

Great Glen Neighbourhood Plan

Consultation Statement

Introduction

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

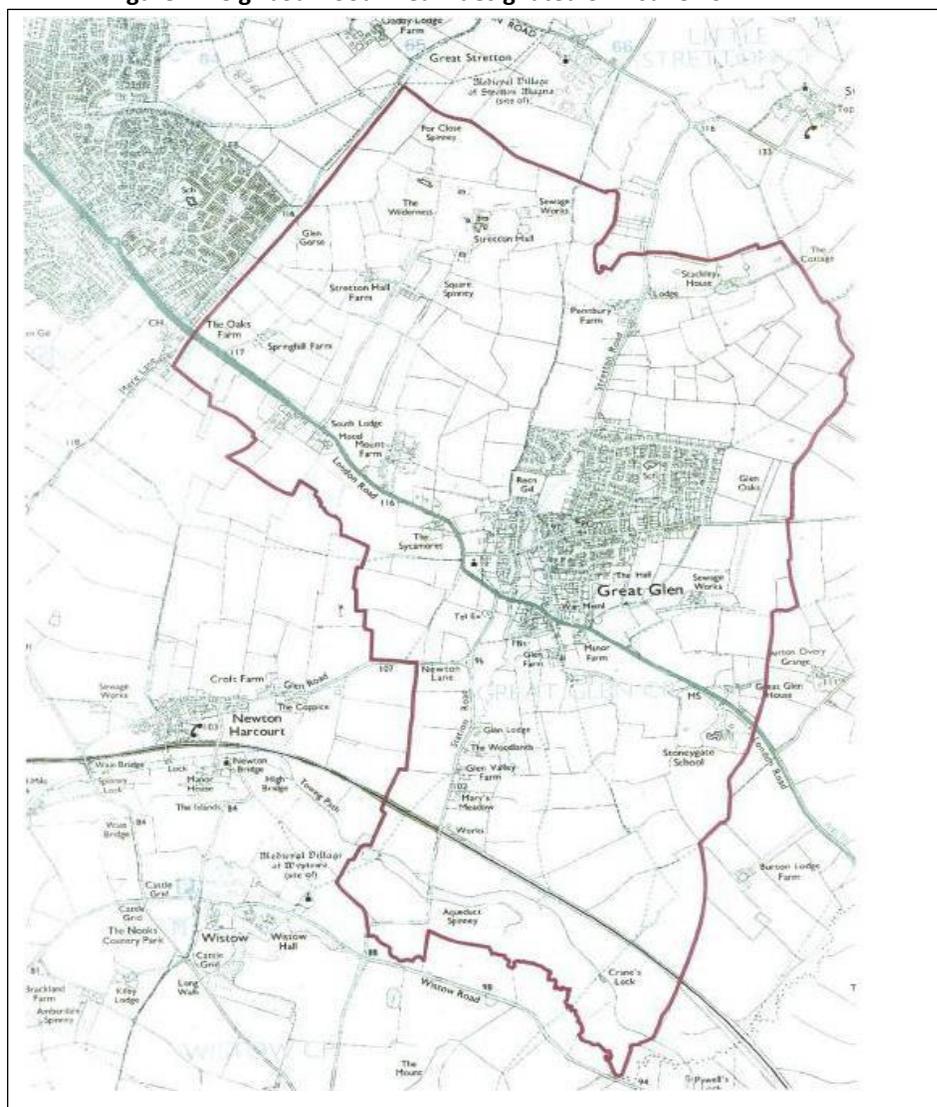
- a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- b) explains how they were consulted;
- c) summarises the main issues and concerns raised by the persons consulted;
- d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

The purpose of this document

This document provides a record of the engagement that took place regarding the Great Glen Neighbourhood Plan area and related Neighbourhood Planning body. The main methods used to publicise the engagement process are also documented, along with the main findings from the engagement.

A formal engagement period provided members of the public and other key stakeholders an opportunity to submit comment on the proposed neighbourhood plan area and proposed neighbourhood planning body for Ripley. The proposed neighbourhood planning body was Great Glen Parish Council and the proposed neighbourhood planning area is shown in Fig 1. Below

Figure 1 Neighbourhood Area – designated on 4 June 2014



Regulations and government guidance:

Stage 1: defining the neighbourhood

The local community was required to decide how they intended to work together to undertake the production of the Neighbourhood Plan. Great Glen is a 'parished' area therefore, the Parish Council has led on the neighbourhood planning process.

The Parish Council applied to the local planning authority to designate the neighbourhood as identified above. The letter is attached as Appendix 1.

Harborough District Council checked that the application was appropriate, and undertook the appropriate notification process. The designation was made on 4 June 2014.

Stage 2: preparing the plan

Local people were engaged in order to pull together and prioritise their early ideas, and start to draw up their plans. These people formed the Great Glen Neighbourhood Plan Steering Group.

The Steering Group established terms of reference to follow to produce the draft plan to ensure that this early plan was:

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

The Great Glen Neighbourhood Plan seeks to establish specific and local planning policies for the development and use of land in the Parish. The neighbourhood plan establishes a vision for the future taking into account the data gathered through community engagement and consultation alongside demographic and socio-economic data

Consultation methodology

The consultation aimed:

- To inform as many people as possible of the existence of the neighbourhood planning process
- To seek the views of people from different areas, and from diverse sectors of the community on the proposals being developed by the Neighbourhood Plan Steering Group.

