a consequence of new developments).</p> <p>The main areas of parking congestion and resulting traffic obstruction are clearly recognised in the PC Parking and Traffic Management Report (2012) and in the free-form comments to Q27. One solution is to seek out multiple areas where additional safe parking could realistically be provided. This is made difficult by the lack of free space within the village itself. Nevertheless respondents, particularly through the Pre-submission</p>		

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			<p>Consultation, did indicate that the NDP should address this issue. The particular problem areas are considered in Table 1.</p> <p>In 2016 the PC invited Leicestershire County Council (LCC) to review possible solutions, but despite meetings, consultative walks through the village, and traffic observation exercises carried out by LCC no written comment or advice has so far been provided by them. Their expressed view is that the level of traffic problems is not sufficiently severe to warrant its attention in these times of budget cuts.</p> <p>Table 1:</p>		

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason												
			<table border="1"> <thead> <tr> <th>Problem area/times</th> <th>Possible solution</th> <th>Benefits</th> </tr> </thead> <tbody> <tr> <td>Schoolchildren arriving at the school in parental cars 08.30 - 09.15 and 14.30 - 16.00.</td> <td>Build a car park on Stretton Lane opposite the cricket field. This would be nearer to the school than any other parking, linked to the school and Main Street by a footpath through the rear of the cricket field.</td> <td>Provides safe and convenient access for schoolchildren to the school. (School due to expand with additional Year 6 in August 2017). Would also benefit the Cricket Club, the Church for large events (weddings and funerals) and also potentially the Village Hall.</td> </tr> <tr> <td>Main Street/Weir Lane junction for customers of the Co-operative Store, Pharmacy and Beauty Salon. Continuous problem while store is open 07.00 - 22.00.</td> <td>Identify nearby land to create a car park. One possibility is to reconfigure the space off Weir Lane currently bearing lock-up garages. Alternative is to buy up a large house in the area and use the land. Improve the existing car park on Houghton Field at the end of Weir Lane.</td> <td>Would remove a persistent traffic bottleneck and road safety hazard. Could involve the commercial businesses in an overall improvement of a core area of the village.  Approx. 180 metres from Main Street, but readily available. Would have spin-off for use by visitors to Houghton Field, play areas, Soccer Club and Tennis Club.</td> </tr> <tr> <td>Church and Village Hall, central Main Street. Parking congestion on Main Street and St Catharines Way when holding events with many visitors from out of village.</td> <td>Possible access to parking area via old farm entrances. (Village Hall green unlikely to be used as registered as a community asset)</td> <td>Reduced risk of obstruction of bus route, which happens occasionally and may lead to withdrawal of bus service through the village.</td> </tr> </tbody> </table>	Problem area/times	Possible solution	Benefits	Schoolchildren arriving at the school in parental cars 08.30 - 09.15 and 14.30 - 16.00.	Build a car park on Stretton Lane opposite the cricket field. This would be nearer to the school than any other parking, linked to the school and Main Street by a footpath through the rear of the cricket field.	Provides safe and convenient access for schoolchildren to the school. (School due to expand with additional Year 6 in August 2017). Would also benefit the Cricket Club, the Church for large events (weddings and funerals) and also potentially the Village Hall.	Main Street/Weir Lane junction for customers of the Co-operative Store, Pharmacy and Beauty Salon. Continuous problem while store is open 07.00 - 22.00.	Identify nearby land to create a car park. One possibility is to reconfigure the space off Weir Lane currently bearing lock-up garages. Alternative is to buy up a large house in the area and use the land. Improve the existing car park on Houghton Field at the end of Weir Lane.	Would remove a persistent traffic bottleneck and road safety hazard. Could involve the commercial businesses in an overall improvement of a core area of the village.  Approx. 180 metres from Main Street, but readily available. Would have spin-off for use by visitors to Houghton Field, play areas, Soccer Club and Tennis Club.	Church and Village Hall, central Main Street. Parking congestion on Main Street and St Catharines Way when holding events with many visitors from out of village.	Possible access to parking area via old farm entrances. (Village Hall green unlikely to be used as registered as a community asset)	Reduced risk of obstruction of bus route, which happens occasionally and may lead to withdrawal of bus service through the village.		
Problem area/times	Possible solution	Benefits															
Schoolchildren arriving at the school in parental cars 08.30 - 09.15 and 14.30 - 16.00.	Build a car park on Stretton Lane opposite the cricket field. This would be nearer to the school than any other parking, linked to the school and Main Street by a footpath through the rear of the cricket field.	Provides safe and convenient access for schoolchildren to the school. (School due to expand with additional Year 6 in August 2017). Would also benefit the Cricket Club, the Church for large events (weddings and funerals) and also potentially the Village Hall.															
Main Street/Weir Lane junction for customers of the Co-operative Store, Pharmacy and Beauty Salon. Continuous problem while store is open 07.00 - 22.00.	Identify nearby land to create a car park. One possibility is to reconfigure the space off Weir Lane currently bearing lock-up garages. Alternative is to buy up a large house in the area and use the land. Improve the existing car park on Houghton Field at the end of Weir Lane.	Would remove a persistent traffic bottleneck and road safety hazard. Could involve the commercial businesses in an overall improvement of a core area of the village.  Approx. 180 metres from Main Street, but readily available. Would have spin-off for use by visitors to Houghton Field, play areas, Soccer Club and Tennis Club.															
Church and Village Hall, central Main Street. Parking congestion on Main Street and St Catharines Way when holding events with many visitors from out of village.	Possible access to parking area via old farm entrances. (Village Hall green unlikely to be used as registered as a community asset)	Reduced risk of obstruction of bus route, which happens occasionally and may lead to withdrawal of bus service through the village.															
34	E1	MAINTENANCE AND DEVELOPMENT OF GREEN SPACES	4.6 Environment Even with its diverse more modern developments Houghton has maintained a pleasant and particularly non-urban aspect. This is due to the spaciousness and non-uniformity of layouts within the individual developments including provision of large and small public open space which serve to link the village to its	<b>Delete Policy E1 and its related text (Fig 4-7 has already been removed to earlier in the Plan alongside Policy D3); Renummer subsequent Policies accordingly.</b>	For clarity and correction												

