



FOXTON NEIGHBOURHOOD DEVELOPMENT PLAN

Consultation Statement

ABSTRACT

The Foxton Neighbourhood Plan offers the chance for all residents and businesses to have their say on future development within the parish and influence how their neighbourhood evolves. By working together, we can ensure that the area develops in a way that meets the needs of everyone.

May 2016

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1. Introduction

Legal Requirements

- 1.1 This Consultation Statement has been prepared to fulfil the legal requirements of Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012 by:
- (a) Detailing the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - (b) Outlining how these persons and bodies were consulted;
 - (c) Providing a summary of the main issues and concerns raised;
 - (d) Reviewing how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

Consultation Process

- 1.2 Throughout the process of producing the Foxton Neighbourhood Plan a more in-depth consultation process has been undertaken than required within the Neighbourhood Planning (General) Regulations 2012.
- 1.3 The aims of the consultation process were:
- To 'front-load' consultation and ensure that the Foxton Neighbourhood Plan is fully informed by the views and priorities of local residents, businesses, and key local stakeholders.
 - To ensure that detailed consultation takes place at all stages of the process, especially where key priorities needed to be set.
 - To engage with as broad a cross-section of the community as possible, using a variety of consultation and communication techniques.
 - To ensure consultation results are made publically available and used to inform subsequent stages of the Neighbourhood Planning process.
- 1.4 Consultation was undertaken by the Foxton Neighbourhood Development Planning Committee on behalf of Foxton Parish Council with independent professional support from Planit-X Town and Country Planning Services.
- 1.5 The programme of consultation undertaken is summarised below.

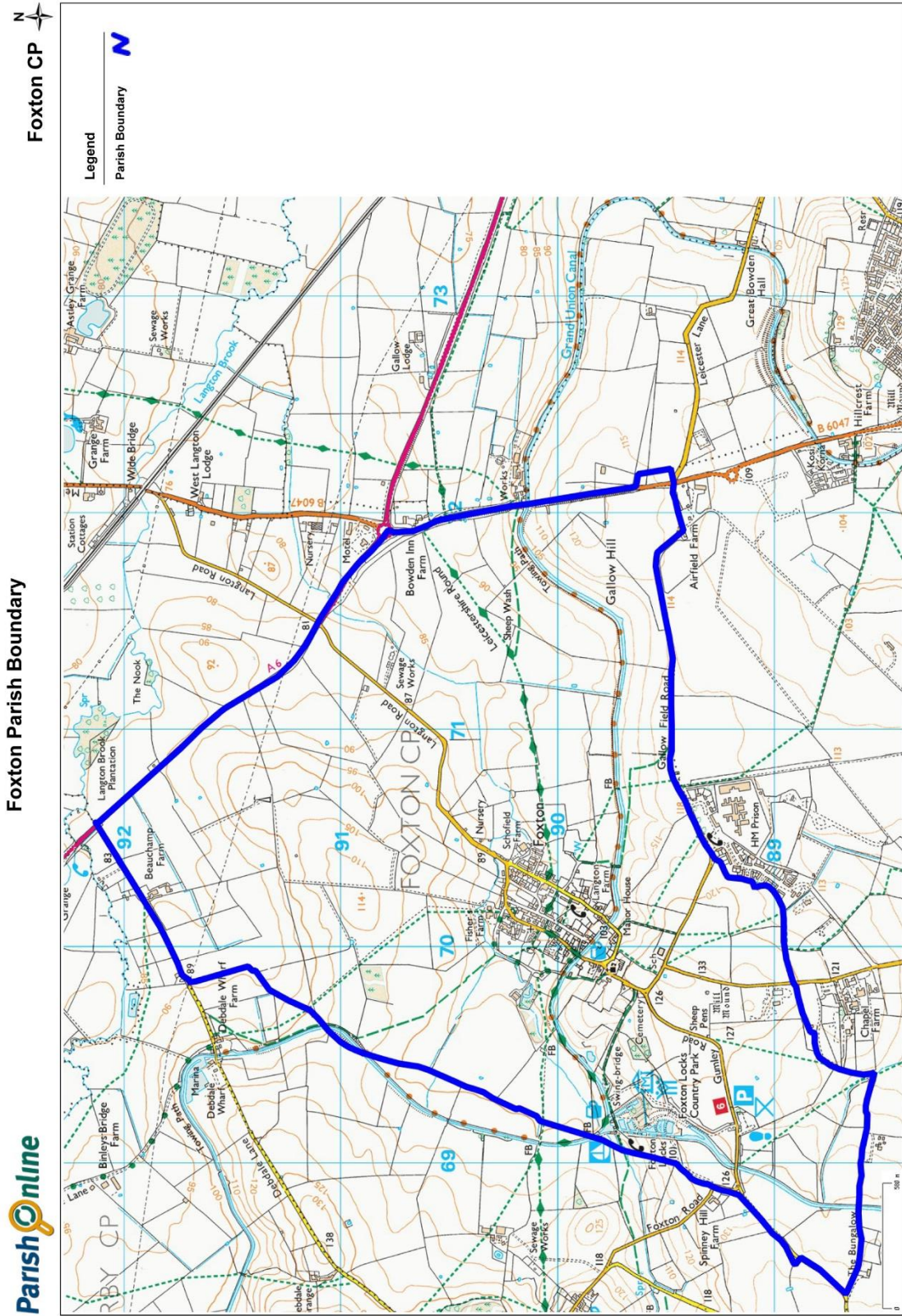
Activity	Date
Mini-exhibition and referendum	June/July 2014
Public exhibition	October 2014
Questionnaire survey	April/May 2015
Pre-Submission consultation	February/March 2016

- 1.6 This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15 (2) of Part 5 of the Neighbourhood Planning (General) Regulations 2012.
- 1.7 It should be noted that throughout the process, the Foxton Neighbourhood Development Planning Committee has received advice and assistance from Harborough District Council.

2. Neighbourhood Plan Area

Designation

- 2.1 The whole parish of Foxton has been designated as a Neighbourhood Area following an application made by Foxton Parish Council under Part 2, Section 5 of the Neighbourhood Planning (General) Regulations 2012.
- 2.2 The Neighbourhood Plan area was approved by Harborough District Council on 29 October 2012, following a 6-week period of public consultation as required by Part 2, Section 6 of the Neighbourhood Planning (General) Regulations 2012.



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3. Mini-Exhibition and Referendum

Overview

- 3.1 In June 2014 the Foxton Neighbourhood Development Planning Committee undertook consultation with local residents to establish support for the preparation of a Neighbourhood Development Plan (NDP). In July 2014 a 'referendum' was carried out with a turn-out of around 28% of residents. Of those who responded, 75% voted 'yes' to continuing with the NDP.

Date	29 June to 4 July 2014
Venue	Robert Monk Hall, Foxton
Format	Public exhibition
Publicity	Leaflets, public notices
Attendance	

- 3.2 This was the first public consultation event held as part of the process of preparing the Foxton Neighbourhood Plan. The aims were as follows:

- To inform the community about neighbourhood planning and outline the steps required to produce the plan; and
- To gauge the level of support for the preparation of a neighbourhood plan.

Who was consulted

- 3.3 The aim was to engage and consult with as many members of the local community as possible. An information leaflet was sent to every local home inviting each household member to express an opinion on whether or not the NDP process should proceed.

How were people consulted

- 3.4 The information leaflet incorporated a simple questionnaire which invited residents to express their support for a NDP by giving a simple Yes or No.
- 3.5 The survey was accompanied by a small exhibition expanding on the NDP process and what it entails which was held in the meeting room of Robert Monk Hall from Sunday 29 June until Friday 4 July. All those who attended were encouraged to participate in the 'referendum'.

Issues, priorities and concerns raised

- 3.6 Responses were received from 119 people. Of those aged over 18, 80 voted in favour of preparing a neighbourhood plan and 27

against. Of those under 18, 8 voted in favour and 4 were against. Of those aged over 18 who responded, 75% voted 'yes' to continuing with the NDP.

How the Issues, Priorities and Concerns have been considered

- 3.7 In response to the 'referendum', the Parish Council agreed to proceed with the preparation of a Neighbourhood Plan.

4. Public Exhibition

Overview

- 4.1 In October 2014, Foxton Neighbourhood Development Planning Committee undertook initial consultation on the Foxton Neighbourhood Development Plan in the form of a public exhibition. Feedback was received from 96 people. A detailed Statement of Consultation for this event is available separately.

Date	12 and 13 October 2014
Venue	Robert Monk Hall, Foxton
Format	Public exhibition
Publicity	Leaflets, posters
Attendance	110

- 4.2 This was the first public consultation event held as part of the process to develop the Foxton Neighbourhood Plan. The aims of this event were as follows:
- To inform the community about neighbourhood planning and outline the steps required to produce the plan; and
 - To identify local issues, priorities and the community's key aspirations for the future of Foxton.

Who was consulted

- 4.3 Prior to the consultation event, landowners and business owners were notified and asked to submit their views and also to identify any potential development land.
- 4.4 The aim was to engage and consult with as many members of the local community as possible. The exhibition was open to all, and was publicised using a leaflet which was delivered to every home in the parish of Foxton advertising the consultation event. The leaflet also included a map identifying suggested green spaces and development sites within the villages.
- 4.5 Prior to the exhibition, residents were encouraged to partake in a 'walkabout' of sites.
- 4.6 Children from the local primary school undertook a school project focusing on what they liked and what they disliked about their village. Questions and comments were sought to identify what facilities were important to the 11-18 years age group as well as what additional facilities they would like to see in the village.

4.7 A total of 110 people attended the event.

How were people consulted

4.8 The public exhibition was held at the Robert Monk Hall in Foxton. It was held over two days to provide a good opportunity for local people to attend. The exhibition included 17 display stands providing background information and forms were provided seeking people's opinions on a range of issues.

4.9 Following the event all the literature from the public exhibition, including the feedback form, was put on the Foxton Neighbourhood Development Plan website. A leaflet was also distributed to every home in the village encouraging those who didn't get chance to attend the event to look at the material on the website and provide feedback on the issues raised.

Issues, priorities and Concerns Raised

4.10 Responses were received from 96 people.

4.11 The feedback from the community consultation identified the following key issues that the Foxton Neighbourhood Plan needed to address:

- The retention of Foxton's rural character
- Meeting housing needs
- Protection of important open spaces
- Retaining key services and facilities
- Traffic impact
- Foxton Locks
- Making sure the needs of young people are met
- A need to clarify feedback on the development and protection of sites

How the Issues, Priorities and Concerns have been considered

4.12 Following the identification of additional development sites, this consultation was 'topped-up' in February 2015 with a short questionnaire survey of local residents. However, it was recognised there was a need to clarify some of the feedback received.

5. Questionnaire Survey

Overview

- 5.1 In April 2015, Foxton Neighbourhood Development Planning Committee distributed a questionnaire that enabled local people to have a further say about the future of the village. Around 45% of the adult population took the opportunity to make their feelings known. A detailed Statement of Consultation for this survey is available separately.

Date	April 2015
Format	Questionnaire survey
Publicity	Questionnaire with covering information, reminders
Responses	170

- 5.2 The questionnaire was designed, in particular, to:
- Clarify which areas of the parish should be protected and which areas are deemed suitable for development.

Who was consulted

- 5.3 Hard copies of the survey were distributed in April 2015 to local households and all residents were encouraged to respond. Returns were received from 170 people – a response rate of about 45%.
- 5.4 A questionnaire was circulated alongside the main questionnaire for 12-15 year olds to complete. Five completed questionnaires were received.

How were people consulted

- 5.5 The questionnaire was prepared by Foxton Neighbourhood Development Planning Committee. In response to concerns regarding anonymity, questionnaires were returned using a self-addressed envelope to the Parish Council's appointed planning consultant- Planit-X Town & Country Planning Services. To encourage a good response, a reminder was distributed to local households in the third week of April 2015.

Issues, priorities and Concerns Raised

- 5.6 Responses were received from 170 people.
- 5.7 The additional input from more local residents and younger people confirmed that the key issues are:
- The retention of Foxton's rural character

- Meeting housing needs
- Protection of important open spaces
- Retaining key services and facilities
- Traffic impact
- Foxton Locks

5.8 Responses to the questionnaire also identified where there is a broad consensus on key policy areas for the Neighbourhood Plan:

- Limits to Development should be retained to prevent the sprawl of development into the countryside and to protect the landscape setting of Foxton. However, the existing Limits may have to be modified;
- Residents support a housing provision of around 27 dwellings over the period to 2031.

5.9 Over two-thirds of respondents support the protection of the following sites:

- Site 1: Grounds to the front of The Old Court House
- Site 7: Land between the canal, Main Street, Swingbridge Street and The Manor House
- Site 8: Land around the church and to the front of The Summer House
- Site 9: Land between the Canal and rear of properties on Swingbridge Street
- Site 10: Grounds of The Robert Monk Hall
- Site 11: Garden and paddock to the front of The Shoulder of Mutton
- Site 13: Allotments on Main Street
- Site 17: The old cemetery behind the Baptist chapel
- Site 18: Small nature reserve at end of Softwell Lane
- Site 20: Land bordered by Swingbridge St., canal, school footpath and Gallowfield Rd.
- Site 24: Paddock to the NE of (23) on Langton Rd

5.10 Over half of respondents support the development of the following sites:

- Site 2: Land between Middle Street and Vicarage Drive

- Site 3: Land at the corner of Hog Lane and Vicarage Drive
- 5.11 There are only two large sites where the level of support for development exceeds the number wanting to see the site protected:
- Site 2: Land between Middle Street and Vicarage Drive
 - Site 21: Fishers Farmyard and adjacent paddock
- 5.12 There is good support for a Parish Council traffic management initiative.
- 5.13 Residents support the use of traditional design and materials both within and outside the Conservation Area.
- 5.14 Throughout the village, the street scene is important. There is also support for the protection of views into and out of the settlement and concerns about the loss of space around existing homes.
- 5.15 The previous assessment of issues affecting transport, infrastructure, environment, climate change and business is broadly endorsed.
- 5.16 There are mixed views about the development of Foxton Locks.
- 5.17 Based on a small number of responses, young people like living in Foxton and value the sports facilities, village hall, youth club, locks & canal and the bus service. They have firm ideas on what needs improving. Most do not think they will live in Foxton after completing their education.

How the Issues, Priorities and Concerns have been considered

- 5.18 The questionnaire results were used to prepare the (Pre-Submission) Draft version of the Foxton Neighbourhood Development Plan.
- 5.19 In particular, and taking account of other evidence, the survey results were used to confirm:
- Key issues for the Neighbourhood Plan;
 - Limits to Development;
 - The level of housing provision;
 - Local Green Spaces;
 - The allocation of housing development sites;
 - The use of the Village Design Statement;
 - Policies protecting against 'garden grabbing'

- The identification of a 'Foxton Green Zone';
- The need to retain basic services and facilities;
- Support for the protection of the canal and Foxton Locks as a heritage asset and green space.

