

HARBOROUGH DISTRICT COUNCIL

SADDINGTON NEIGHBOURHOOD PLAN DECISION STATEMENT

1. Summary

- 1.1 Following an Independent Examination, Harborough District Council now confirms that the Saddington Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum on 10th January 2019.
- 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

Fleckney Library

School Street
Fleckney, Leicester
LE8 8AS

Monday: 14:00-19:00
Tuesday - Wednesday: Closed
Thursday: 14:00-17:00
Friday: 9:00-13:00
Saturday: 10:00-13:00
Sunday: Closed

2. Background

- 2.1 In May 2016 Saddington Parish Neighbourhood Forum applied to the District Council for the designation of Saddington Parish Neighbourhood Forum and Saddington Parish Neighbourhood Area. After validation of the application by Harborough District Council the consultation period for both applications ran for a six week period from 17th May 2016 to 1st July 2016. The Saddington Neighbourhood Area and Forum were both designated on 18th July 2016 in accordance with the Neighbourhood Planning (General) Regulations (2012).
- 2.2 Following the submission of the Saddington Parish Neighbourhood Plan to the Council, the Plan was publicised for a six week period and representations were invited. The consultation period closed on 23rd May 2018.
- 2.3 The Council, with the agreement of Saddington Parish Neighbourhood Forum, appointed an independent examiner, Ms Liz Beth, 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 15th October 2018, the Executive Committee agreed that all the Examiner's recommended modifications should be accepted and that the amended Neighbourhood Plan should proceed to a referendum (see Executive Committee resolution at Appendix 1).

3.2 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.

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

3.4 The Examiner has concluded that with the specified modifications the Plan meets the basic conditions and other relevant legal requirements. The District Council concurs with this view and that 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 Saddington to help it decide planning applications in the neighbourhood area?'

will be held in the Parish of Saddington.

3.5 The date on which the referendum will take place is agreed as **10th January 2019**.

Appendix 1: Executive Committee Resolution in respect of Saddington Neighbourhood Plan

Saddington Neighbourhood Plan Proposal Decision

RESOLVED:

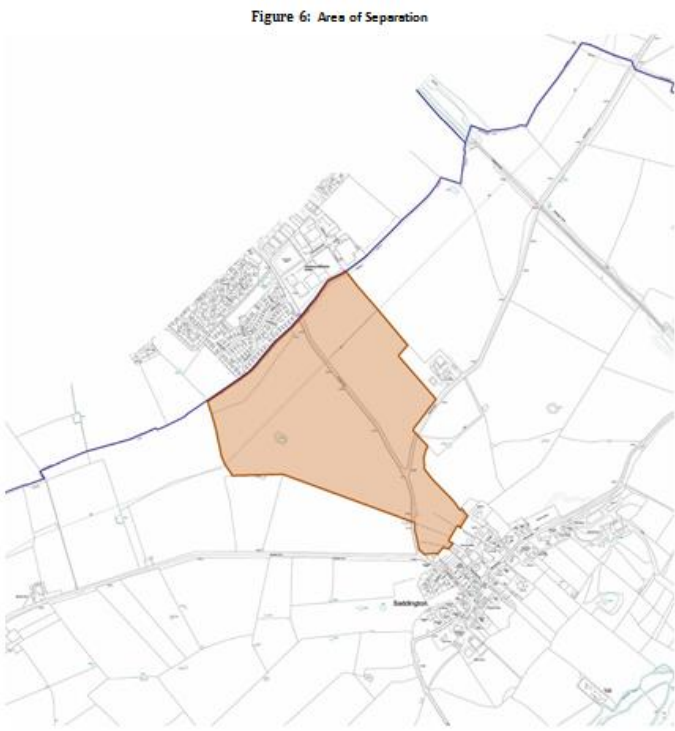
RESOLVED that:

- (i) The Independent Examiner's recommended changes to the Saddington Neighbourhood Plan in full, as set out in the schedule at Appendix A to the officer's report, be accepted in full and the recommendation that the amended Saddington Neighbourhood Plan should proceed to a referendum of voters within the Parish of Saddington to establish whether the Plan should form part of the Development Plan for the Harborough District be noted;**
- (ii) Executive approves the holding of a referendum relating to the Saddington Neighbourhood Plan on 10th January 2019 that will include all of the registered electors in Saddington Parish.**