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			<p>rural setting and mitigate against urban/sub-urbanisation.</p> <p>POLICY E1: MAINTENANCE AND DEVELOPMENT OF GREEN SPACES (see Objective 5) The village has five major existing green spaces and many important smaller open spaces as shown on Fig 4.7. These will be preserved and maintained. New developments will be required to offer additional green spaces, the minimum being that calculated by reference to HDC's Provision for Open Space, Sport and Recreation 2015 or the most recent HDC guideline on this subject and the National Planning Policy Framework, Department for Communities and Local Government (March 2013) - Achieving Sustainable Development - 8. Promoting healthy communities §76 &amp; §77.</p> <p>Related Text: In the NDP Community Questionnaire 82.2% of residents considered defined green spaces as important (Q33). HDC is currently conducting a review of existing Green Spaces and consulting with Parish Councils about their adequacy of provision. Houghton Parish Council will be participating in this consultation.</p>		
35	E2	CONSERVATION OF HABITATS	Existing terrestrial and aquatic habitats in the parish will be protected. Developers will be	<b>Reword Policy E2 as follows:</b> <b><i>'The Neighbourhood Area supports a range</i></b>	For clarity and correction and to

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
		AND BIODIVERSITY	encouraged to provide undeveloped corridors to connect the countryside with the village centre so allowing wildlife the opportunity of unrestricted movement into and out of the village. Where appropriate, landowners in the parish will be encouraged to maintain the integrity of the hedgerows, wooded areas and water courses that are important breeding sites for threatened bird species.	<i>of protected and vulnerable species and development proposals should address, with mitigation where appropriate, their impact on these and related habitats. Positive measures to sustain wildlife in Houghton would include the provision or alignment of interconnected open spaces in the form of corridors that would allow unrestricted wildlife movement into and within the settlement’.</i>	ensure the Policy meets the Basic Conditions
36	E3	REDUCING THE USE OF CARS FOR MOVEMENTS WITHIN THE VILLAGE AND THE WIDER PLAN AREA	Within the Neighbourhood Plan Area the following measures will be encouraged: a) All new developments should include adequate cycleways and footpaths to link with the rest of the village. b) All existing footpaths within the village will be maintained to make use easier for people with limited walking capacity. a) Additional seating will be installed where appropriate to provide resting places for less-mobile walkers. b) To encourage the use of bicycles, cycle racks will be installed at appropriate points around the village. c) In view of the developments proposed to the north of the A47, and the proposed pedestrian-controlled crossing of the A47, particular attention should be given to improve the footpath from Uppingham Road to Linwal Avenue, the direct route for pedestrians from the new developments to the village centre.	<b>Transfer the content of Policy E3 and the related text to the section on Community Projects.</b>	For clarity and correction