6. Pre-submission Draft Foxton Neighbourhood Plan

Overview

- 6.1 As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, Foxton Parish Council undertook a six-week pre-submission consultation on the proposed Neighbourhood Plan.
- 6.2 Within this period Foxton Parish Council:
- a) Publicised the draft neighbourhood development plan to all that live, work, or do business within the parish.
 - b) Outlined where and when the draft neighbourhood development plan could be inspected.
 - c) Detailed how to make representations, and the date by which these should be received.
 - d) Consulted any statutory consultation body (referred to in Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012) whose interests may be affected by the proposals within the draft neighbourhood development plan.
 - e) Sent a copy of the proposed neighbourhood development plan to the local planning authority.

Consultation period	Monday 8 February to Monday 21 March 2016
Format	Hardcopy, online
Publicity	Summary, 'Drop-in' sessions, email, letters, website
Respondents	42

Who was consulted

- 6.3 Foxton Parish Council publicised the draft neighbourhood plan to all those that live, work, or do business within the parish and provided a variety of mechanisms to both view the plan and to make representations.
- 6.4 Foxton Parish Council formally consulted the statutory consultation bodies identified within Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012 (see Appendix 1).

- 6.5 A total of 42 representations were received within the six-week consultation period (Appendix 2).

How were people consulted

- 6.6 A copy of the Pre-Submission Draft of the Neighbourhood Development Plan was made be available to download, along with supporting documentation, on the Neighbourhood Plan website. A summary of the Draft Plan was delivered to all premises within the Parish.
- 6.7 A 'drop in' session concerning the Draft Neighbourhood Development Plan was arranged for:
16:00 to 19:00hrs on Friday 26 February 2016; and
10:00 to 16:00hrs on Saturday 27 February 2016; at
the Robert Monk Hall, Middle Street, Foxton, Leicestershire LE16 7RE
- 6.8 The 'drop in' session provided an opportunity to examine the contents of the Plan and to discuss it in more detail with members of the Foxton Neighbourhood Development Planning Committee. Representatives of the landowners of the two main housing sites allocated by the Plan also attended.
- 6.9 Statutory consultation bodies were contacted individually by e-mail or letter, sent a copy of the pre-submission consultation newsletter, and invited to make representations on the draft Neighbourhood Plan via e-mail.
- 6.10 Representations on the draft Plan were invited using a standard written comments form, e-mail or letter to the Parish Clerk.

Issues, priorities and Concerns Raised

- 6.11 Details of all the representations made in relation to the draft Neighbourhood Plan can be found at Appendix 3. Occasionally representations have been summarised or reduced in length, but original representations are available for inspection on request to the parish clerk.

How the Issues, Priorities and Concerns have been considered

- 6.12 The representations received have been reviewed by the Foxton Neighbourhood Development Planning Committee and Planit-X Town and Country Planning Services (Appendix 3). Anonymous representations have not been considered.

6.13 The comments have given rise to a number of changes to the Draft Neighbourhood Plan. These have been incorporated into the Submission version of the Neighbourhood Plan. Most of the changes have been minor and have not required major amendments to Plan policies or proposals.

7. Conclusion

- 7.1 The publicity, engagement and consultation undertaken to support the preparation of the Foxton Neighbourhood Plan has been open and transparent, with many opportunities provided for those that live, work, and do business within the Neighbourhood Area to contribute to the process, make comment, and to raise issues, priorities and concerns.
- 7.2 All statutory requirements have been met and a significant level of additional consultation, engagement, and research has been completed.
- 7.3 This Consultation Statement and the supporting consultation reports (detailed in Appendix 4) have been produced to document the consultation and engagement process undertaken and are considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.

Appendix 1: Pre-submission Draft Foxton Neighbourhood Plan Consultees

Action Deafness
Action for Blind People
Age UK Leicester Shire & Rutland
Ancient Monuments Society
Anglian Water
Blake Pain (District and County Councillor)
British Telecommunications PLC
Canal & River Trust
Centrebus
Churches Together (Harborough)
Country Land and Business Association
CPRE (Leicestershire)
Daventry District Council
East Langton Parish Council
East Leicestershire and Rutland CCG
English Heritage
Environment Agency
Federation of Muslim Organisations Leicestershire (FMO)
Federation of Small Businesses
Foxton Inclined Plane Trust
Foxton Primary School
Foxton Society
GATE (Gypsy and Traveller Equality)
Great Bowden Parish Council
Gumley Parish Meeting
Harborough District Council
Harborough North Local Policing Unit
Homes and Communities Agency
International Punjab Society (Midlands)
Kibworth Beauchamp Parish Council
Leicestershire and Rutland Wildlife Trust
Leicestershire County Council
Leicestershire Diocesan Board of Finance
Leicestershire Ethnic Minority Partnership
Local Policing Body
Lubenham Parish Council
Marston Trussell Parish Meeting
Mobile Operators Association
National Farmers Union
National Grid

Natural England
Robert Monk Foxton Charity
Seven Locks Housing
Sir Edward Garnier (MP)
Smeeton Westerby Parish Council
Sport England
St Andrews Church
The Coal Authority
Voluntary Action South Leicestershire
Western Power Distribution

Appendix 2: Pre-submission Draft Foxton Neighbourhood Plan Representors

Alan Fenn
Andrew Granger on behalf of Mr J Carter
Angela Gubbins
Anglian Water
Berrys on behalf of A and B Turney
Beth Garrard
Brian J Weller
Bridget and Andy Turney
Canal and River Trust
Carl Bedford
Charlotta Hickie
Cheryl Walker
Christine Randall
Clive Hawley
Dorothy Ward
Elizabeth Cockbill
Harborough District Council
Historic England
John and Gill Hammond
John Carter
Jon Fox
Keith Gubbins
Kerry Farnsworth
Kevin Feltham (DR)
Leicestershire and Rutland Wildlife Trust
Leicestershire County Council
Leicestershire Promotions Ltd
Liz Redfern
Marion Butlin
Market Harborough District Council
Mike Ward
Mr and Mrs Dean Biddle
Mrs J Edwards
Natural England
Nick Redfern
Patricia Heptonstall
Pegasus Group on behalf of Cliffe Investment Ltd
Peter Berry
Ruth Dennehy
Sport England
Stephen and Julia King
Stuart Warriner

Appendix 3: Pre-submission Draft Foxton Neighbourhood Plan Consideration of Representations

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
General	Natural England	In general, we welcome the policies and proposals.	Noted	No change
General	Leicestershire County Council	Leicestershire County Council is supportive of the Neighbourhood plan process and is pleased to be consulted on Foxton's Neighbourhood Plan.	Noted	No change
General	Keith Gubbins	The owner of Site 22 hasn't been advised or consulted.	All households and businesses have been consulted.	No change
General	Harborough District Council	Ensure the plans are annotated, numbered and match up with the text for allocations, Local Green Space etc.	Agreed	All plans are to be properly annotated, referenced and numbered. Designations should be made clearer on the plans.

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
1.24	Natural England	We applaud the vision as set out in paragraph 1.24 - Objectives - We welcome the objectives which provide the framework for the Neighbourhood Plan, specifically: <ul style="list-style-type: none"> • To conserve Foxton's character, history and local surroundings • To protect the intrinsic character and beauty of Foxton's countryside • To conserve and enhance Foxton's natural environment • To conserve heritage assets • To secure high quality design in new development • To retain community facilities and services • To make the fullest possible use of public transport, walking and cycling, and reduce the impact of vehicular traffic on resident's quality of life • To support sustainable tourism within the parish 	Noted	No change
1.24	Clive Hawley	Our vision for 2031 "Foxton Locks is a thriving tourism resource contributing positively to village life." (My underlining) Foxton Locks – "Our Neighbourhood Plan..... will be sustained by giving priority to: Reducing visitor impact on quality of life for Foxton village residents'. These two statements are contradictory.	Our vision sets out how we want Foxton to be in the year 2031. Policy F20 is the mechanism for managing development so that 'Foxton Locks is a thriving tourism resource contributing positively to village life'.	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
2.1	Kevin Feltham (DR)	The two Kibworths are no longer being seen as just the single settlement of Kibworth by HDC and LCC. In recent documentation they both refer to the settlement as the Kibworths. Could sections 2.1 and 5.12 in Foxton's NP refer to the Kibworths and not Kibworth.	Noted	The first sentence of paragraph 2.1 be amended to read 'The village of Foxton is set in attractive farmland south of the A6, 3 miles north-west of Market Harborough and 3 miles south of the Kibworths'.
2.3	Canal and River Trust	As owner and operator of these nationally important heritage assets, the Trust welcomes the acknowledgement within the Neighbourhood Development Plan (NDP) of the importance of the canal as a key feature which is highly valued by local people (paragraphs 2.3 and 2.21). Policies F6 and F20 specifically refer to the canal and the locks, and Policy F4 is also of significant relevance given the stated aim of the proposed Foxton Green Zone of checking expansion of tourist development at Foxton Locks towards the village (paragraph 2.13).	Noted	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
2.4	Patricia Heptonstall	As mentioned in 2.4 the area is one of the most sensitive landscapes in the Harborough district. Building development in plots of multiple houses will eradicate the “character, history and beauty” of Foxton’s village structure and countryside.	The proposed housing development sites lie within the built-up area of Foxton and will have limited impact on the landscape surrounding the village.	No change
F1	Dorothy Ward	Countryside. Support.	Noted	No change
F1	Angela Gubbins	22 main St Garden site 22. The limits to development must have been moved on the map without consultation. It would be an ideal site for an affordable house.	A planning application (13/01490/FUL) for the erection of a detached dwelling on land at 22 Main Street was refused in January 2014. The subsequent appeal (APP/F2415/A/14/2216078) was dismissed. The appeal inspector concluded that the proposed development would neither preserve nor enhance the character and appearance of the Foxton Conservation Area. The proposal would also have an adverse effect on the character and form of the settlement and the adjacent countryside.	No change
F1	Angela Gubbins	The limits to development and conservation area don’t seem to be the same. This will cause confusion.	The Limits to Development and Conservation Area perform different functions. Conservation areas are places where special planning controls apply. Within conservation areas, there are tighter restrictions on	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			<p>the work that can be done without planning permission, and local planning authorities must try to 'preserve or enhance' the character of the area when taking decisions about whether or not to grant planning permission. Limits to Development aim to prevent the sprawl of development into the countryside and to protect the landscape setting of the village.</p>	
F1	Natural England	<p>We welcome Policy F1 to protect the countryside outside the Limits to Development for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, for its natural resources and for the enjoyment of the community. Setting limits to development should also help to protect land of "best and most versatile" quality (Grades 1, 2 and 3a in the Agricultural Land Classification) as a resource for the future in the interests of food security. Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society; for instance- as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. The Natural Environment White Paper (NEWP) 'The Natural</p>	Noted	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>Choice: securing the value of nature' (Defra, June 2011), emphasises the importance of natural resource protection, including the conservation and sustainable management of soils, for example:</p> <ul style="list-style-type: none"> • A Vision for Nature: 'We must protect the essentials of life: our air, biodiversity, soils and water, so that they can continue to provide us with the services on which we rely' (paragraph 2.5). • Safeguarding our Soils: 'Soil is essential for achieving a range of important ecosystem services and functions, including food production, carbon storage and climate regulation, water filtration, flood management and support for biodiversity and wildlife' (paragraph 2.60). • 'Protect 'best and most versatile' agricultural land' (paragraph 2.35). The natural environment provides a broad range of ecosystems services such as clean air, food and water which have economic and social as well as environmental benefits. It also provides health benefits to local residents by providing accessible greenspace near to where they live. It can also help to mitigate and adapt to the impacts of climate change. 		

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
2.6	Patricia Heptonstall	Renewable energy cannot be applied to concrete, tarmac, paving and building materials that cover the soil, stamp out the natural soak-away of the grass and ground and increase a population and thus the number of cars. Already the impact of cars and building is eroding the grass verges, (in particular see the top of Woodgate, the two new houses opposite the village hall, the tyre ruts in the grass verges at the bottom of Vicarage Drive and on the verge approaching Middle St from Vicarage Drive. These verges contain some wild flowers (when they are not mown virtually to soil by the regular visits from mowing teams).	Increasing the amount of energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Our Neighbourhood Plan has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable. Matters of car parking and grounds management are outside the scope of the Plan.	No change
F2	Dorothy Ward	Support in general but solar panels on roofs are an eyesore.	The installation of solar panels and equipment on residential buildings and land may be 'permitted development' with no need to apply to the Local Planning Authority for planning permission. There are, however, important limits and conditions which must be met to benefit from these permitted development rights. If permitted development rights do not apply and planning permission is required, the requirements of Policy F8: Design will need to be met.	No change
F3	Dorothy Ward	Tranquillity. Support.	Noted	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F4	John and Gill Hammond	Please correct the plan as the land between our house and Stuart Warriner is a garden and has been since 1892.	<p>The garden area associated with no Mount Farm, 100 Main Street is currently identified as largely outside the Limits to Development defined by the Harborough Local Plan. The amended Limits to Development proposed by the Foxton Neighbourhood Plan do not change this. However, the garden lies within the proposed Foxton Green Zone which will place additional restrictions on new buildings.</p> <p>Although used as a garden, the land is extensive and contiguous with the surrounding countryside. It also forms one of the closest points between the village and Foxton Locks.</p> <p>The designation does not affect the property's permitted development rights which allow the householder to undertake certain developments without the need for planning permission.</p>	No change
F4	Dorothy Ward	Green Zone. An excellent idea. Strongly support.	Noted	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F4	Natural England	We welcome the commitment to protect the open and undeveloped character of the Foxtton Green Zone to safeguard the countryside from encroachment and preserve the setting and special character of Foxtton village. Natural England has identified 159 distinct natural areas or National Character Areas (NCAs) in England. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment. Foxtton falls within NCA 94: Leicestershire Vales.	Noted	No change
F4	Canal and River Trust	We would suggest that Policies F4 and F20 should be the subject of further discussion in order to ensure that the NDP incorporates the flexibility necessary to be able to support appropriate development linked to Foxtton Locks in a manner which respects and acknowledges its historic importance and also the amenities and quality of life of local residents within the village. For example, the proposed restriction on new overnight accommodation and residential moorings within Policy F20 does not explain why such proposals would be intrinsically harmful, and therefore unacceptable in any form. As such,	Foxtton Parish Council met Amion Consulting who have been appointed by the Canal and River Trust to prepare the Foxtton Locks Destination Management Plan. The Management Plan is at a very early stage of preparation. The Neighbourhood Plan supports sustainable rural tourism that benefit businesses in the rural area, communities and visitors, and which respects the character of the countryside. The countryside that lies between Foxtton village and the Foxtton Locks Area, however, is open	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>we would ask whether it is appropriate to seek to impose such a blanket restriction. It is important to ensure that the NDP reflects the aims of Harborough District Council, which is currently preparing a new Local Plan. The recent Options Consultation Paper (Sept 2015) sets out the Draft Objectives for the new Local Plan, including the intention to 'promote the sustainable growth of tourism, cultural activities and access to the countryside across the District for the benefit of both residents and visitors'. Leicestershire County Council's Strategic Plan 2014- 18 also recognises the importance of tourism in enabling economic growth through the provision of employment, increased visitor-spend and promoting Leicestershire as a place to live, work and do business. It acknowledges the importance tourism plays in enhancing and protecting its natural, historic and cultural offer, as well as identifying Foxton Locks as one of the key sites/significant attractions where tourism investment will be supported. The Leicester and Leicestershire Enterprise Partnership (LLEP) has identified Tourism as one of its 8 priority sectors and the draft Tourism and Hospitality Sector Growth Plan 2015- 2020 identifies Foxton Locks as one of the top ten principal attractions in the County. In this context, we believe that it is important that the NDP incorporates a</p>	<p>and undeveloped, with signs of historic features e.g. ridge and furrow, and is in one of the most sensitive landscapes in Harborough district. Policy F04 ensures that its undeveloped character and beauty is maintained and prevents the unrestricted expansion of tourism development associated with Foxton Locks towards the village of Foxton, preserving its setting and special character. Foxton Locks is a tourist attraction because of its heritage value and the opportunity for people to enjoy the tranquil character of surrounding countryside.</p>	