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

Ref no	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
Modifications are boxed in this report, with text to <i>remain in italics</i> , new text highlighted in Bold and text to be deleted shown but struck through . Instructions for alterations are <u>underlined</u> .					
1	Policy H3	Housing mix	<p>New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Saddington. Development should deliver more than 50% of the units as 3-bed or fewer (which can include accommodation for older people which should be built to the recognised mobility/wheelchair standard).</p> <p>All proposals will be expected to demonstrate how the proposal will meet the current and future housing needs of the parish as evidenced in the Parish Housing Needs Survey Report 2016 (Appendix 4) and the Leicester and Leicestershire Housing and Employment Development Needs Analysis 2017 or any more recent document updating either of these reports.</p>	<p><u>Policy H3 is recommended to be altered as follows:</u> <i>New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Saddington. Development should deliver more than 50% of the units as 3-bed or fewer (which can include accommodation for older people which should be built to the M4(2) Building Regulations 2016 standard or any future standard updating this). recognised mobility/wheelchair standard.</i> <i>All proposals will be expected to demonstrate how the proposal will meet the current and future housing needs of the parish as evidenced in the Parish Housing Needs Survey Report 2016 and the Leicester and Leicestershire Housing and Employment Development Needs Assessment Analysis 2017 or any more recent document updating either of these reports.</i></p>	Clarity and accuracy
2	Policy H4	Brownfield	Development proposals for the redevelopment or change	<u>Policy H4 to be reworded as follows:</u>	For clarity and to meet

Ref no	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
		Sites	of use of redundant land or buildings within the Limits to Development will be supported, provided it is not of a high environmental significance.	<i>Development proposals for the redevelopment or change of use of redundant land or buildings within the Limits to Development will be supported but provided it is not of a high environmental significance. development on redundant land of high ecological value will not be supported, unless policies in the development plan that conserve and enhance ecological value are complied with.</i>	Basic Conditions
3	Policy H5	Building Design Principles	All new development proposals of one or more houses, replacement dwellings and extensions should have regard for the following building design principles to a degree that is proportionate to the development: d) Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees, boundaries and hedges preserved whenever possible.	<u>Bullet point d) in Policy H5 is recommended to be altered as shown:</u> <i>d) Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees, boundaries and hedges preserved whenever possible.</i>	Clarity
4	Policy H6	Use of Streetlighting	Development must limit the impact of light pollution, including from security lights and from artificial externally visible light sources. The use of on-street lighting will be appropriate and sympathetic to the context and consistent with the density and output of the lighting used in the surrounding area. Street and curtilage lighting in new development should be at low level only and controlled so that wildlife (specifically bats) is not harmed. No additional street lighting within Saddington village is required. Any new or	<u>The third sentence of Policy H6 to be deleted. The fourth sentence to be amended as follows:</u> <i>Any new or replacement street lights or curtilage lights are strongly encouraged to should use LED (or better, for low energy and lifetime) sources and be adequately shaded to prevent upwards light-spill.</i>	The Highway Authority will need to be free to make decisions on highway lighting and to meet the Basic Conditions.

Ref no	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			replacement street lights or curtilage lights should use LED (or better, for low energy and lifetime) sources and be adequately shaded to prevent upwards light-spill.		
5	Figure 6	Area of Separation	<p>Figure 6: Area of Separation</p> 	<p>Figure 6 to be amended so that the <u>Area of Separation boundary no longer includes land subject to planning permission ref 16/01355/FUL and included in the red outline to that permission.</u></p>	<p>To take account of permission ref 16/01355/FUL on appeal and to meet the Basic Conditions</p>
6				<p><u>The first sentence of Policy ENV2 is recommended to be amended as follows:</u></p> <p><i>Development proposals that would result in the loss of, or have an adverse effect on,</i></p>	