<b>Modification No.</b>	<b>Policy No.</b>	<b>Policy Title</b>	<b>Submission Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
			<p>Improvements, should include the provision of lighting along the whole length of the path, and might be funded with Section 106 monies generated by those developments. The Parish Council is currently considering implementation of some of these measures (see Community Projects, section 6.1.4).</p> <p>Related text:            Significant numbers of NDP Community Questionnaire respondents (~70%) walk or cycle for leisure and to the shops within the village (Q20). A very small number use bicycles to go to work or to shop outside the confines of Houghton (Q21). Making walking more enjoyable in all seasons could be encouraged by a reduction in traffic along Main Street and improvements to the footpath that runs parallel to Main Street between Weir Lane and St Catharine's Church. There was some support for the creation of more cycle ways in the village and alongside the A47 to Thurnby (Q23). Possible sites for cycle racks could be in the vicinity of the Co-operative Store and outside the Village Hall.</p>		
37	E4 and E5	MAXIMISING THE EFFICIENT USE OF WATER, MAXIMISING	POLICY E4: MAXIMISING THE EFFICIENT USE OF WATER (see Objective 8) All developers will be expected to provide all new dwellings which: a) have a high specification for all mains water	<b>Delete Policies E4 &amp; E5 and the related text.</b>	For clarity and correction

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
		THE USE OF RENEWABLE ENERGY	<p>systems in terms of efficient use of mains water resources; and b) rainwater collection systems, or provide evidence that such installations are not sustainable.</p> <p>POLICY E5: MAXIMISING THE USE OF RENEWABLE ENERGY (see Objective 8) All developers will be expected to provide all new dwellings with photovoltaic collectors, or provide evidence that such installations are not sustainable or financially viable.</p>		
38		Section 5. PROGRESS, USE AND MAINTENANCE OF THE DEVELOPMENT PLAN	<p>The NDP Pre-submission Consultation Document was available for consultation for a period of 7 weeks from 27th June to 14th August 2016 to collect views from the community and all stakeholders. This subsequent document is a revised draft designed to combine the conclusions drawn from existing evidence including NDP Community Questionnaires and views on the draft document received during the consultation period. Additional information has been received through continuing consultation with relevant departments of LCC, HDC and other stakeholders as their operational constraints have changed, particularly in respect of budget cuts and delayed development of the over-arching Local Plan. A detailed listing of all the responses received</p>	<p><b>In the title of Section 5 (both within the Plan and the Content page) replace the word “Development” with ‘Neighbourhood’.</b></p> <p><b>Delete all the content in paras 1 – 5 so that the reduced content will start:</b></p> <p><b><i>‘HoughtonParish Council will maintain regular contact.....’;</i></b></p> <p><b>delete the heading 5.1.3.</b></p> <p><b>Amend the reference to periodic review in the final paragraph to say</b></p> <p><b><i>‘at least every 5 years’</i> in place of “at intervals of about 5 years”.</b></p>	For clarity and correction

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			<p>during the open consultation period and the actions taken as a result of them are available in Part II of the Neighbourhood Plan, available through the Parish Council website at: <a href="http://www.houghtononthehillpc.org.uk/neighbourhood-plan.html">http://www.houghtononthehillpc.org.uk/neighbourhood-plan.html</a></p> <p>The revised document is then subject to a further review period by Harborough District Council (HDC), and then to review by an Independent Examiner. Each of these further reviews has a set timescale, and combined they are likely to occupy a period of about 3 months.</p> <p>5.1.1 Referendum</p> <p>On successful completion of the review stages the plan is subject to a community referendum. Providing the referendum approves the Plan, it can then be formally declared as “made” by HDC.</p> <p>5.1.2 Monitoring and Delivery</p> <p>Each of the policies has to be delivered through the operation of an implementation plan, which gives details of where responsibility rests for carrying out the several actions which are required to complete each policy. Progress in each of these implementation plans must be monitored by the Parish Council.</p>		
39		Section 6. COMMUNITY PROJECTS TO BE	<p><b>6 COMMUNITY PROJECTS TO BE CONSIDERED</b></p> <p>These projects do not fall within the remit of the NDP policies, but are regarded as</p>	<p><b>Remove section 6 to become a new Appendix 4; alter the Contents page accordingly.</b></p>	For clarity and correction