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		<p>positive approach to Foxton Locks which reflects the aspirations already set out in policies at County and District level for realising the potential of such sites. Whilst we agree that the impact of any proposed new development must be carefully weighed, we do not feel that a policy within the NDP which is too prescriptive represents the best means of achieving the right balance. We consider that further constructive discussion between the Trust and the Parish Council is key to ensuring that Foxton Locks can develop appropriately and sustainably to the benefit of all, and thus contributes towards achieving the objectives of the emerging District Local Plan, and those of the County Council and LLEP. We would therefore welcome the opportunity to engage with the Parish Council on these matters.</p>		
2.14	Leicestershire and Rutland Wildlife Trust	<p>It is great that you have recognised local wildlife sites in your neighbourhood plan. You can get a map of all Local Wildlife Sites and protected species records from Leicestershire County Records Office. I would recommend that you put this map within the Neighbourhood Plan. This will inform people of important areas for wildlife in your neighbourhood. You should note that new Local Wildlife Sites can be designated and also new records of protected species can occur at any time, so the map may go out of</p>	<p>Leicestershire & Rutland Wildlife Trust and Sue Timms, who leads the LRERC ecology team at County Hall, were consulted in the preparation of the Neighbourhood Plan. The neighbourhood planning process doesn't readily allow for maps to be regularly updated.</p>	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>late or need refreshing. Local Wildlife Sites are not offered any legal protection against development. You could (in accordance with land owners) look at including Local Wildlife Sites as green space in your neighbourhood plan to offer them some protection against development. you should also try to encourage people to submit records of sightings of protected species (or all species) to the county records office as this will provide evidence should someone wish to develop in an area that is used by protected species. The records and presence of the protected species will have to be considered carefully in the event of a planning application. As well as protecting Local Wildlife Sites and protected species, you have an opportunity in your neighbourhood plan to identify existing habitat corridors that may be used by wildlife to move between areas of habitat. Pasted below are some links that provide advice about including wildlife in neighbourhood plans. A good way to start identifying corridors would be to map the existing habitats again more detail is in the links below). In addition to identifying existing wildlife corridors, the local neighbourhood plan could be somewhere where you encourage people to link up areas of habitat (these lay be local wildlife sites) to create new corridors for wildlife to move through. This may be linking small roads with</p>		

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>hedgerows or providing strips of wildflowers on the margins of fields between other areas of wildflowers. This is in line with the landscape scale approach to conservation and the Lawton review 2010) which recommended that areas of habitat are bigger, better and more joined up.</p> <p>You can also make provisions in your neighbourhood plan to ensure that developers enhance the area for wildlife. This will mean that developers will have to make provision for wildlife within the development before they are granted full planning permission through a neighbourhood order.</p> <p>You mention SuDS briefly in your neighbourhood plan. With the increasing threat of more extreme weather events due to climate change, it is now very important that neighbourhood plans consider correct water management. Good SuDS schemes not only help with water management to prevent flooding but also benefit wildlife for little or no extra cost. The RSPB and WWT have produced a great information booklet that you could direct people to when they are designing SuDS schemes. SuDS schemes should not be limited to new developments as, with increased flooding, it is evident that our current drainage systems and land management practices cannot cope in extreme rainfall events. You could encourage</p>		

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		People to update the ways they currently manage water to incorporate SuDS schemes.		
2.14	Patricia Heptonstall	Whilst there are no “nationally designated ecology sites” in Foxton, the area has recently been surveyed by the Botanical Society of Britain and Ireland for their 2020 atlas, in particular the site to the rear of Fisher’s Farm, North Lane. This publication is reviewed every 10 years and I doubt species recorded now will be present in the next review should the quantity of building go through. With diminished plant life of all types go insects, birds and animals that depend on a balanced biodiversity. If Fisher’s Farm site is developed, does this mean that the farm will close or be sited elsewhere with more land covered in concrete? Ecology and biodiversity must be allowed to exist for the well-being of all, especially for children to learn to respect and value nature around them.	Policy F13 Criterion G requires the development of Fisher Farm to incorporate a landscaping scheme to provide for an improvement in biodiversity.	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
2.14	Natural England	<p>Ecology and Biodiversity - We very much welcome the inclusion of this section and its content. We note that there are no nationally or internationally designated nature conservation sites within Foxton. Although outside the Parish boundaries, the following Sites of Special Scientific Interest (SSSIs) which are protected under the Wildlife & Countryside Act 1981 (As Amended) could potentially be affected by development within Foxton: the Kilby-Foxton Canal SSSI, Saddington Reservoir SSSI and Great Bowden Borrowpit. We welcome your comments on Local Wildlife Sites, habitats and species. We welcome Policy F5 to the effect that development should not harm the network of local ecological features and habitats and new development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) for biodiversity. Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species. The standing advice also sets out when, following receipt of survey information, further consultation with Natural England should be undertaken - Natural England Standing Advice.</p>	Noted	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F5	Dorothy Ward	Each application should be considered on its own merits. Could be too restrictive.	New development should contribute to and enhance the natural and local environment.	No change
F6	Dorothy Ward	Canal. Support.	Noted	No change
F6	Natural England	We welcome Policy F6 to preserve the Grand Union Canal as a heritage asset, a key strategic Green Infrastructure and wildlife corridor, recreation and tourism resource.	Noted	No change
F6	Canal and River Trust	Policy F6 rightly highlights the importance of the canal as a multi-functional resource, and seeks to promote the protection of the canal in this regard. The Trust agrees that the canal needs to be recognised as having a range of important roles and functions, and would further comment that it is important to ensure that planning policies at all levels do not seek to restrict all development near to the canal, but instead seek to restrict inappropriate development which would prevent it from fulfilling this valuable multi-functional role. In order to fully unlock the potential of the canal, there needs to be scope for appropriate development associated with the canal to be able to take place.	Noted	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
2.26	Harborough District Council	2.26 Conservation Area - boundary was reviewed and amended in July 2006.	Noted	The first sentence of paragraph 2.26 be amended to read 'Foxton Conservation Area was designated in 1975 and updated in 2006'.
2.29	Harborough District Council	2.29 Reference to Scheduled Ancient Monuments should be amended to Scheduled Monuments.	Noted	The third sentence of paragraph 2.29 be amended to read 'The inclined plane is a Scheduled Monument'.
F7	Dorothy Ward	Add Sunny Bank, 60 Swingbridge Street.	Sunny Bank is an early 19th Century red brick house with slate roof and sash windows. In 1900 it was used as a laundry for the Cunard family. Although not identified as a building of note in the Foxton Village Design Statement, it is of local architectural and historic interest.	Add Sunny Bank, Swingbridge Street to Policy F7.
F7	Natural England	We welcome Policy F7 to conserve and enhance certain defined Local Heritage Assets.	Noted	No change
F8	Dorothy Ward	Design. Support. Important to keep the local character.	Noted	No change

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F8	Berrys on behalf of A and B Turney	We support Policy F8 and the need for new development to reflect the distinctive character of Foxton and we envisage that the development at Fishers Farm will achieve the aims of policy F8 to be a high quality development in character with the village and respecting its context at the edge of the Conservation Area.	Noted	No change
F8	Natural England	Design - We agree with Policy F8 that all new developments should reflect the distinctive character of Foxton and meet the requirements of the Foxton Village Design statement.	Noted	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
2.34	Patricia Heptonstall	Local Green Spaces - What has not been mentioned is the fact that these green spaces also serve as soak-aways for rainfall. As Foxton is built on a hillside the rainwater naturally runs downhill and the gullies are sometimes not able to cope through blockages of material or just the quantity of water that can fall. The recent flooding on 9th March 2016 meant that all roads to the A6 and Market Harborough were closed except to buses and 4x4 vehicles for a time. The area is prone to flooding. Increasingly people are using paving or tarmac for their drives and the traditional garden is vanishing. Flooding at the bottom of the village will continue and worsen with more building. Permeable block paving should be enforced on all properties if building is permitted.	A potential Local Green Space site must meet the criteria set out in the National Planning Policy Framework, and further detailed in the National Planning Practice Guidance. They are not designated for drainage reasons. We have consulted the Environment Agency on the Neighbourhood Plan. The Agency provides advice on improving resilience and adaptation to the effects of climate change, with particular regard on flood risk, water resources, water quality (Including groundwater) and aquatic biodiversity.	No change
F9	Stephen and Julia King	Policies Map - Land at the Manor House, Swingbridge Street - We are owners of the Manor House and grounds which include the paddock proposed as a Local Green Space. The paddock forms part of the private grounds of the Manor House and is used as orchard and grazing and contains a private hard-surfaced tennis court. We object to the inclusion of this paddock in the Local Green Spaces Policy F9 on the following grounds: 1. The land is private and has no public access 2. the visual amenity of the paddock is	The Manor House and Grounds are identified as Important Open Land in the Harborough Local Plan. The site is situated to the south of the canal where development is characterised by being part of a lower density. This part of the village lies on rising ground and presents particularly attractive views from other parts of the village as well as contributing to the current attractive southern approach to the village. It allows views of the church	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>already protected by virtue of the Conservation Area³. There has never been any form of public access to this paddock⁴. There is an extant residential planning consent to create a dwelling and garden on part of the land⁵. A hard-surfaced tennis court, clearly visible from the street, already exists in the centre of the paddock⁶. This Local Green Space designation is not supported by HDC following the Local Green Space Assessment they completed as background evidence in support of the proposed designation of such areas in the emerging New Harborough Local Plan.</p>	<p>tower the importance of which is recognised in the Village Design Statement.</p> <p>In its present form this is arguably the most attractive and picturesque part of Foxton bounded by very mature gardens of the Manor House on one side and those for the Mill House on the other. A sylvan setting within the historic part of the village and the setting for the Listed Manor House. In our 2015 questionnaire survey, 106 respondents wanted to see the area protected, there was just one who wanted to see the site developed and 45 with no strong opinion. This area is shown to have significance to the local community as a green space and although in private ownership, national planning practice guidance states that Local Green Space does not need to be in public ownership.</p>	
F9	Dorothy Ward	Local Green Spaces. Support.	Noted	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F9	Natural England	Local Green Spaces - We welcome Policy F9 to protect and enhance Local Green Spaces. The provision of natural greenspace is an integral part of the creation of sustainable communities. One important function of Green Infrastructure (GI) is the provision of new opportunities for access to open space. Natural England's 'standards for accessible natural greenspace' (ANGSt) can be used to ensure new and existing housing has appropriate access to nature. More information can be found in Natural England's publication 'Nature Nearby, Accessible Greenspace Guidance' (March 2010). The CABE Space Guidance 'Start with the Park' (2005) outlines the importance of planning around green spaces, with consideration being given to the context of local landscape character and contribution to the wider GI network. The provision of new GI should be considered at an early stage to ensure it is deliverable at the planning stage.	Noted	No change
F10	Dorothy Ward	Trees. Support.	Noted	No change
F10	Natural England	Trees - We welcome the intention to protect trees which make a significant contribution to the local landscape as specified in Policy F10.	Noted	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
Housing	Ruth Dennehy	Foxton is a village; more houses will make it a town.	The level of housing growth envisaged by the Neighbourhood Plan would increase the number of homes in Foxton parish to around 230. The nearest town, Market Harborough, contains over 36,000 dwellings.	No change
Housing	Charlotta Hickie	The village has just flooded again. If building goes ahead at Fisher's Farm and the Vicarage Drive site, will there be guarantees regarding drainage to cope?	In 2015, we consulted the Environment Agency on the development site options, who are the main Agency providing advice on improving resilience and adaptation to the effects of climate change, with particular regard on flood risk, water resources, water quality (including groundwater) and aquatic biodiversity. The Environment Agency's feedback has been taken into consideration in the allocation of development sites.	No change
Housing	Charlotta Hickie	I think it is a shame that we are not using the potential plots at the edge of the village - one where the garden centre used to be and the other at the top end near the cemetery.	In Spring 2015 we sent a questionnaire to all local households which focussed on the identification of areas of the parish to be protected and areas suitable for development. Based on earlier consultation and other sources, 28 key sites were identified and local residents were asked to state whether they wanted each site to be protected or developed. There were six sites where the level of support for their development exceeded the	No change

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			<p>number of residents who wanted to see them protected: sites 2 (land between Middle Street and Vicarage Drive), 3 (land at the corner of Hog Lane and Vicarage Drive), 21 (Fishers Farmyard and adjacent paddock), 22 (land between 16 and 28 Main St.), 25 (outbuildings of The Old Court House) and 28 (rear of 42 Main St.). Sites 22 and 28 were very small sites with limited development capacity while site 25 involved the conversion of an existing building. The remaining three sites have been allocated for development.</p>	
Housing	Brian J Weller	<p>With reference to the "Draft Neighbourhood Plan" I have a few comments / Questions regarding this Draft plan. Q1. Is Foxton within a conservation area? As I understand from the "Foxton Conservation Area map (Contained within the "Draft Neighbourhood Plan") it is. If so all (if any) Future development i.e. the 27 dwellings, 7 of which already have planning permission granted. Should, be within this area. There is also an outline planning permission application, already being considered by Harborough District Council for a further 13 dwellings. All these new dwellings fall within the Existing "Foxton Conservation Area" Planning Application Reference Status at 31 March 2015 ref made to "Draft</p>	<p>The Limits to Development and Conservation Area perform different functions. Conservation areas are places where special planning controls apply. Within conservation areas, there are tighter restrictions on the work that can be done without planning permission, and local planning authorities must try to 'preserve or enhance' the character of the area when taking decisions about whether or not to grant planning permission. Limits to Development aim to prevent the sprawl of development into the countryside and to protect the</p>	<p>If outline planning application (15/01895/OUT) for the erection of 13 dwellings including associated open space and access at land OS 0028, North Lane is granted planning permission, then the current Foxton Neighbourhood Plan would be withdrawn for review.</p>