Ref no	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
				<p><i>the following Designated Local Green Spaces (refer to Figure 7 with map and details below), or their settings, will not be permitted other than in very special circumstances:</i></p>	
7	Policy ENV3	Protection of Sites and Features of Environmental Significance	<p>29 further sites (environmental inventory, appendix 5, and map Figure 8 below) have been identified as being of local significance for biodiversity (species and habitats) and / or history. They are important in their own right and are locally valued. Development proposals that affect them will be expected to protect or enhance the identified features.</p>	<p>Policy ENV3 is recommended to be revised as follows: 29 further The following sites shown on figure 8 (environmental inventory, appendix 5, and map Figure 8 below) have been identified as being of local significance for biodiversity (species and habitats) and / or history. They are important in their own right and are locally valued. Development proposals that affect them will be expected to protect or enhance the identified features. Saddington Reservoir St Helen’s Churchyard <u>Figure 8 to be amended to show these two sites only. Supporting text to be amended to refer to the environmental inventory as evidence for Policy ENV5.</u></p>	<p>The Examiner does not consider most of the sites listed to meet the criteria for a site of environmental significance on the evidence provided. Although parts of them may have worthy features, designating a whole field because of this is too restrictive. Consequently there is not the evidence required by the NPPG (Ref ID: 41-040-20160211) for Policy ENV3 to meet the Basic Conditions in its current format. The description of Saddington Reservoir and St Helen’s Churchyard do indicate environmental significance, and as the</p>

Ref no	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
					LGS sites are protected by Policy ENV2, the Examiner recommends that the policy is revised to protect these two sites only, as shown in Modification 7, in order that it complies with the Basic Conditions.
8	Policy ENV4	Important Open Spaces	Development proposals that result in the loss of, or have a significant adverse effect on, the following areas of public open space (Figure 9) will not be supported, unless the public open space is replaced by an equivalent or better provision in an equally suitable location or it can be demonstrated that the public open space or is no longer required by the community.	<u>Figure 9 to be altered to remove the two Local Green Spaces currently shown on it (numbered 171 and 172). The text of Section 7.2.5 to remove reference to these two sites being protected as Important Open Space.</u>	In order that it meets the Basic Conditions with regard to clarity of policy for the designated LGS sites as shown in Modification 8. Policy ENV4 also needs to be corrected with the superfluous 'or' in the last line removed.
9	Policy ENV6	Local Heritage Assets of Historical and Architectural Interest	Development proposals that affect an identified non-designated building or structure of local historical or architectural interest or its setting will be expected to conserve or enhance the character, integrity and setting of that building or structure. The buildings are: The Old Rectory Saddington Reservoir Queen's Head public house The Grange Reservoir View Home Farm, Bakehouse Lane	<u>Policy ENV6 is recommended to be altered as follows:</u> <i>Development proposals that affect an identified non-designated building or structure of local historical or architectural interest identified in Appendix 9, or its setting, will be expected to conserve or enhance the character, integrity and setting of that building or structure.</i>	clarity required of policy by the NPPF (para 154) in order that it complies with the Basic Conditions