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
		CONSIDERED	<p>interesting options for the community which have emerged during the consultations and discussions of the NDP. They could be promoted by Houghton Parish Council.</p> <p><b>6.1.1 Village welcome/transport information packs</b></p> <p>Provision of such packs to incoming residents is to be encouraged. The Parish Council could coordinate the production of such information. This could be extended to include collaboration with Houghton News to encourage new subscribers. Practical effects include the integration of new residents to the community, and encouragement for them to use walking and cycling for movement within the village, and public transport as much as possible. Benefits would relate to health, well-being and exercise, reduction of parking issues and fossil-fuel consumption.</p> <p><b>6.1.2 Community wood</b></p> <p>The provision of additional green space as a community open-access woodland was supported in the NDP Community Questionnaire (free-form comments Q35). This could be of benefit to the community in terms of quality of life, health, well-being and exercise. It could support additional activity such as a community orchard, green-waste recycling and/or wood supply as a carbon-</p>	<p><b>Incorporate as appropriate into the new Appendix 4 the content recommended for transfer from the Neighbourhood Plan document Policies T2, T4 &amp; E3; remove references to Policies T4 &amp; E3 from para 6.1.4.</b></p>	

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			<p>neutral fuel source. This initiative could be supported collaboratively by the Parish Council and several existing community groups.</p> <p><b>6.1.3 Community car pool</b> While many residents are able to provide for their own personal transport needs, this results in a large number of cars which do relatively low mileages, and contribute to the parking issues throughout the village. Many families run 2 or more cars. A car pool may provide an efficient and cost-effective way of catering for the occasional need for a second car, or a different type of car for specific purposes, small (even electric?) car for town shopping trip or larger car for longer-range visits. A feasibility study for such a project could be conducted by Parish Council, collaborating with existing motor traders in the village.</p> <p><b>6.1.4 Traffic management initiatives</b> Over several years following from the Parking and Traffic Management Report (2012) Houghton PC have engaged with LCC Highways department to investigate in detail various options for improving traffic flow in the village, mainly by increasing safe parking locations and protecting footpaths from pavement parking. It is to be expected that the PC will be involved in the realisation of Policies T4 and E3.</p> <p><b>6.1.5 Cycleway to Thurnby</b></p>		

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			<p>The need for a cycleway from Houghton to Thurnby along the A47 is a longstanding issue. The existing tarmac footpath has not been maintained and is now reduced in width and has an uneven surface. Upgrading this route as a combined cycleway and footpath would provide a safe alternative for cyclists relative to the main A47 carriageway and encourage both environmentally friendly transport and active lifestyles.</p> <p><b>6.1.6 Facilities for young persons</b>  The Young People’s Questionnaire indicated a lack of facilities for young people in Houghton (YPQ11). While Leicester city is not far distant, bus services are infrequent and expensive. The only public transport route to Oadby, where many young people have social connections due to attending schools there, is via Leicester city centre. In the absence of an economic solution to the transport problem, young people have no access to facilities outside Houghton. While sporting clubs (football, cricket, tennis) do exist in Houghton there is limited provision for more casual sports and social meeting.</p> <p>6.1.7 Facilities for older persons  As stated at several relevant points in this document, Houghton has a significantly high proportion of elderly people. Many retired people are deeply involved in voluntary</p>		