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		<p>Neighbourhood Plan” - 08/01657/FUL (25/03/09), 1 Dwelling - 10/01274/FUL (11/11/10) 1 Dwelling - 14/00241/FUL (16.04.2014)/14/00242/LBC (16.04.2014) 1 Dwelling - this is the old school redevelopment not a new application - 13/01556/FUL (20.12.2013) 1 Dwelling - 10/00167/ETF (01/04/10), - 11/01185/FUL (14/10/11) 1 Dwelling - 10/00155/FUL (11/03/10) 1 Dwelling - 14/00761/FUL (25.07.2014) 1 Dwelling - New planning Application - 5/01895/OUT 27/11/2015) Pending. (as at 17/3/16) 13 Dwellings - A further 6 dwellings have been proposed & contained within the “Draft Neighbourhood Plan” at the land at Middle Street and Vicarage Drive (again - this falls within the “Foxton Conservation Area”) Thus giving a total new dwellings of 7+13+6 = 26 Dwellings (with 1 being part of the old school redevelopment). All of these dwellings are within the “Foxton Conservation Area”. Other developments that SHOULD be considered According to the results from the “Neighbourhood Development Plan Questionnaire” Site 3 (2/3 dwellings, & Site 25 (Multiple dwellings), thus giving a total no of dwellings in the region of 32 dwellings & (assuming site 25 has 3 dwellings). again – All fall within the “Foxton Conservation Area”. This exceeds the total number of dwellings that</p>	<p>landscape setting of the village. Planning application 14/00241/FUL was for the change of use from resource centre to residential dwelling and has therefore contributed to meeting housing needs. Local housing needs will be met by the land allocated for housing in the Foxton Neighbourhood Plan, therefore we can place stricter controls on infill development. The paddock to the north-east of North Lane, is now the subject of an outline planning application (15/01895/OUT) for the erection of 13 dwellings including associated open space and access. This proposal is contrary to the provisions of the emerging Foxton Neighbourhood Plan. If planning permission is granted for this development, the Parish Council would withdraw the Neighbourhood Plan as it would provide for a higher level of housing growth than is appropriate for the area.</p>	

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		<p>are required.(27 dwellings) This Number of 32 dwellings is prior to site 21, which is outside the "Foxton Conservation Area" being included. Therefore the inclusion of site 21 should be deleted from the final publication of the "Foxton Neighbourhood Development Plan" or at the very least the "Foxton Neighbourhood Development Plan" be put on hold until a decision has made been made by Harborough District Council regarding the outline planning application (5/01895/OUT) Q2 I Has it been considered by the "Foxton Neighbourhood Planning Committee" that if. Site 21, is to be proposed by the "Foxton Neighbourhood Planning Committee" & to be included in the final publication of the "Foxton Neighbourhood Development Plan" & that if according to the results from the "Neighbourhood Development Plan Questionnaire" a total of some 43 dwellings would be proposed, This exceeds the requirement by over 50%? Using the above figures, there is no requirement to increase the "Limits to Development" outside the "Foxton Conservation Area". To obtain the required No of dwellings stated previously (27 dwellings). that are required. This still maintains all green spaces etc.</p>		

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
Housing	Jon Fox	<p>1. HDC are cynically withholding allocation numbers of houses to be allocated to Foxton Parish. Numbers of 12 rising to 50+ units being banded around is absurd. 2. If ultimately there proves to be any truth in the rhetoric that 27 houses are to be allocated to Foxton Parish then the type and style of housing will dictate the most suitable location. A percentage of “affordable homes” will be required. 3. If any housing development is ultimately forced on Foxton Parish then priority should be given to redeveloping brown field sites which will remove current HGV traffic in favour of private cars and utilise existing infrastructure, roads, drainage and services. 4. Whatever the ultimate number of units is allocated (if any) then the entire allocation should be constructed on the brown field sites on North Lane, one of which is identified in the NDP and the other which is already the subject of a current planning application. 5. These larger North Lane sites can accommodate all reasonable numbers of dwellings with minimum impact on the least number of residents. This will also contain the massively intrusive impact of years of construction traffic in only one zone of the village that already has adequate HGV access. 6. All other greenfield site proposals especially those previously designated Important Open Space (IOS) and later Important Open Land (IOL)</p>	<p>In spring 2015, we consulted local people on the appropriate level of housing development for Foxton. The Foxton Neighbourhood Development Planning Committee suggested that approximately 27 houses should be built over the Neighbourhood plan period up to 2031. This level of growth was supported by 81 (59%) of respondents. In setting this level of growth we have had regard to local build rates, the Harborough Core Strategy, the emerging Local Plan and local infrastructure capacity. Harborough District Council is currently preparing a new local plan to replace the Harborough Core Strategy. Harborough District Council will take our Neighbourhood Plan into account in preparing the new local plan but we may need to review our Neighbourhood Plan to ensure that it conforms to the new proposals and requirements. The Parish Council has carried out an appraisal of options and an assessment of individual development sites. It has also taken into account the views of local people. The Harborough Core Strategy requires 40% of new dwellings to be Affordable housing. The</p>	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>should remain just that and continue to form green space within the conservation village. 7. All Foxton residents should give very serious consideration to the intrusive impact of any smaller infill plots being constructed within the existing village envelope. A 10-year period of piecemeal development of smaller sites with associated HGV access, services and drainage connections and access roadworks would render the village a rolling building site for a decade. 8. The recent HDC consents for enormous commercial development on Airfield Farm and now 1800 new houses across the back of Gartree towards Lubenham is daunting enough with all the associated construction traffic and an estimated 3600 additional cars. This will have a material adverse effect on Foxton's already overloaded infrastructure and through traffic problems on Main St. 9. Why is there any need to decimate rural conservation villages like Foxton with large numbers of additional dwellings when alternative vast scale development opportunities are so close to hand within the district council area? Does Foxton need or want to become a satellite township of suburb of Market Harborough? It is not too late. Action is required now to save Foxton from this ill-conceived politically driven fate. 10. However, should some future development be allowed, it is imperative that</p>	<p>development of Fisher's Farm and the land between Middle Street and Vicarage Drive will provide up to six affordable homes. The National Planning Policy Framework does not support a 'brownfield first' approach to the release of housing sites and instead promotes the importance of achieving sustainable development in meeting identified housing needs. In any event, none of the sites mentioned in the representation are considered to be brownfield. Our Spring 2015 questionnaire survey focussed on the identification of areas of the parish to be protected and areas suitable for development. Based on earlier consultation and other sources, 28 key sites were identified and local residents were asked to state whether they wanted each site to be protected or developed. All local residents and businesses were consulted. The paddock to the north-east of North Lane, which is now the subject of an outline planning application (15/01895/OUT0 for the erection of 13 dwellings including associated open space and access, was identified as one of those sites. In response to the questionnaire, 87</p>	

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		<p>HDC condition any such consents with: a) Construction Traffic Routing Agreements denying access to any non-essential village roads, the swingbridge and the Black Horse Bridge. Possibly condition the provision of a temporary “Construction Haul Road” from a point between the A6 and the current northern village boundary keeping construction traffic away from the village. b) Any development site must be capable of and comply with the provision of on-site parking for all construction traffic and contractors’ vehicles during the build process. c) On site wheel washing and public road sweeping to an agreed schedule to be provided during the construction period at the developer’s expense. 11. HDC to agree that any Community Infrastructure Levy or Section Agreements received from any developers are to be spent on Foxton village projects to include road calming/speed restrictions to Main St and costs in obtaining County Council Highways approval and implementation of: a) no through access to A6 (south to north). b) no through access to Airfield Farm from A6 (north to south) c) access to Foxton village only signage. Negotiations with HDC and County Highways on these matters need to be commenced forthwith long before development is applied for or consented. (Kibworth Beauchamp</p>	<p>respondents wanted to see the site protected and 51 were prepared to see the site developed. The Parish Council also consulted the Highway Authority in connection with the housing site options. The Highway Authority advised that North Lane is substandard in its width and design to cater for additional traffic and the Highway Authority would have concerns in connection with any increase in turning traffic at the junction to the south of North Lane with Main Street. Visibility at the existing access from the development site onto North Lane is also substandard. Applicant(s) would have to demonstrate that appropriate highway works could be undertaken to provide a highway of 7.5m wide including a footway of 2m width to ensure the safety of pedestrians and vehicle users. It is likely that such works would incur significant costs, which may make the small scale development envisaged unviable. The County Ecologist has expressed concerns about the site and has requested badger, Great Crested Newt and habitat surveys. The site lies within the Foxton Conservation Area</p>	

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		<p>failed to secure similar highways controls prior to phase 1 of 750 new homes now built on the outskirts along Wistow Road., often resulting in traffic grid lock in the old village centre).</p>	<p>and development here would lead to the loss of a significant green spaces which would harm the character and appearance of the Conservation Area. The local community has supported other, better located sites for housing development. Local housing needs will be met by allocating land for housing, so we have placed stricter controls on infill development to prevent the unwanted development of gardens. We have been mindful of the proposal to build around 1,500 dwellings at Airfield Farm and adjoining land. The Airfield Farm sites lie to the north-west of Market Harborough adjacent to the main urban area, to the west of the B6047 Harborough Road to Leicester. Foxton village is just a mile to the north-west. The Airfield Farm development will give rise to significant changes to the area for years to come.</p>	

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Housing	Andrew Granger on behalf of Mr J Carter	We have made Harborough District Council aware of the sites availability for development through various submissions, including to the 'Call for Sites' as part of the Strategy Housing Land Availability Assessment. We also undertook pre-application discussions with Harborough District Council in February 2015 in advance of preparing an outline planning application. An outline planning application for the erection of 13 dwellings was submitted to the Council in November 2015 and is currently awaiting determination (Ref. No. 15/01895/OUT)	Noted	No change
Housing	Andrew Granger on behalf of Mr J Carter	Site & Development Potential - The site (Appendix 1), which measures approximately 0.65 ha (1.61 acres), sits adjacent to the planned limits of development for Foxton. The site is bordered by North Lane to the north and west, residential properties and outbuildings to the south and residential dwellings and commercial workshops and offices to the east. It is well screened by mature trees and hedgerows, which would be retained and enhanced where possible, as part of the proposed development scheme. Extensive planting is proposed within the site boundary. The site is enclosed within the village by North Lane, which creates a distinct and definitive boundary to this edge of Foxton. Local services and public transport	Our Spring 2015 questionnaire survey focussed on the identification of areas of the parish to be protected and areas suitable for development. Based on earlier consultation and other sources, 28 key sites were identified and local residents were asked to state whether they wanted each site to be protected or developed. All local residents and businesses were consulted. The paddock to the north-east of North Lane, which is now the subject of an outline planning application (15/01895/OUT) for the erection of 13 dwellings including associated open space and access, was identified as one of those sites. In	No change

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		<p>links within the village are accessible by public footpaths. Through the current submitted planning application, we have proposed that the site could deliver approximately 13 dwellings with associated garaging and landscaping. The existing layout (Appendix 2), which we have submitted to Harborough District Council, shows a mix of dwellings ranging from approximately 650 sq. ft. to 1,960 sq. ft. The dwellings include a mix of bungalows, semi-detached and detached dwellings and would assist the Foxton Neighbourhood Plan Group in allocating a site which takes account of the housing needs of older households and the need for smaller, low cost homes. The proposed housing mix is set out as follows: 2 x 2 bed terraced 4 x 3 bed detached 1 x 2 bed bungalow 1 x 4 bed detached 2 x 3 bed bungalow 2 x 5 bed detached 1 x 3 bed terraced. Vehicular access to the site would be taken from North Lane. A Transport Statement and Access Design has been submitted with the current planning application, which have been approved by Leicestershire County Council Highways. Therefore, there are no technical objections to the scheme from Highways. Whilst the site sits outside of the current defined Limits to Development for Foxton, Policy CS2 of the adopted Core Strategy clearly states that 'Housing development will</p>	<p>response to the questionnaire, 87 respondents wanted to see the site protected and 51 were prepared to see the site developed. The Parish Council also consulted the Highway Authority in connection with the housing site options. The Highway Authority advised that North Lane is substandard in its width and design to cater for additional traffic and the Highway Authority would have concerns in connection with any increase in turning traffic at the junction to the south of North Lane with Main Street. Visibility at the existing access from the development site onto North Lane is also substandard. Applicant(s) would have to demonstrate that appropriate highway works could be undertaken to provide a highway of 7.5m wide including a footway of 2m width to ensure the safety of pedestrians and vehicle users. It is likely that such works would incur significant costs, which may make the small scale development envisaged unviable. The County Ecologist has expressed concerns about the site and has requested badger, Great Crested Newt and habitat surveys. The site lies</p>	

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		<p>not be permitted outside Limits to Development unless at any point there is less than a five year supply of deliverable housing sites and the proposal is in keeping with the scale and character of the settlement concerned'. At present the Council is unable to demonstrate a five year supply of deliverable housing sites and therefore, the policy regarding defined Limits to Development does not apply at present. In addition, it is clear from the Council's draft Housing Options, produced in June 2015, that Foxton could have to potentially accommodate up to 51 dwellings (under Option: Core Strategy Distribution with Rural Focus, 60/40% urban/rural). We consider that this figure is high, however, we are of the opinion that Foxton could accommodate an additional site within the Neighbourhood Plan and plan for a minimum of 27 dwellings rather than this figure being a target. This would allow for greater flexibility in the delivery of new homes in the village. The proposed development would take place on the edge of Foxton, within the boundary of North Lane, and have little impact on existing residential properties. Other sites, currently proposed for allocation within the Neighbourhood Plan consultation document, will have a significant impact on the core of Foxton. For example, development of the site between Middle</p>	<p>within the Foxton Conservation Area and development here would lead to the loss of a significant green spaces which would harm the character and appearance of the Conservation Area. The local community has supported other, better located sites for housing development.</p>	