Ref no	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			Cottage Farm White Oaks, Smeeton Road Village well		
10	ENV8	Important Views	<p>Development proposals should respect the open views and vistas identified below and in figure 14:</p> <ol style="list-style-type: none"> 1. Views south to northwest from field 093 and Mowsley Road/Saddington Hall at the western edge of the village over extensive open countryside. 2. Views northeast to east from field 026 into the village and over open countryside toward Fleckney in the north, mainly grassland with hedges and trees. 3. Views east and southeast from various publicly accessible locations (including public house garden) over the valley of Langton Brook and an ornamental lake with wooded banks (parcel 136) and Saddington Reservoir (172) to the high ground marking the southern parish boundary. 4. Panoramic views northwest to east from field 037 into east Leicestershire, Northamptonshire, etc., over the canal and open countryside. 5. Views north and east from field 165 and Mowsley Road over the Langton Brook valley toward Saddington village (northwards) and the reservoir and open countryside (east). 6. View southeast from footpath A.14 across valley meadows to the hillside incorporating fields 151 and 152. 	<p><u>Policy ENV8 is recommended to be altered as shown:</u> <i>Development proposals should respect the open public views and vistas identified below and in figure 14:</i></p> <ol style="list-style-type: none"> a) Public views south to northwest from field 094 and Mowsley Road/Saddington Hall at the western edge of the village over extensive open countryside b) Public views northeast to east from field 026 into the village and over open countryside toward Fleckney, mainly grassland with hedges and trees c) Views east and southeast from various publicly accessible locations (including public house garden) over the valley of Langton Brook and an ornamental lake with wooded banks (parcel 136) and Saddington Reservoir (172) to the high ground marking the southern parish boundary d) Panoramic public views northwest to east from field 037 into east Leicestershire, Northamptonshire, etc., over the canal and open countryside e) Public views north and east from field 165 and Mowsley Road over the Langton 	<p>It is only public views that can be considered a landuse and landscape issue.</p> <p>In order that the policy deals with landuse issues, as required by legislation and The NPPG (Ref ID: 41-004-20170728), and complies with the Basic Conditions</p>

Ref no	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
				<p><i>Brook valley toward Saddington village (northwards) and the reservoir and open countryside (east)</i></p> <p>f) The Public view southeast from footpath Z91 across valley meadows to the hillside incorporating fields 151 and 152.</p>	
11	CF2	New or Improved Community Facilities	<p>Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:</p> <p>a) Will not result in unacceptable traffic movements or other disturbance to residential properties;</p> <p>b) Will not generate a need for parking that cannot be met;</p> <p>c) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle;</p> <p>d) Fully takes into account the needs of people with disabilities.</p>	<p><u>Criteria c) of Policy CF2 is to have ‘; and’ added to the end of it to indicate that all of the criteria in the policy have to be met.</u></p>	To make clear that all of the criteria listed have to be complied with
12	BE2	Support for Existing Employment Opportunities	<p>In supporting additional employment opportunities, new development will be required to:</p> <p>a) Fall within the boundary of planned limits of development for the village of Saddington unless it relates to small-scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are exceptional circumstances;</p> <p>a) Where possible, development should be sited in existing buildings or on areas of previously developed land;</p> <p>b) Be of a size and scale not adversely affecting the</p>	<p><u>Criteria f) of Policy BE2 is to have ‘; and’ added to the end of it to indicate that all of the criteria in the policy have to be met. Criteria h) and i) should indicate more clearly that they are part of criteria g) with indentation and no additional labels, just bullets.</u></p> <p><u>Policy BE2 in Section 9 to be amended to be the same as in the main text.</u></p>	The wording needs to make clear that all of the criteria listed have to be complied with.

Ref no	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			<p>character, infrastructure and environment of the village itself and the Neighbourhood Area, including the countryside</p> <p>c) Not involve the loss of dwellings</p> <p>d) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property</p> <p>e) Will not result in unacceptable levels of traffic movements that generate increased levels of noise, fumes, smell or other harmful disturbance to residential properties including the need for additional parking which cannot be catered for within the curtilage of the property;</p> <p>f) Contribute to the character and vitality of the local area</p> <p>g) Be well integrated into and complement existing businesses The following types of employment development will be supported:</p> <p>h) The small-scale expansion of existing employment premises across the Parish;</p> <p>i) Small-scale new build development within or adjacent to Saddington village.</p>		
13	Policy T1	Traffic Management	<p>With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all development must:</p> <p>a) Be designed to minimise additional traffic generation and movement through the village;</p> <p>b) Incorporate sufficient off-road parking;</p> <p>c) Not remove or compromise the use of any</p>	<p><u>Criteria d) of Policy T1 is to have ‘; and’ added to the end of it to indicate that all of the criteria in the policy have to be met.</u></p>	<p>To make clear that all of the criteria listed have to be complied with</p>

Ref no	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			<p>existing off-road parking areas, including garages, unless a suitable equivalent alternative is provided;</p> <p>d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions;</p> <p>e) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services;</p> <p>f) Include infrastructure and the available power supply that will support the charging of electric vehicles within the property boundary.</p>		