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			<p>activities which support the many community organisations which form the core of community activity. Indeed most of our community organisations would collapse without the input from these volunteers. However, the increasing numbers of less active elderly people do have a requirement for increased community support across the range of community care from befriending and good-neighbour schemes to active support by trained carers. Over the last 2 years a lunch club and an afternoon tea group have become successfully established on a regular basis to encourage both physical and social activity. These are to be encouraged since demand for these can be expected to grow due to demographic trends. Currently these activities are run mostly by voluntary effort by the active-retired cohort described in the paragraph above. Such activities which have great social and personal benefits in keeping individuals actively engaged in the community are likely to need more support in the future.</p>		
40		Village Design Statement	<p>1.2 The Village Context            Para 2:            Houghton has a population of 1524 in 641 dwellings, (2011 census). This is about 30 people fewer than in the 2001 census. In the HDC Landscape Character Assessment and</p>	<p><b>Amend the VDS as follows:            Add a new paragraph 2 under the heading "1.1 Introduction" as follows:  <i>"The guidance in this Statement recognises that developers will probably have a suite of designs they prefer to offer in particular</i></b></p>	For clarity and correction

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason						
		<p>Table 1</p> <p>1.6</p>	<p>Landscape Capacity Study (2016) Houghton is identified as a potential Rural Centre in the emerging new Local Plan for the Harborough District (previously a Selected Rural Village).</p> <p>Table 1:</p> <table border="1" data-bbox="656 549 1227 609"> <thead> <tr> <th data-bbox="656 549 943 609">Principle</th> <th data-bbox="943 549 1227 609">Neighbourhood Plan Comment</th> </tr> </thead> <tbody> <tr> <td data-bbox="656 651 943 855"> <p><b>A4. Meeting local housing requirements</b></p> <p>Does the development have a mix of housing types and tenures that suit local requirements?</p> </td> <td data-bbox="943 651 1227 855"> <p>The general principles of planning for the provision of an appropriate mix of accommodation types to support the community are discussed in section 4.2 of the NDP document.</p> </td> </tr> <tr> <td data-bbox="656 1040 943 1276"> <p><b>B7. Creating well defined streets and spaces</b></p> <p>Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?</p> </td> <td data-bbox="943 1040 1227 1276"> <p>The development must have streets that create a feeling of space, perspective and security. Views along streets should provide interest through variety. Avoiding straight roads and rows of houses enables there to be surprises revealed as people round turns. Main Street has this aspect along its length, for example the view towards the church from outside the present vicarage.</p> </td> </tr> </tbody> </table> <p><b>1.6 Guidelines for the design of buildings in new developments and for modifications to</b></p>	Principle	Neighbourhood Plan Comment	<p><b>A4. Meeting local housing requirements</b></p> <p>Does the development have a mix of housing types and tenures that suit local requirements?</p>	<p>The general principles of planning for the provision of an appropriate mix of accommodation types to support the community are discussed in section 4.2 of the NDP document.</p>	<p><b>B7. Creating well defined streets and spaces</b></p> <p>Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?</p>	<p>The development must have streets that create a feeling of space, perspective and security. Views along streets should provide interest through variety. Avoiding straight roads and rows of houses enables there to be surprises revealed as people round turns. Main Street has this aspect along its length, for example the view towards the church from outside the present vicarage.</p>	<p><i>locations and for a particular mix of different size of properties to achieve their objectives for the site, and also recognises that infill, minor development or redevelopment of existing buildings/structures may bring forward creative proposals. The guidance cannot and does not seek to affect those choices, but does seek to improve certain features without destroying the developer's or the individual's designs.'</i></p> <p><b>In paragraph 2 under the heading "1.2 The village context" delete the stranded words "In the HDC Landscape Character Assessment and Landscape Capacity Study (2016)".</b></p> <p><b>In Table 1 the second column should be retitled: 'Village Design Statement response';</b></p> <p><b>at row A4 replace the word "discussed" with 'addressed';</b></p> <p><b>at row B7 replace the words "The development must" with 'Development proposals should'.</b></p>	
Principle	Neighbourhood Plan Comment										
<p><b>A4. Meeting local housing requirements</b></p> <p>Does the development have a mix of housing types and tenures that suit local requirements?</p>	<p>The general principles of planning for the provision of an appropriate mix of accommodation types to support the community are discussed in section 4.2 of the NDP document.</p>										
<p><b>B7. Creating well defined streets and spaces</b></p> <p>Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?</p>	<p>The development must have streets that create a feeling of space, perspective and security. Views along streets should provide interest through variety. Avoiding straight roads and rows of houses enables there to be surprises revealed as people round turns. Main Street has this aspect along its length, for example the view towards the church from outside the present vicarage.</p>										