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		<p>Street and Vicarage Lane is surrounded by residential properties and likely to have a greater impact on existing residents. Site Profiles document - With reference to the above document on the Foxton Neighbourhood Plan website and specifically the profile in relation to the subject site, we comment as follows: 1. The Highways Authority have no concerns in connection to North Lane, which is demonstrated in the response to the outline planning application. A suitable access can be achieved and pedestrian connectivity will be enhanced. 2. The footpath that crosses the site will stay on its currently alignment. 3. As the site is enclosed by North Lane, we do not consider that the site extends into open countryside. Views out of the site across North Lane towards the countryside are limited because of mature trees and hedgerows along this boundary. It is not until you are out of the site and crossed North Lane that you get open, expansive views of the countryside. 4. We have, as previously alluded to, received expressions of interest from local people wanting to purchase a property on the site, if permission is granted. We consider that the site will have limited impact on existing residents as the majority of the properties off Main Street are separated from the development site by large gardens, planting and workshops, offices and</p>		

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		studios. 5. The proposal includes a large area of open space and extensive landscaping/tree planting to ensure the development reflects the existing built form of Foxton. This will also assist in providing natural habitats and areas for wildlife.		
Housing	Andrew Granger on behalf of Mr J Carter	Conclusion - The allocation of the residential development site off North Lane through the Neighbourhood Plan would allow flexibility in the plan to support the delivery of residential dwellings to accommodate future housing needs in the village. As communities grow and expand, we believe that development will be needed to provide for families who wish to remain living within Foxton and for those who wish to downsize into smaller homes. Since the submission of the outline planning application in November 2015 a number of local people have expressed an interest in the site and stated a desire to purchase a property if planning permission is granted. Andrew Granger & Co. would like to remain involved throughout the Foxton Neighbourhood Plan process and therefore request to be informed on any future consultation stages and when the document	Our Spring 2015 questionnaire survey focussed on the identification of areas of the parish to be protected and areas suitable for development. Based on earlier consultation and other sources, 28 key sites were identified and local residents were asked to state whether they wanted each site to be protected or developed. All local residents and businesses were consulted. The paddock to the north-east of North Lane, which is now the subject of an outline planning application (15/01895/OUT) for the erection of 13 dwellings including associated open space and access, was identified as one of those sites. In response to the questionnaire, 87 respondents wanted to see the site protected and 51 were prepared to	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>is submitted to Harborough District Council and the Independent Examiner.</p>	<p>see the site developed. The Parish Council also consulted the Highway Authority in connection with the housing site options. The Highway Authority advised that North Lane is substandard in its width and design to cater for additional traffic and the Highway Authority would have concerns in connection with any increase in turning traffic at the junction to the south of North Lane with Main Street. Visibility at the existing access from the development site onto North Lane is also substandard. Applicant(s) would have to demonstrate that appropriate highway works could be undertaken to provide a highway of 7.5m wide including a footway of 2m width to ensure the safety of pedestrians and vehicle users. It is likely that such works would incur significant costs, which may make the small scale development envisaged unviable. The County Ecologist has expressed concerns about the site and has requested badger, Great Crested Newt and habitat surveys. The site lies within the Foxton Conservation Area and development here would lead to the loss of a significant green spaces</p>	

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			<p>which would harm the character and appearance of the Conservation Area. The local community has supported other, more suitable sites for housing development. If planning permission is granted for this development, the scale of development anticipated would be around 40 dwellings- close to the maximum provision envisaged for Foxton in Harborough District Council's Options Consultation Paper (Sept 2015) which sets out nine options for future homes and jobs. In the associated Sustainability Appraisal, option 1 (which would require Foxton to provide for 51 dwellings) was the least sustainable of the nine options put forward.</p>	
Housing	John Carter	<p>The Village originally approached me for land for development and my strip of land to North Lane was duly put up for planning. I have lived in Foxton for over 50 years and during that time the Parish Council have refused all approaches for Planning on the Village Green area as this is the only green area left in the centre of the village. It is with surprise that I see they are now promoting a significant part of the centre of the village for redevelopment. I have submitted an outline planning</p>	<p>Our Spring 2015 questionnaire survey focussed on the identification of areas of the parish to be protected and areas suitable for development. Based on earlier consultation and other sources, 28 key sites were identified and local residents were asked to state whether they wanted each site to be protected or developed. All local residents and businesses were consulted. The paddock to the north-east of North Lane, which is now the</p>	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>application for a potential development which is being met with objections and concerns from the Parish Council. I appointed Andrew Granger and Co to act as my agent and planner. They attended a meeting with members of the Parish Council but at no time received any feedback, and we assumed there were no objections to our proposals. It was surprising and disappointing therefore to find that we are not part of the village plan. Andrew Granger have kept them fully aware of the proposals and we have received no response whatsoever. The original boundary to North Lane was shown as farm land, plus a car park offices and factory buildings which have full planning permission for light industrial use. However this did not stop planning on green field land being granted for:</p> <ul style="list-style-type: none"> 6 holiday houses A large village shop. <p>Also The village plan is not correct as the paddock next to the proposed site now has a tarmac road through the middle with several brick buildings and a large mobile home on it – none of this is shown on the village plan.</p> <p>The Proposed Site The site is ideal for development, and affects no neighbours, already we are being asked about it from villagers who want a house for</p>	<p>subject of an outline planning application (15/01895/OUT0 for the erection of 13 dwellings including associated open space and access, was identified as one of those sites. In response to the questionnaire, 87 respondents wanted to see the site protected and 51 were prepared to see the site developed. The Parish Council also consulted the Highway Authority in connection with the housing site options. The Highway Authority advised that North Lane is substandard in its width and design to cater for additional traffic and the Highway Authority would have concerns in connection with any increase in turning traffic at the junction to the south of North Lane with Main Street. Visibility at the existing access from the development site onto North Lane is also substandard. Applicant(s) would have to demonstrate that appropriate highway works could be undertaken to provide a highway of 7.5m wide including a footway of 2m width to ensure the safety of pedestrians and vehicle users. It is likely that such works would incur significant costs, which may make the small scale</p>	

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>their children or are at an age where they want to move from their existing house to downsize but still stay in the village. The right of way stays in the same place and will not affect walkers. North West of the site there are views to the holiday houses and fields and North Lane. South of the site there is a view of the field. West of the site – Carter Design Group car parking and outbuildings. East of the site there are numerous buildings, a large tarmac drive and mobile home. To the side and rear of the Shoulder of Mutton Pub which was part of the adjoining field, single houses were given planning permission. This was at the time a field area. COMMENT As a Designer, Artist, and Sculptor with some reputation, should the application succeed, my intention would be to put forward a full Planning Application for eco and design orientated properties. The properties would be next to my sculpture garden with a small park the other side. It could become a very interesting part of the village. A great deal of thought will be given to the design of the houses which will have architectural integrity, and will be Eco constructed. If outline planning is given approval the final application will encompass this eco approach and a considered design</p>	<p>development envisaged unviable. The County Ecologist has expressed concerns about the site and has requested badger, Great Crested Newt and habitat surveys. The site lies within the Foxton Conservation Area and development here would lead to the loss of a significant green spaces which would harm the character and appearance of the Conservation Area. The local community has supported other, better located sites for housing development.</p>	

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		which will be interesting and enhance the area when viewed in with the village landscape.		
3.2	Harborough District Council	Concern that there is no reference to the possibility that the target for Foxton may be higher than 27. Given that the continuation of the Core Strategy approach (as set out in the new Local Plan Options) would see a further 38 (on top of completions since 2011 and commitments), with the all the options ranging from 12 -51, the target for Foxton could exceed 27. The possible need for a review, once the minimum target for Foxton is determined through the Local Plan, should be acknowledged here. It is mentioned at 7.3 but I think it would be helpful to highlight it here too. Last sentence of 3.2 is misleading as it will be the new Local Plan which will inform the preparation of Neighbourhood Plans. Should a Neighbourhood Plan identify some major constraint on future development, this may well be taken into account in the Local Plan. However, this does not appear to be the case in Foxton therefore it will be the new Local Plan which sets the context. This could trigger the need for a review of the neighbourhood plan if flexibility has not been built at this stage.	Neighbourhood plans can be developed before, after or in parallel with a Local Plan. Paragraph 3.2 refers to the preparation of a new Local Plan and the possibility that it may require more housing growth. Further details are contained in paragraph 7.3. The Neighbourhood plan is not tested against the policies in the emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. The new Local Plan is in the very early stages of preparation. The District Council's Options Consultation Paper (Sept 2015) sets out nine options for future homes and jobs. The Neighbourhood Plan's housing provision of 27 dwellings is broadly compatible with all options except Option 1. In the associated Sustainability Appraisal, option 1 (which would require Foxton to provide for 51 dwellings) was the least sustainable of the nine options put	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			<p>forward. It should be noted that the last sentence of paragraph 3.2 reflects Planning Practice Guidance paragraph 13 which states 'Where a neighbourhood plan has been made, the local planning authority should take it into account when preparing the Local Plan strategy and policies, and avoid duplicating the policies that are in the neighbourhood plan.'</p>	
F11	Patricia Heptonstall	<p>Tranquillity, Fisher's Farm, North Lane and land at Middle St and Vicarage Drive - In the above paragraphs emphasis has been made on the impact of traffic. Foxton is a village where there are narrow lanes, i.e. Hog Lane, North Lane, Vicarage Drive or the road narrows to a lane i.e. bottom of Middle St, Swingbridge St and over the swingbridge. Building development on all these areas will impact enormously on the access of residents, the bus service (Middle St and Hog Lane) during building and afterwards in the huge increase of cars in the village. I feel strongly therefore that this amount of building should not be permitted in this restricted village environment.</p>	<p>In spring 2015, we consulted local people on the appropriate level of housing development for Foxton. The Foxton Neighbourhood Development Planning Committee suggested that approximately 27 houses should be built over the Neighbourhood plan period up to 2031. This level of growth was supported by 81 (59%) of respondents. In setting this level of growth we have had regard to local build rates, the Harborough Core Strategy, the emerging Local Plan and local infrastructure capacity. In 2015, we consulted the Highway Authority and its feedback has been taken into consideration in the allocation of development sites.</p>	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F11	Mr and Mrs Dean Biddle	<p>The proposal also seems to be vague in reference to the amount of dwellings that are proposed, why 27? I understand that this is only a suggested amount so why the need to provide this exact amount when the actual need has not been supported in any depth. The excuse of affordable housing is used constantly but the Council has inadvertently encouraged developers to have to provide more intense development to make building financially viable. The Parish need to be careful that unsupportable development does not force residents to leave the village as the reasons for moving here in the first place are slowly being eradicating.</p>	<p>In spring 2015, we consulted local people on the appropriate level of housing development for Foxton. The Foxton Neighbourhood Development Planning Committee suggested that approximately 27 houses should be built over the Neighbourhood plan period up to 2031. This level of growth was supported by 81 (59%) of respondents. In setting this level of growth we have had regard to local build rates, the Harborough Core Strategy, the emerging Local Plan and local infrastructure capacity.</p>	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F11	Berrys on behalf of A and B Turney	We accept Policy F11 which seeks a minimum housing provision of 27 dwellings by 2013 and that these new dwellings should be within the limits of development. In addition, we support the identification of sites that will accommodate this provision as specified in the Policy. Such an approach is compliant with the NPPF at paragraph 183 which advises that Neighbourhood Plans can be used to “set planning policies through neighbourhood plans to determine decisions on planning applications”. In addition, paragraph 185 advises “neighbourhood plans will be able to shape and direct sustainable development in their area.” Policy F11 adds certainty and predictability to the planning system as it relates to the village helping both the development industry and villages alike.	Noted	No change
F11	Carl Bedford	Since the NDP should seek to ensure the sustainability of the Village Community this requires encouragement and provision for sufficient new development to ensure continuing support for the existing local services which help to make Foxton a desirable place to live. These may be identified as including the School, Church, Village Hall, Shop, Public Houses and Bus Service, all of which are meeting pressures from economic forces due to changes in demography, lifestyle changes, the 'internet	A housing provision of around 27 dwellings is known to have the support of the Foxton Neighbourhood Development Planning Committee and the majority of the local community. It is a scale of development that is compatible with Foxton's status as a Selected Rural Village and planned growth options in the emerging Local Plan. It is a level of growth that is suitable for the level of services and facilities in Foxton, and	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>age', etc. Some of these forces could be mitigated by a somewhat larger resident population and for this reason I question the suggested policy of providing for only 27 New Dwellings over the Plan Period, even though this received majority support in the consultation. I note that although 81 Responses (59%) were in favour of that figure, this only represents 40% of the 200+ households and may well be less should some of the responses have come from the same household. Democratic but not necessarily conclusive.</p> <p>Whilst only Option 1 in HDC's developing Local Plan suggests a substantially higher figure than the proposed 27 dwellings for Foxton, and this may well not be the option the LPA decides on, HMG Planning Policies do encourage Communities to be forward looking in their NDPs and I would suggest that Foxton would be a more sustainable community for the future with from 50 to 100 new dwellings, rather than the proposed 27.</p> <p>The 50 number could be achieved with hardly any changes to the proposed Limits to Development, by encouraging a higher density on the suggested sites in conformity with TCPA/PPG-PPS3 policies of 30-40 dwellings per hectare. The 100 figure would only require these Limits of Development to be extended, in places, up to the natural</p>	<p>allows the village to respond positively to identified housing need issues- especially the need for downsizer housing, family housing, smaller and cheaper homes. Harborough District Council will take our Neighbourhood Plan into account in preparing the new local plan but we may need to review our Neighbourhood Plan to ensure that it conforms to the new proposals and requirements.</p>	

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		boundaries of Foxton Brook and/or the Ancient Ring of Village Streets. The above will no doubt be a minority view but 'nothing ventured, nothing gained', and no disrespect to the NDP Committee who have done a lot of hard work.		
F12	Angela Gubbins	Fishers Farmyard Site 21 It is outside the existing conservation area and limits to development. North Lane is not wide enough to cope with any additional traffic.	A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Section 69 of The 1990 Planning (Listed Buildings and Conservation Areas) Act). The main purpose of conservation area designation is to acknowledge the special character of an area- it does not define a development area. The Limits to Development have been updated and will help prevent the sprawl of development into the countryside and to protect the landscape setting of the village. The Highway Authority have, in principle, found this site acceptable for residential development.	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F12	Harborough District Council	<p>Criterion C (loss of garden space) is not justified and could be considered to be overly restrictive. Whilst there may be specific garden space that contributes to the character of the village, a policy with prevents the loss of any garden space throughout the whole village is not justifiable and is potentially restricting sustainable development. The risk is that an Examiner will not permit the policy because it is too restrictive. There are some large gardens in the village and the loss of part of these could occur without impacting on village character. Given that not all of the housing target is allocated and limits to development are proposed, garden space could provide some appropriate infill opportunities without detriment to the village. Policy F11 depends on development within the Foxton limits to development and gardens could make a valuable contribution under criterion B. Suggest identifying those areas that are important to retain rather than a blanket ban on any garden development. These sites can be identified on a plan.</p>	<p>NPPF paragraph 53 invites authorities to consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The community is concerned that continued 'garden grabbing' is having an adverse effect on the character of Foxton by reducing open spaces between buildings, robbing the community of green breathing space, safe places for children to play and havens for wildlife. These open spaces are an important characteristic of the village as recognised in various appeal decisions (e.g. APP/F2415/A/11/2161416 and APP/F2415/A/14/2216078). Local housing needs will be met by allocating land for housing, therefore we can place stricter controls on infill development to prevent the unwanted development of gardens. Opportunities for infill within Limits to Development remain for housing development through brownfield development and conversion.</p>	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
3.9	Stuart Warriner	With reference to 3.9 in the plan. Whoever wrote that housing at Fishers Farm will get rid of farm traffic, dust and noise? Should be thoroughly ashamed and is nothing short of a disgrace. He or she should remember that if it was not for farming, villages would never have existed. In short if they do not approve of country life, don't come and live here and try to change hundreds of years of tradition and ways of life!! To see the crops being sown, harvested and brought back to the farm is always a wonderful sight. If such people want to rid the village of a necessary part of its main industry they could do no worse than take a closer look at what is involved in producing the food that appears on the table. You might learn something. In short if you don't like it, please do us a favour and return to suburbia!!	In spring 2015, we asked local residents their views on new housing site options. The redevelopment of the Fisher's Farm site (Site 21) had the support of 63 residents with 16 against.	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F13	Leicestershire County Council	When requiring off site highway mitigation this must be proven to be compliant with the tests of the Community Infrastructure Levy (CIL compliant). When seeking to secure mitigation and infrastructure improvements the party requiring said improvements will be likely to be asked by the LPA to demonstrate with evidence that they can be justified as a direct consequence of that particular development proposal. In law, Planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind. You could amend the wording in relation to D & F to start each sentence with 'If consideration is given to' or similar.	A preliminary highway assessment has been prepared in consultation with the Highway Authority. Criterion D and F reflect the conclusions of that assessment.	No change
F13	Berrys on behalf of A and B Turney	We support Policy F13 to bring forward land at Fishers Farm for development. The site is a farmyard site and although not a brownfield site in the definition of the NPPF, it is extensively covered in buildings and a concrete yard area and is therefore not a greenfield site. It is close to village services and amenities with the village shop immediately next door to the site. The site can also offer some highway improvement to North Lane as our client owns the land to the highway edge for the full site frontage and a foot path can be provided along North Lane in front of the site. Some improvement to the	Noted	No change

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		<p>North Lane/Main Street junction will also result from the development of the farmyard site. Working with the village and the Neighbourhood Plan Group we can provide a fully policy compliant scheme with respect to the current draft policy. The client has already undertaken a preliminary Flood Risk Assessment and highways assessment and is working on an illustrative site layout to support the Neighbourhood Plan process. We are aware of the recent flash flooding that occurred at the village this month but notably the site at Fishers Farm did not flood. The field outside the site did however flood. The redevelopment of the site at Fishes Farm may help to relieve some of the flash flooding as the extent of impermeable surface across the site will be reduced allowing for water to percolate through the ground. The scheme will also incorporate other flood reduction measures.</p>		
F13	Anglian Water	<p>It is proposed to develop this site for 10-12 dwellings. The development of this site may require improvements to the existing foul sewerage network to enable this development to come forward.</p>	Noted.	<p>A new sentence be added at the end of paragraph 3.10 to state: 'The development of this site may require improvements to the existing foul sewerage network'.</p>

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F13	Alan Fenn	Fishers Farm prop. dev. - Whilst I do not object to this proposal, other than to see the loss of another village farm, I have strong reservations about the exit onto Main street, and wonder if the proposers could be encouraged to create a road along the back of the development, exiting onto this straight stretch of the Langtons road. A much safer and less dangerous than the tight junction proposed. You will no doubt have seen the ridiculous report the "engineer" cooped up about entry and expected traffic flow onto this junction in support of the Carter proposed development.	Criterion F of Policy F13 requires improvements to the junction of North Lane and Main Street.	No change
F13	Marion Butlin	Fisher's Farm. As North Lane is narrow I suggest making it a one-way system. Driving in at the Black Horse and out at the bottom.	Criterion F of Policy F13 requires improvements to the junction of North Lane and Main Street.	No change
F13	Cheryl Walker	Fishers Farm is close to the junction of North Lane and Main St, any extra traffic here would be very dangerous because it's on a bad bend. The farm is still in constant use and should stay as agricultural use and not be developed into housing.	Criterion F of Policy F13 requires improvements to the junction of North Lane and Main Street. Redevelopment offers the opportunity to replace utilitarian farm buildings with well-designed housing which meets local needs and will remove farm traffic, noise and dust from the village.	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F13	Keith Gubbins	Site 21 Development on North Lane should not be allowed, as the road is too narrow to cope with the traffic. It is also prone to flooding. The waste drainage system wouldn't cope with the extra volume. It is also out of the limits to development. Why do the boundary lines keep moving? Site 22 was inside of the development area and site 21 was outside of the development area. Now the development line has moved with Site 21 inside the development area and Site 22 outside? Site 2 and Site 21 Residents opinion on non-development of these multi development sites will be overlooked, as owners' / property developers' sole intention is greed e.g. more houses more profit. With no regard to residents' feelings.	Criterion F of Policy F13 requires improvements to the junction of North Lane and Main Street, there is also sufficient space to widen North Lane between the development access and Main Street to 4.8m. A preliminary flood risk assessment has been undertaken which concludes that the main areas of risk are largely contained within the banks of Foxton Brook and the site is generally unaffected by fluvial flooding. Anglian Water have advised that the development of this site may require improvements to the existing foul sewerage network and the Neighbourhood Plan should be amended to reflect this. In spring 2015, we asked local residents their views on new housing site options. The redevelopment of the Fisher's Farm site had the support of 63 residents with 16 against and 56 having no strong opinion. The Limits to Development have been amended accordingly.	A new sentence be added at the end of paragraph 3.10 to state: 'The development of this site may require improvements to the existing foul sewerage network'.

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F13	Elizabeth Cockbill	Fishers Farm. No problem with development. However serious concerns about the width of the road at the pinch point – not wide enough for two cars to pass. 12 houses = 24 cars – 48 car movements a day at the very least. Large and very large lorries deliver to Carter's, many a day. They reverse into the lane taking a long time – removal of triangle would make it possible for these lorries to get into North Lane.	Criterion F of Policy F13 requires improvements to the junction of North Lane and Main Street.	No change
F13	Mr and Mrs Dean Biddle	Another point of interest contained within the proposal in that the need to keep development within the defined limits to development and yet to allow the development at Fishers Farm the village boundary is to be extended to incorporate this.	The current Limits to Development were prepared as part of the 2001 Harborough District Local Plan and have not been reviewed since. The Foxton Neighbourhood Plan proposes new Limits to Development.	No change
3.11	Pegasus Group on behalf of Cliffe Investement Ltd	The Foxton Neighbourhood Plan has been prepared under the neighbourhood planning regime established through the Localism Act and the National Planning Policy Framework (the Framework). It is a significant document that will inform and guide decision making in Foxton for the period to 2031. It will form part of the Development Plan requiring that planning applications are determined in accordance with the Neighbourhood Plan unless material considerations indicate otherwise; awarding it the same status as Local Plans in decision making. The work that has gone in to the	Throughout the process of developing the neighbourhood plan the Parish Council has considered how it will demonstrate that its neighbourhood plan will meet the basic conditions that must be met if the plan is to be successful at independent examination. A Basic Conditions Statement is being prepared to demonstrate to the independent examiner that our draft neighbourhood plan meets the basic conditions.	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>Neighbourhood Plan is evident and the community engagement that has been undertaken to date will provide a good foundation for future community support and consensus should the plan reach referendum stage. However, the outcomes of effective and meaningful consultation are not the sole determinant of the content and policies of the Neighbourhood Plan. It is a requirement that the Neighbourhood Plan must pass the Basic Conditions as set out in the Localism Act 2011, including:</p> <ul style="list-style-type: none"> • Have regard to the national policies and advice contained in guidance issued by the Secretary of State; • Contribute to the achievement of sustainable development; • Be in general conformity with the strategic policies of the development plan for the area (Harborough District Council Core Strategy), and; • Be compatible with the European Union and European Convention on Human Rights obligations. 		

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F14	Peter Berry	<p>Vicarage Drive seems to have drawn the "short straw". 6 houses on Vicarage/Middle St site and 3 houses on Vicarage/Hog Lane is ridiculous. Together with the new build recently completed on Vicarage Drive, this will mean a total of 10 houses within this small area. Total infill! Has always been refused planning permission for all reasons already stated last year and in previous years of application. These reasons have not suddenly gone away. They are just as valid and accurate as before.</p>	<p>In our Spring 2015 questionnaire survey, 170 return were received. Over half of respondents support the development of the sites between Middle Street & Vicarage Drive and at the corner of Hog Lane & Vicarage Drive. A small part of the site between Middle Street and Vicarage Drive will be developed for housing. The larger, remaining part of the area shall be planted and managed as a community orchard. Planning permission for the erection of seven dwellings (11/00463/FUL) was refused by Harborough District Council in May 2011. The subsequent appeal was dismissed on the grounds of impact on an adjoining property and impact on the character and appearance of the Conservation Area. Since then, the Government has published National Planning Policy Guidance which expects local planning authorities to boost significantly the supply of housing. The proposed development is now smaller and has local support. The impact on the amenities of adjoining properties will be addressed.</p>	No change

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F14	Angela Gubbins	Middle St/Vicarage Drive Site 2 If the land is to be developed it should be low density. The junctions at both ends of Middle St/Main St are very dangerous as visibility is very poor. Fewer houses would mean less additional vehicles on both of these roads.	A small part of the site between Middle Street and Vicarage Drive will be developed for housing- around six dwellings. The larger, remaining part of the area shall be planted and managed as a community orchard. Criterion C of Policy F13 requires highway improvements at the junctions of Vicarage Drive/Main Street and Middle Street/Main Street	No change

Foxton Neighbourhood Development Plan: Consultation Statement

F14	Historic England	<p>Thank you for consulting Historic England about your Neighbourhood Plan. The area covered by your Neighbourhood Plan encompasses Foxton Conservation Area and includes a number of important designated heritage assets including the grade II* listed Church of St Andrew. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area. We welcome the emphasis on the protection of green spaces in the village, which are such a distinctive part of its character and the significance of the conservation area, something confirmed in the Foxton Conservation Area Character Statement. Lying as they do within the development boundary of the village they will be vulnerable to proposals for development. Of the housing proposals, policy F14 (Land at Middle Street and Vicarage Drive) involve the development of approximately one half of one of the more significant green spaces which forms a “green finger” into the village. The loss of this as an open space would harm the character and appearance of the conservation area. Whilst deliverability of housing is an important consideration, it does not override the need for allocations to achieve all three dimensions of sustainable development in accordance with the NPPF. We therefore advise that this</p>	<p>The land between Middle Street and Vicarage Drive is an important open feature within the Conservation Area. The development of a considerable part of this site would be damaging to the character of the village. However, when we consulted local residents, there was some support for limited development. 86 residents supported a small amount of development while 55 were against. 22 residents had no strong opinion. As a result, we have allocated a small part of the site for housing development. The larger, remaining part of the area shall be retained as Local Green Space.</p>	No change
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		<p>allocation is omitted from the plan. If you have not already done so, we would recommend that you speak to the planning and conservation team at Harborough District Council together with the staff at Leicestershire County archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan. Historic England has produced a number of documents which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained.</p> <p>You may also find the advice in "Planning for the Environment at the Neighbourhood Level" useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information.</p>		
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Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F14	Peter Berry	The same logic applies to this proposed development. The practicalities, the infrastructure, light pollution, traffic on roads too small already, with no pavements. Recommendation - Develop Fisher's Farm, develop Carter's proposal, therefore negating the need to effectively ruin the middle of our village. Fringe build is the most sensible solution.	The land between Middle Street and Vicarage Drive is an important open feature within the Conservation Area. The development of a considerable part of this site would be damaging to the character of the village. However, when we consulted local residents, there was some support for limited development. 86 residents supported a small amount of development while 55 were against. 22 residents had no strong opinion. As a result, we have allocated a small part of the site for housing development. The larger, remaining part of the area shall be retained as Local Green Space.	No change

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F14	Leicestershire County Council	When requiring off site highway mitigation this must be proven to be compliant with the tests of the Community Infrastructure Levy (CIL compliant). When seeking to secure mitigation and infrastructure improvements the party requiring said improvements will be likely to be asked by the LPA to demonstrate with evidence that they can be justified as a direct consequence of that particular development proposal. In law, Planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind. You could amend the wording in relation to C & D to start each sentence with 'If consideration is given to' or similar.	Draft Neighbourhood Plan paragraph 4.10 makes it clear that the plan must be deliverable. Therefore, the developments identified in the plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened.	No change

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F14	Pegasus Group on behalf of Cliffe Investement Ltd	<p>Pegasus Group act on behalf of Cliffe Investments Ltd who have interests in land at Middle St and Vicarage Drive, Foxton. Cliffe Investments have been actively promoting the site for development through continuing to engage with Foxton Parish Council throughout the Neighbourhood Plan process. Pegasus Group held a public exhibition on the proposals in October 2014 and attended the drop-in Neighbourhood Plan sessions on 26th and 27th February. Policy F14 of the Pre-Submission Version of the Neighbourhood Plan proposes to allocate land between Middle St and Vicarage Drive for housing development. Cliffe Investments welcome the Parish Council's proposed draft allocation of land at Vicarage Drive for residential development. It is noted that the site is identified by Harborough District Council in the Strategic Housing Land Availability Assessment (SHLAA) 2014 with the potential to deliver more than the 6 dwellings currently proposed. If there is a need for the Neighbourhood Plan to identify any additional development this site represents a suitable, achievable and deliverable option. Criteria B of F14 sets out that the layout and design of the site should incorporate two and three-bedroom single storey dwellings along Middle St and two and three bedroom dwellings along the Vicarage Drive frontage of the site. It is agreed that new</p>	<p>The land between Middle Street and Vicarage Drive is an important open feature within the Conservation Area. In an appeal (Ref: APP/F2415/A/11/2161416) made by Mr Andrew Girvan against the decision of Harborough District Council to refuse outline planning permission for the erection of 7 dwellings, the Inspector recognised that whilst the holding is overgrown its value lies in the openness which allows the countryside to reach in towards the centre of the village and provides a contrast to the residential development that surrounds it. This open land is an important feature of the pattern of development within the Conservation Area and the residual area is worthy of Local Green Space designation. The Harborough District Council Local Green Space Submissions assessment declined to identify the site as a Local Green Space principally because at that time it was the subject of a planning application. Foxton has a smaller proportion of young householders (under 35) but more households over the age of 55. We also know that local house prices are high compared to</p>	No change