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
		1.6.1	<p><b>existing buildings within and adjacent to the village</b></p> <p>The addition of new developments over some 25 or so years introduced into the village a range of different styles, and building materials, bearing little in common with the properties in the older parts of the village. In particular new technologies will create additional opportunities for addressing climate change (Code for Sustainable Homes, 2010). With no dominant attractive style, which can be used as a reference for new developments, some general guidelines should be applied to guide the design of buildings.</p> <p><b>1.6.1 Building design</b></p> <p>c) Building materials should generally and where appropriate be in keeping with the existing materials in the vicinity of the development site. Brick size and colour, mortar colour, and roof materials will all be features to be considered. Roof design is to follow traditional practices avoiding a low pitch. Roof tiles should follow the examples in existing developments such as those in the St Catharines Way area. Flat roofs can be more difficult and expensive to repair and will be permitted on single-storey new-builds and on single-storey extensions to existing dwellings</p>	<p>At 1.6 amend the title to say: <i>‘Features to be considered in the design of buildings in new developments and for modifications to existing buildings’</i>;</p> <p>in paragraph 1 delete the reference to the “Code for Sustainable Homes” (since this no longer provides a basis for national policy) and replace the last sentence with: <i>‘Although no dominant style exists which can be used as a reference for new developments, the following should be taken into account to encourage high quality outcomes both in design and in creating a better place to live which occupants and others in the village can be proud of’</i>.</p> <p>Within 1.6.1(c) replace the final two sentences with: <i>‘The use of flat roofs on new-build and on extensions to existing dwellings is discouraged unless their use preserves an established, attractive view of the countryside which might otherwise be lost’</i>.</p>	

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
		1.6.2	<p>only if they preserve an established attractive view of the countryside. Flat roof extensions of two or more storeys will not normally be permitted, particularly in visible locations.</p> <p>e) Featureless and window-less walls can be made to look more attractive by selective and sympathetic use of bricks to form a pattern and this will be encouraged.</p> <p>g) Incorporation of some cladding, be that natural timber, tile, or UPVC, should be permitted provided it does not become a dominant/over-bearing feature,</p> <p>i) Garages should be set back from the pavement, not extending forward of the building lines of dwellings and garages in the same street. Garages should not dominate the site, and their design should be sympathetic with that of the dwelling. The relationship of garages to the street scene must be a prime consideration in planning decisions.</p> <p>k) .....Developers in Houghton will be expected to include a proportion of whole-life dwellings in their housing mix.</p> <p><b>1.6.2 Boundaries</b></p>	<p><b>Within 1.6.1(e) delete the words “and this will be encouraged”.</b></p> <p><b>Within 1.6.1(g) delete the words “should be permitted” and replace with ‘<i>may benefit a design</i>’.</b></p> <p><b>Within 1.6.1(i) delete the sentence “The relationship of garages to the street scene must be a prime consideration in planning decisions” since it duplicates the paragraph opening.</b></p> <p><b>Within 1.6.1(k) replace the words “will be expected to” in the final sentence with ‘<i>are encouraged to</i>’.</b></p>	

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
		1.6.3	<p>Front gardens open to the highway are a regular feature within the newer parts of the village, and should be encouraged.</p> <p>Existing trees of these types along the boundary to a development should be retained provided they will not, over time, lead to subsidence of the ground adjacent to properties or impact adversely on roads, pavements, drainage and other underground services.</p> <p><b>1.6.3 New building in the Conservation Area.</b>  ..... It is the conservation area, particularly Main Street, which reflects the village’s origins as an agricultural settlement. There have been so many alterations, in-fills and redevelopments permitted over the years that this connection is in danger of being broken if appropriate management of the street is not exercised in any future development.</p> <p>This is the particular strength which gives it such a defining role in the character of the built village. The aim must be to protect and enhance that continuum.</p> <p>..... This consideration of changes must be of all aspects of every proposed change, not just</p>	<p><b>At 1.6.2 paragraph 5</b> replace “should be encouraged” with “are encouraged”; in the final paragraph reduce the final sentence to: <i>‘Existing trees along the boundary to a development should be retained wherever possible’.</i></p> <p><b>At 1.6.3 paragraph 2</b> reduce the second sentence to: <i>‘This connection is important and should not be broken’;</i></p> <p><b>in paragraph 4</b> correct the first sentence to: <i>‘This is the particular strength which defines the character of the built village’;</i></p>	





Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			<p>the height of new buildings should not create a negative impact upon the contour and scale of the landscape in which they are set. This will generally infer a preference for single storey construction, but not exclusively so where evidence can be produced.</p> <p><b>1.8.2 Tall structures</b> Any incorporation and/or use of features such as towers, masts, floodlights or other features which may intrude upon on the setting and visual impact of the surroundings will need to be assessed and agreed before approval is given.</p> <p><b>1.9 Highways and traffic</b> 1.9.1 The traffic problem and design It is important to consider how traffic could be discouraged within the village. Principles three, seven and nine of the Building for Life 12 document deal with transport within a development, but the principles apply to the whole village. If the traffic issue is to be satisfactorily dealt with in a sustainable way, these three principles need to be built into the design of the village as a whole as well as for each new development.</p>	<p><b>Under “1.8.2 Tall structures” ensure that the wording is positive guidance whilst having regard for the possibility that some matters may not require a planning consent: replace “will need to be assessed and agreed before approval is given” with ‘<i>should be avoided wherever possible and, where essential, their siting must show careful regard for their impact</i>’.</b></p> <p><b>Section 1.9.1 expresses a frustration rather than design guidance and is therefore inappropriate content for a statutory document; delete section 1.9.1 and renumber the following section as ‘1.9 Street furniture’.</b></p>	

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			<p>Principle nine asks ‘Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?’ At present the streets in the village, in particular Main Street, are biased towards traffic use rather than pedestrians. The location of buildings influences how people access them and which mode of transport they use. It is acknowledged that bringing about significant changes to the pattern of road use will be difficult. Nevertheless, it is worth expressing here an ambition for changes, which could enhance the ambience of the village.</p> <p>One of the biggest traffic issues in Houghton is car parking around the school in the morning and evening. It is unlikely that the school can be both viable and mostly populated by local children, so this problem, mainly created by parents who live out of Houghton, is intractable without enforceable new solutions. An innovative solution to the provision of additional car parking in this area is urgently needed.</p> <p>New developments should not be permitted in locations which are likely to generate a significant increase in the volume of traffic using Ingarsby Lane, Deane Gate Drive, St Catharines Way, Main Street and Stretton Lane. Parking issues in the vicinity of the school could</p>		

<b>Modification No.</b>	<b>Policy No.</b>	<b>Policy Title</b>	<b>Submission Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
			<p>be eased if a car park could be incorporated into any changes in the use of land on Stretton Lane.</p> <p>Notwithstanding the views received in the recent past, discussions should be entered into with Harborough District Council and Leicestershire County Council, to ascertain if their combined knowledge and experiences could offer a workable solution to the traffic issues on Main Street.</p> <p>Utilities, particularly telephony and power distribution companies, must be encouraged to replace their pole mounted overhead wiring with more modern, tidier construction, and take all opportunities to replace it with underground wiring.</p>	<p><b>Under [as now numbered] “1.9 Street furniture” in the second sentence replace the words “must be encouraged” with “are encouraged”.</b></p>	
41			<p>In 2016 the school was rated “Good” following an OFSTED inspection. It is very likely that the school will convert to an academy school and become part of a Multi-Academy Trust in 2017.</p> <p>The village has a hairdressing salon Studio Image and a beauty salon Annabella’s.</p>	<p><b>On p 54 of Appendix 2 in the last line of the page replace “2017” with ‘2018’.</b></p> <p><b>On p 59 para 1.2.5 correct the name reference from “Annabella’s” to ‘Annabella’.</b></p>	For correction
42				<p><b>Re-check the cross-references throughout the document to ensure they have been updated to the amended content and</b></p>	For correction

<b>Modification No.</b>	<b>Policy No.</b>	<b>Policy Title</b>	<b>Submission Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
				numberings.	
43				<b>Review the arrangement of Appendix 3 so that it aligns helpfully with the revised Plan content after the recommendations have been incorporated.</b>	For clarity and correction