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>housing development should provide for a mix of house types informed by the most up to date Strategic Housing Market Assessment and local evidence of need as set out by Policy F16. However, it is considered that there is no justification for limiting the number of bedrooms and storeys, and the site's context means that two storey buildings can be appropriately accommodated on this site. This aspect of F14 is therefore considered to be overly specific and not justified by either evidence of particular housing need or site constraints, and elements B(1) and (2) should therefore be deleted. Policy F14 at Criteria E refers to Local Green Space. Paragraph 77 of the Framework states that Local Green Space can be designated through Local Plans or Neighbourhood Plans, however they must fir the four circumstances whereby the designation can be used. Harborough District Council assessed this site as part of the Local Plan process and the Local Greed report November 2014 considers that land at Vicarage Drive was not appropriate to be designated as Local Green Space. It is noted that the Parish Council have ambitions for a Community Orchard, and our clients are happy to have discussions with the Parish in relation to its aspirations to acquire land for an orchard.</p>	<p>Market Harborough, a high proportion of homes are detached and there are high levels of under-occupancy. It is important that new development responds to the need for smaller, low-cost homes. This part of Middle Street is dominated by single-storey buildings and it is important that the design of new buildings should take into consideration the range of farm buildings on the opposite side of Middle Street.</p>	

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F14	Anglian Water	It is proposed to develop this site for 6 dwellings. Anglian Water has no objection to Policy F14.	Noted	No change
F14	Harborough District Council	Policy F14 and F15: No reference to viability issue under A as in Policy F13 (B). Need to be consistent.	Agreed	Policy F14, Criterion A: second sentence be revised to read 'At least 40% of these shall be Affordable Houses unless it can be demonstrated that this requirement would make the development undeliverable'
F14	Liz Redfern	The areas proposed for development in the NDP cause serious issues for those people in Vicarage Drive/Hog Lane/Middle St who will be directly impacted. If these two areas are developed (as currently proposed) there will be a high concentration of houses at the southern end of Vicarage Drive. I fail to understand how this fits in with one aspect of the NPD namely tranquillity. ("Tranquillity is important to our mental and physical well-being"). This is also one of the few areas within the centre of the village where wildlife is abundant – birds, foxes, deer etc. The proposed plan to develop the land between Vicarage Drive and Middle St was	The land between Middle Street and Vicarage Drive is an important open feature within the Conservation Area. The development of a considerable part of this site would be damaging to the character of the village. However, when we consulted local residents, there was some support for limited development. 86 residents supported a small amount of development while 55 were against. 22 residents had no strong opinion. As a result, we have allocated a small part of the site for housing development. The larger, remaining part of the area shall be	No change

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>overwhelmingly rejected a little while ago and the reasons for this still stand. The developer plans for the land have not changed since the original so I do not understand why this should be encouraged. If (and I strongly emphasise the word if) the development needs to go ahead it would make more sense for the northern end of the plot to be developed – protecting the “open space” feeling for the enjoyment of those living in both Vicarage Drive and Middle St, rather than the piece of land that faces onto a main road. Whilst I strongly agree that the open space should remain, I disagree with the idea to “manage” this open space. There may be a need to tidy this land but one of its best aspects is the wildlife that lives here and this should be encouraged. Privacy especially for no’s 11 and 13 Vicarage Drive, will be completely lost if both pieces of land are developed. Not only will the housing development proposed for the land between Vicarage Drive and Main St face onto these houses but the two storey houses proposed for the land between Vicarage Drive and Hog Lane will completely overlook the houses and gardens of the aforementioned properties. I would welcome any reconsiderations regarding these development proposals.</p>	<p>retained as Local Green Space. In 2015, we consulted the Leicestershire and Rutland Environmental Records Centre on the development site options, the Principal Ecologist had no objections to this development, but planning conditions covering mitigation may be required (see Policy F14 criteria F).</p>	
F14	Elizabeth Cockbill	Middle St site. Two more houses – semi’s? No problem with development.	Noted	No change

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F14	Mr and Mrs Dean Biddle	<p>The summary document that was distributed in February 2016 stipulates that this was the opportunity for residents to comment on the plan but also listed the proposals that were supported by the Parish Council. Great weight was given to the fact that the plan would also protect the character of Foxton and protect it from the urban sprawl of Market Harborough by retaining the limits to development of the village. Last year a planning application to build on the land between Vicarage Drive and Middle Street for 6 dwellings was withdrawn after numerous objections from residents, and yet now, the Parish Council which is supposed to reflect the views of the residents is now endorsing the type of ripple development that the NPPF quotes as inappropriate development in this same area. The same reasons for local objection are still the same today, these include flooding, increase in traffic movements, impact on the village infrastructure both during construction and once these dwellings are occupied and more importantly the impact on what is one of the only areas of green amenity space within the village itself. The amount of wildlife which lives in this small area will be displaced and never be seen again with in the village. Foxton appears now to be on the verge of being solely made up of built development</p>	<p>The land between Middle Street and Vicarage Drive is an important open feature within the Conservation Area. The development of a considerable part of this site would be damaging to the character of the village. However, when we consulted local residents, there was some support for limited development. 86 residents supported a small amount of development while 55 were against. 22 residents had no strong opinion. As a result, we have allocated a small part of the site for housing development. The larger, remaining part of the area shall be retained as Local Green Space. In 2015, we consulted the Environment Agency on the development site options, who are the main Agency providing advice on improving resilience and adaptation to the effects of climate change, with particular regard on flood risk, water resources, water quality (Including groundwater) and aquatic biodiversity. The Environment Agency identified no environmental constraints to development with respect to this site. In 2015, we consulted the Leicestershire and Rutland Environmental Records Centre</p>	No change

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		with almost no areas of open green space except outside the boundary itself.	on the development site options, the Principal Ecologist had no objections to this development, but planning conditions covering mitigation may be required (see Policy F14 criteria F).	
F14	Nick Redfern	The Orchard in Vicarage Drive and Middle Street was sold as utility land. It is therefore highly unusual and disingenuous to consider this land as appropriate for development. Re-designating the use for land after its sale does appear to be a duplicitous action and sets a very dangerous precedent for the planning and future of the village. This blatant disregard for the nature of the land and the impact this will have on the whole of the community has not been taken into account. Developing the Orchard will in effect cap off the lower part of Foxton and reduce the area to a housing estate. Developing the Orchard will significantly reduce the value of houses in Vicarage Drive, a less affluent part of the village. The detrimental impact on lifestyle will be considerable and irreversible, with the accompanying traffic, vehicle parking, light and noise pollution, depreciation of pedestrian safety and invasion of privacy. The available space that sustains the area's wildlife is negligible; farmlands and fields offer scant protection to native wild animals. The Orchard is a home for many wild creatures	The land between Middle Street and Vicarage Drive is an important open feature within the Conservation Area. The development of a considerable part of this site would be damaging to the character of the village. However, when we consulted local residents, there was some support for limited development. 86 residents supported a small amount of development while 55 were against. 22 residents had no strong opinion. As a result, we have allocated a small part of the site for housing development. The larger, remaining part of the area shall be retained as Local Green Space. In 2015, we consulted the Leicestershire and Rutland Environmental Records Centre on the development site options, the Principal Ecologist had no objections to this development, but planning conditions covering mitigation may be required (see Policy F14 criteria F).	No change

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		including deer, badgers, voles, mice, bull finches, silver wagtails. The Development Plan claims to be placing the community at the heart of decisions concerning our village, but the plan is simply a reflection the best interests of the developers and their investors. There appears to be an unusual duality at the heart of this process and that this process is structured with the interests of the residents of Middle Street, Hog Lane and Vicarage drive seems wholly a fictitious matter. The village has made. continual refuting of planning to develop these two sites and it is important that this democratic principle is maintained.		
F14	Cheryl Walker	We do not need more houses being built on this land. Foxton should not be over developed with housing. This would spoil the character of the village. We need to protect the village from more noise/light pollution. There are thousands of new homes being built at Airfield Farm, that is more than enough housing in this area.	The land between Middle Street and Vicarage Drive is an important open feature within the Conservation Area. The development of a considerable part of this site would be damaging to the character of the village. However, when we consulted local residents, there was some support for limited development. 86 residents supported a small amount of development while 55 were against. 22 residents had no strong opinion. As a result, we have allocated a small part of the site for housing development. The larger, remaining part of the area shall be retained as Local Green Space. A housing provision of around 27	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			<p>dwelling is known to have the support of the Foxton Neighbourhood Development Planning Committee and the majority of the local community. It is a scale of development that is compatible with Foxton's status as a Selected Rural Village and planned growth options in the emerging Local Plan. It is a level of growth that is suitable for the level of services and facilities in Foxton, and allows the village to respond positively to identified housing need issues- especially the need for downsizer housing, family housing, smaller and cheaper homes.</p>	
F14	Keith Gubbins	<p>Site 2 and Site 21 Residents opinion on non-development of these multi development sites will be overlooked, as owners'/ property developers' sole intention is greed e.g. more houses more profit. With no regard to residents' feelings. Site2 Should development take place it should be limited with house frontage onto existing roads. E.g. Vicarage Drive only. With no development on Middle Street as the junction on to Main Street is blind and dangerous. Site 21 Likewise with house frontage onto North Lane only.</p>	<p>In spring 2015, we asked local residents their views on new housing site options. The limited development of the site between Middle Street and Vicarage Drive (Site 2) had the support of 86 residents while 55 were against. The redevelopment of the Fisher's Farm site (Site 21) had the support of 63 residents with 16 against. Criterion C of Policy F14 requires highway improvements at the junctions of Vicarage Drive/Main Street and Middle Street/Main Street.</p>	No change

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F15	Angela Gubbins	Vicarage Drive/Hog Lane site 3. More than 2 houses on this site would be over development. The site is on a junction with poor visibility and Hog Lane is not suitable for two-way traffic as it is very narrow.	Foxton needs a supply of smaller, low-cost homes and this site is capable of providing up to three dwellings.	No change
F15	Anglian Water	It is proposed to develop this site for 3 dwellings. Anglian Water has no objection to Policy F15.	Noted	No change
F15	Harborough District Council	Policy F14 and F15: No reference to viability issue under A as in Policy F13 (B). Need to be consistent.	Agreed	Policy F15, Criterion A: second sentence be revised to read 'At least one of these shall be an Affordable House unless it can be demonstrated that this requirement would make the development undeliverable'
F15	Keith Gubbins	Site 3 Should be restricted to 2 houses in balance with the development on the other end of the site and not to over crowd the site.	Foxton needs a supply of smaller, low-cost homes and this site is capable of providing up to three dwellings.	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F16	Bridget and Andy Turney	We feel that it would benefit the village to have a small amount of development (we feel 27 does seem a suitable number) with the majority of houses being attractive to young families which would hopefully benefit the school, pubs, shop and the whole community. We do also feel strongly that the village should maintain its peaceful and tranquil ambience.	Noted. Policy F16 seeks to ensure that the housing needs of older households and the need for smaller, low-cost homes will be met.	No change
F17	Harborough District Council	Policy F17: Policy F15 is not referenced in policy despite the policy F15 saying 1 affordable home will be provided on site.	Noted	The first sentence of Policy F17 be amended to read 'The need for affordable housing will be largely met by the housing allocations identified in Policies F13, F14 and F15'

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
Services and Facilities	Sport England	Sport England provides guidance on developing policy for sport. Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations. If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.	The provision for Open Space Sport and Recreation has been updated in 2015 and adopted by Harborough District Council in January 2016. No new sports facilities are planned for Foxton.	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
4.1	Sport England	<p>Planning Policy in the National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important. It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, 'A Sporting Future for the Playing Fields of England – Planning Policy Statement'.</p>	<p>The neighbourhood plan should not duplicate policies that are in the National Planning Policy Framework. The level of housing growth planned is not sufficient to justify the need for new sport and recreation provision. The main recreation area, the grounds of Robert Monk Hall, are identified as a Local Green Space.</p>	No change

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
F18	Leicestershire County Council	We welcome the consideration of community facilities in the Neighbourhood Plan. It is a positive feature of the Plan that community facilities are recognised and valued and that the Plan seeks to protect and retain existing facilities. Community facilities provide a venue for social, recreational and educational activity and a place where people can meet and access local services. Perhaps support for the independent development of new facilities could be considered along with a policy relating to the protection of Assets of Community Value to support any existing or future designations.	Foxton has a range of basic services and facilities. The Parish Council is not aware of any demand for additional facilities sufficient to justify an extension to Policy F18.	No change
F19	Natural England	We welcome the commitment to Sustainable Drainage Systems for new developments as specified in Policy F19.	Noted	No change
F19	Anglian Water	Anglian Water is supportive of Policy F19 which requires the inclusion of Sustainable Drainage Systems as part of new development within the Parish.	Noted	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
4.9	Leicestershire County Council	Whilst there is a reference to infrastructure in paragraph 4.9 if new development was to come forward (as alluded to in one of your attached documents) there might be a requirement for developer contributions to mitigate the impacts of new development, particularly on local services and infrastructure. A policy therefore might be prudent to be included within the (draft) Foxton NP made along similar lines to the examples shown in the Draft North Kilworth and Great Glen NPs albeit adapted to the specific circumstances at Foxton.	The Draft Neighbourhood Plan provides for limited opportunities for housing growth beyond the sites allocated. The policies for those sites set out the infrastructure requirements and therefore a separate infrastructure policy is unnecessary.	No change

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
5.7	Mrs J Edwards	<p>The bridle way has not been used since the canal was built (over 200 years ago) and alternative routes in close proximity to this one are available to access the towpath without the need to use the Main St road bridge. Four streets in the village currently give access to the towpath in addition to footpaths and bridleways. For access to the towpath from the southern end of the village there is already a wide bridleway/footpath (next to the cemetery which is only 149m walk along a pavement from the proposed route). Therefore, there is currently no need to use the Main St road bridge to access the canal towpath from this end of the village. For access to the towpath from the northern end of the village (where most pedestrians and local population are) there exists numerous ways without using the Main St road bridge (via North Lane/Main St, Woodgate and Swingbridge St). Easy access routes with pavements from both ends of the village to the towpath already exist and are in close proximity to each other so there is no requirement to use the Main St road bridge for this purpose – why is another route to the towpath required?</p>	<p>This proposal was contained within the original Village Design Statement. There are no plans for the provision of a footbridge over the canal to link with the towpath.</p>	<p>Paragraph 5.7 be deleted.</p>

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
5.7	John and Gill Hammond	<p>My wife and I are writing to object to the proposal contained in clause 5.7 which envisages the re-opening of that part of North Lane which was cut off when the canal was built. This section has been part of the Mount Farm for over 200 years during which time it has become an integral part of the farm – one section is used as holding pens for livestock and shearing and is heavily gated. In another part the gradient has become very steep and muddy and is not suitable for a footpath and in parts has been built over for many years. It also traverses a private yard used for farming muckheap and parking. In addition the exit onto Main Street is too dangerous coming out as it goes on to a bad corner with very fast and ever increasing traffic and also the pavement although we gave the land for it to be widened is still too narrow especially for prams. Also with no pavement on either side of North Lane and with traffic coming from the bridge on Main Street walkers would be in danger. We are very worried about the threat to our farm's security – with the public coming through close to animals. The area around Foxton is extremely well endowed with footpaths and if people are worried about going over the humpback bridge it is but a very short distance along the towpath to the Swingbridge and a much nicer and safer</p>	<p>This proposal was contained within the original Village Design Statement. There are no plans for the provision of a footbridge over the canal to link with the towpath.</p>	<p>Paragraph 5.7 be deleted.</p>

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>walk. We hold continuous affidavits going back to 1962 confirming non usage. To reopen this now after 200 years would be intolerable and very unfair and would wreck our privacy and that of 98 Main St. To carry out this project would involve a serious loss of amenity. We would like to point out at we already have a public right of way through our farm. We have worked very hard and at considerable expense to improve and maintain the bridleway and footpath to Foxton Locks which is in constant use and considered particularly excellent for walking dogs safely. In addition, we were effectively forced to provide the access to Foxton Locks but in doing so we have tried hard to preserve the countryside between Foxton Locks and the village. We feel that we cannot afford any more intrusion and we would be most grateful for the proposal to be excluded from the plan. Please see the letter accompanying this submission. Can we concentrate on reducing the increased impact of fast and heavy traffic through Foxton, particularly noting the weight restrictions on the canal bridge. Please preserve the countryside around Foxton to avoid it becoming part of Market Harborough.</p> <p>With the ever increasing traffic and the surrounding development it is essential that what is left of the countryside is preserved and</p>		

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>efforts are made to stop traffic using Foxton as a “rat run”. Instead of opening a footpath and a bridge over the canal, by far the best solution would be to install a footbridge at the side of the humpback bridge on Main St which would be much more direct and is in fact supported by the owners of the adjacent Forge House.</p>		

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
5.7	Stuart Warriner	<p>The proposal to install a footbridge over the canal for pedestrians is not necessary and rather short sighted to say the least. There are two perfectly serviceable bridges within 5 minutes' walk, namely the Main St one and the Swingbridge, both of which provide easy access to either end of the village. The fact that neither has a footpath has not to my knowledge, having lived in Foxton since 1947 (14 years at the Mount) ever been a factor in any pedestrian being involved in an accident. Installing a bridge will inevitably give walkers access to what is farmed private land. Giving that most of them have no idea of countryside do's and don'ts, dogs will be let off leads to run free among valuable livestock, i.e. pregnant ewes, ewes with lambs, cattle and very valuable horses. Fouling will almost certainly be a problem. To access the top end of the bridleway would involve pedestrians having to walk almost half way up the Mount Farm driveway (private) and within feet of the front door of the adjacent cottage. This is totally unacceptable and could lead to possible confrontation. There is also the problem of litter which will almost certainly occur as this is already evident on the bridleway starting near the cemetery and does get thrown over onto adjacent property.</p>	<p>This proposal was contained within the original Village Design Statement. There are no plans for the provision of a footbridge over the canal to link with the towpath.</p>	<p>Paragraph 5.7 be deleted.</p>

Foxton Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
5.7	Kerry Farnsworth	Rather than providing a footbridge to link the bridleway to the towpath I think consideration should be given to a pedestrian bridge over the existing bridge on Main St. This bridge is currently very dangerous for pedestrians especially small children and the elderly when trying to cross and with vehicles increasing, I feel it will get worse. I think a footbridge at that site would be used considerably more than a bridge further along the canal as suggested.	This proposal was contained within the original Village Design Statement. There are no plans for the provision of a footbridge over the canal to link with the towpath.	Paragraph 5.7 be deleted.

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5.7	Christine Randall	<p>I write to object to the plan to reopen a disused bridleway from the church through the land of the Mount Farm, past the rear of my property (96 Main St), down to the canal and the proposal to build a bridge across the canal. I feel a much better use of public money would be to build a pedestrian walkway alongside the existing hump back bridge on the Main St over the canal. There is currently no existing footpath which poses a danger for pedestrians. In 2008 a lady in the village slipped on the ice and broke her leg. The lady had to crawl on her elbows to safety and was fortunate she was not killed by a car. No one is going to walk the long way round. The hump back bridge serves the church, the graveyard, and the pub and the many walkers who come to Foxton use it. It also serves the school. It is not a practical proposition to put another bridge over the canal to serve a footpath which is hardly ever used. It is far safer to walk across a footbridge at the site of the existing hump back bridge – a much better use of public money and safety.</p>	<p>This proposal was contained within the original Village Design Statement. There are no plans for the provision of a footbridge over the canal to link with the towpath.</p>	<p>Paragraph 5.7 be deleted.</p>

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5.12	Kevin Feltham (DR)	The two Kibworths are no longer being seen as just the single settlement of Kibworth by HDC and LCC. In recent documentation they both refer to the settlement as the Kibworths. Could sections 2.1 and 5.12 in Foxton's NP refer to the Kibworths and not Kibworth.	Noted	The first sentence of paragraph 5.12 be amended to read 'The Centrebus 44 service links the village with Market Harborough, Fleckney, the Kibworths and Great Bowden'.
5.12	Ruth Dennehy	Why can't we have a bus shelter?	The Parish Council will consider this request.	No change
5.16	Leicestershire County Council	Section 5.16 (Roads) - Unless this can be qualified (e.g. what is the evidence – have the police recorded personal injury accidents) we would recommend removing 'dangerous' from the text. A variety of factors, including evidence on the number of personal injury accidents, are used justify the introduction of measures.	Noted	The second sentence of paragraph 5.16 be amended to read 'The roads are narrow, there are few footways and there are junctions and bends which many local people consider to be dangerous'.

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5.16	Beth Garrard	The junction at Middle St/Main St is dangerous. This doesn't appear to be acknowledged or addressed.	Criterion C of Policy F14 requires improvements at the junctions of Vicarage Drive/Main Street and Middle Street/Main Street.	No change
5.16	Mike Ward	We seem to have lost the reference in the original VDS to the hazard for vehicles exiting North Lane or Middle Street onto Main Street by the Black Horse bridge. Suggest the VDS wording, or similar is reinstated.	In the period 2005 to 2014, there were no recorded accidents in this location.	No change
5.16	Dorothy Ward	Support but would wish to see attention drawn to North Lane/Black Horse bridge traffic hazard as in original document.	In the period 2005 to 2014, there were no recorded accidents in this location.	No change
F20	Leicestershire and Rutland Wildlife Trust	For information, LRWT are going to be surveying Foxton Locks this year as it is a good area for wildlife. You should include the wildlife value of the locks in policy F20.	Noted.	Paragraph 6.3 be amended by adding the following sentence 'The Leicestershire and Rutland Wildlife Trust identify the locks as being a good place for wildlife and are intending to survey the area in 2016'. Criterion A of Policy F20 be amended to read 'The conservation and enhancement of heritage assets

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				and wildlife'. A new criterion be added between C and D to read ' they minimise impacts on biodiversity and provide net gains in biodiversity where possible'.
F20	Canal and River Trust	We would suggest that Policies F4 and F20 should be the subject of further discussion in order to ensure that the NDP incorporates the flexibility necessary to be able to support appropriate development linked to Foxton Locks in a manner which respects and acknowledges its historic importance and also the amenities and quality of life of local residents within the village. For example, the proposed restriction on new overnight accommodation and residential moorings within Policy F20 does not explain why such proposals would be intrinsically harmful, and therefore unacceptable in any form. As such, we would ask whether it is appropriate to seek to impose such a blanket restriction. It is important to ensure that the NDP reflects the aims of Harborough District Council, which is currently preparing a new Local Plan. The recent Options Consultation Paper (Sept 2015) sets out the Draft Objectives for the new Local Plan, including the intention to 'promote the	Foxton Parish Council met Amion Consulting who have been appointed by the Canal and River Trust to prepare the Foxton Locks Destination Management Plan. The Management Plan is at a very early stage of preparation. The Neighbourhood Plan supports sustainable rural tourism that benefit businesses in the rural area, communities and visitors, and which respects the character of the countryside. Policy F20 seeks to maintain an appropriate balance between competing demands and allows for the creation of new overnight accommodation through the re-use of existing buildings. However, new building would encourage the expansion of Foxton Locks as a tourist destination and have an adverse impact on the heritage value of Foxton Locks, the quiet	No change

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>sustainable growth of tourism, cultural activities and access to the countryside across the District for the benefit of both residents and visitors'. Leicestershire County Council's Strategic Plan 2014- 18 also recognises the importance of tourism in enabling economic growth through the provision of employment, increased visitor-spend and promoting Leicestershire as a place to live, work and do business. It acknowledges the importance tourism plays in enhancing and protecting its natural, historic and cultural offer, as well as identifying Foxton Locks as one of the key sites/significant attractions where tourism investment will be supported. The Leicester and Leicestershire Enterprise Partnership (LLEP) has identified Tourism as one of its 8 priority sectors and the draft Tourism and Hospitality Sector Growth Plan 2015- 2020 identifies Foxton Locks as one of the top ten principal attractions in the County. In this context, we believe that it is important that the NDP incorporates a positive approach to Foxton Locks which reflects the aspirations already set out in policies at County and District level for realising the potential of such sites. Whilst we agree that the impact of any proposed new development must be carefully weighed, we do not feel that a policy within the NDP which is too prescriptive represents the best means</p>	<p>enjoyment of the canal and surrounding countryside, and the quality of life for local residents. Its isolated location would also encourage unsustainable transport patterns. The Foxton Neighbourhood Plan is being developed before the new Harborough Local Plan, however the Parish Council is taking account of the reasoning and evidence informing the Local Plan process. Once the Neighbourhood Plan has been made, the District Council should take it into account when preparing the Harborough Local Plan strategy and policies, and avoid duplicating the policies that are in the neighbourhood plan. With respect to residential moorings, Foxton Lock's isolated location would also encourage unsustainable transport patterns especially as the site is not well served by public services. NPPF paragraph 55 advises local planning authorities to avoid new isolated homes in the countryside. While Foxton Locks may require extensive repair and maintenance, no details of these have been provided, how urgent they are, or why they cannot be financed by the profits from existing visitors and</p>	

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Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		of achieving the right balance. We consider that further constructive discussion between the Trust and the Parish Council is key to ensuring that Foxton Locks can develop appropriately and sustainably to the benefit of all, and thus contributes towards achieving the objectives of the emerging District Local Plan, and those of the County Council and LLEP. We would therefore welcome the opportunity to engage with the Parish Council on these matters.	other funding. There is no proposal to secure the funds for specific repairs or any mechanism before to ensure that profits would be spent in this way.	
F20	Market Harborough District Council	Policy F20: Criterion C (noise etc.) very restrictive as any development is likely to generate a new source of noise. Should this not be qualified in some way so that it refers to excessive or additional unacceptable?	It is accepted that most forms of new development are likely to generate new sources of noise and disturbance and therefore criterion C is too restrictive.	Policy F20 criterion C. be amended to read 'They do not significantly increase noise, disturbance or light pollution'
F20	Leicestershire Promotions Ltd	Foxton Locks has been identified as a key destination for tourism development within the Harborough District and we accept that any development must be approached with sensitivity and with the attention to any local concerns supporting the sustainable approach to tourism we want to promote. However, we cannot accept a blanket veto in respect to development given the economic and the historic importance of the Foxton Locks site. Any development at Foxton will be carefully thought out to optimise the	Policy F20 seeks to maintain an appropriate balance between competing demands. There is no veto on development. For example, Policy F20 allows for the creation of new overnight accommodation through the re-use of existing buildings. However, new building would encourage the expansion of Foxton Locks as a tourist destination and have an adverse impact on the heritage value of Foxton Locks, the quiet	No change

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		<p>benefits to canal residents, the Canal and River Trust and the functions it is tasked to perform and HDC's responsibility to local development and the area's immediate economy. Foxton Locks needs to become self-funding and therefore needs to find ways to generate new revenue streams through development. If this development is restricted, we feel the site will suffer as funding will not be in place to ensure up keep to the high standard we currently enjoy. There is an inherent and growing demand for accommodation on the site which if ignored would lead to increased problems for the village rather than prevent them.</p>	<p>enjoyment of the canal and surrounding countryside, and the quality of life for local residents. Its isolated location would also encourage unsustainable transport patterns. With respect to residential moorings, Foxton Lock's isolated location would also encourage unsustainable transport patterns especially as the site is not well served by public services. NPPF paragraph 55 advises local planning authorities to avoid new isolated homes in the countryside. While Foxton Locks may require extensive repair and maintenance, no details of these have been provided, how urgent they are, or why they cannot be financed by the profits from existing visitors and other funding. There is no proposal to secure the funds for specific repairs or any mechanism before to ensure that profits would be spent in this way.</p>	
F20	Natural England	Foxton Locks - We welcome the commitment to conserve the character of Foxton Locks and its surrounding area.	Noted	No change

Appendix 4: Consultation Reports

Public Exhibition

Display boards: <http://foxttonndp.weebly.com/documentation.html>

Statement of Consultation:

Questionnaire

Copy of questionnaire:

<http://foxttonndp.weebly.com/uploads/2/6/1/0/26104177/mainqwithmaps2b.pdf>

Copy of young people's questionnaire:

[http://foxttonndp.weebly.com/uploads/2/6/1/0/26104177/mainq\\$youngerresidents.pdf](http://foxttonndp.weebly.com/uploads/2/6/1/0/26104177/mainq$youngerresidents.pdf)

Statement of Consultation:

http://foxttonndp.weebly.com/uploads/2/6/1/0/26104177/final_questionnaire_statement_of_consultation_v2.pdf

Pre-submission Draft Foxton Neighbourhood Plan

Pre-submission Draft Foxton Neighbourhood Plan:

<http://foxttonndp.weebly.com/uploads/2/6/1/0/26104177/v10a.pdf>

Summary:

http://foxttonndp.weebly.com/uploads/2/6/1/0/26104177/summary_document_v5.pdf

Response form:

http://foxttonndp.weebly.com/uploads/2/6/1/0/26104177/representation_form_with_signature_box.pdf