Activities:

- The intention to produce a Neighbourhood Plan and an invitation to contribute toward the process was widely publicised in the local community newsletter, the Glen Sense (Appendix b);
- Leaflets were distributed across the Parish;
- Notices were placed on Parish noticeboards asking people to get involved and informing them of progress;
- A notice and progress of the Plan was included in the Village Website;
- The Parish newsletter was used to keep the community up-to-date on progress with the NP and offered the chance for people to comment and get involved. The quarterly village newsletter, Glen Sense, was delivered free to all households in the Parish, and included on the web site;

- The Neighbourhood Plan was included as a regular agenda item at Parish Council meetings. Minutes of meetings are publically available on the Parish website;
- A good working relationship was established with the District Council including regular dialogue and meetings, including their attendance at Steering Group meetings when appropriate issues were being discussed;
- Representatives from the County Council's transport section attended a meeting of the Steering Group and exchanged correspondence relating to transport issues within the Parish;
- A Steering Group was established under the direction of the Parish Council involving Parish Councillors and members of the community;
- A community questionnaire was undertaken;
- A staffed exhibition about the Neighbourhood Plan was held on the day of the Great Wheel Barrow Race in August 2014. It was deliberately timed to coincide with this annual event, which is the most popular event in the Parish and attracted many hundreds of people and organisations. At this event people were asked to give their thoughts and ideas on priority issues for the Plan. The event was extensively publicised including by posters around the village, through the Village newsletter, the village website and the local press;
- A second staffed exhibition took place at the 2015 Great Wheel Barrow Race at which the community was presented with the draft policies and some land use proposals. The plans and policies were available to view in large format on presentation boards. Again the event was extensively publicised;
- The display boards were kept on display in the Parish Office for several days after the 2015 event enabling Villagers to view the information provided at their leisure;
- Agencies with a statutory or other significant interest in The Plan were invited to submit their comments in writing by email and letter, at appropriate stages of the planning process, according to the regulations;
- 'Theme Groups' were established to consider areas of specific interest such as the environment and housing. These involved representatives of the Parish Council and members of the community;
- The promoters of two potential housing sites held meetings with the Parish Council in 2015;
- The Plan also builds on the existing Parish Plan and Village Design Statement which was the subject of extensive public participation and consultation. This provided a good understanding of the issues facing the Parish and a firm foundation for the Plan.

Detailed consultation activities

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

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

British Gas Properties,
 British Telecommunications Plc,
 The Coal Authority,
 East Leicestershire and Rutland CCG,
 English Heritage,
 Historic England,
 Homes and Communities Agency,

National Grid,
Natural England,
Network Rail Infrastructure Limited,
Severn Trent Water Ltd,
Anglian Water Ltd,
Leicestershire Police,
Leicestershire Fire and Rescue,
Environment Agency,
CPRE,
Voluntary Action Leicestershire
Leicestershire Ethnic Minority Partnership
Federation of Gypsy Liaison Groups
Interfaith Forum for Leicestershire
Market Harborough Chamber of Commerce.
Leicestershire Centre for Integrated Living,
Age UK Leicestershire and Rutland
Harborough District Council
Harborough District Disability Access Group.
Leicestershire County Council transport
Leicestershire County Council, Policy and Community
Seven Locks Housing,

Adjoining Parishes:

Fleckney:
Wistow:
Burton Overy.
Little Stretton:

Councillors/MP

Edward Garnier, MP
County Councillor kevin.feltham
District Councillor: G.Spendlove-Mason District Councillor: j.hallam

Businesses:

County Pharmacy, 14 Stretton Court, Great Glen
Chakra Beauty, 12 Stretton Court, Great Glen
Robert Fox decorators, 1 Sence Crescent, Great Glen, LE8 9DU.
Glen dental clinic, 11 Stretton Court, Stretton Road, Great Glen, LE8 9HB.
The Old Greyhound, London Road, Great Glen.
MG Clarkson Auto Repairs, Unit 4, Bindley's Lane, Great Glen.
S Wilford, General Builder, 11 Bindley's Lane, Great Glen.
Hillside Garage (Great Glen Ltd), Oaks Road, Great Glen.
Tasty Kitchen, 12a London Road, Great Glen
Private Community Physiotherapist, 34 Coverside Road, Great Glen, LE8 9EA
EC Gilbert Ltd, 33 Oaks Road Great Glen.
Salisbury, Harding and Barlow LLP Solicitors,
Yews Public House, 29 London Rd, Great Glen, Leicester LE8 9FL

Statutory/Voluntary Organisations

The Church at the Cross, Methodist Church, Oaks Road.
St Cuthbert's Parish Church, Church Road.
Great Glen Library
St Cuthbert's C of E Primary School, The Chase, Great Glen, LE8 9EQ
Leicester Grammer School and Leicester Grammer Junior School, London Road, Great Glen,
Brownies, School Hall, The Chase.
Great Glen Gymn Club, The Chase
Scouts/Beavers, Phillip Reed, Scout HQ, Stretton Road, Great Glen
Baby and Toddler Group, Community Centre, The Chase
Great Glen Pre-School, The Chase.
Norton and Gaulby Young Farmers Club, The Chase.
Archery Bowmen of Glen, Newton Lane, Great Glen
Great Glen Indoor Bowling Club, Village Hall, Main Street, Great Glen
Chinese Wand/Tai Chi, Village Hall, Main Street
Great Glen Cricket Club, The Shed, The Recreation Ground, Off Bindley's Lane, Great Glen
Great Glen Line Dancing, School Hall, The Chase

Glen Villa FC, Recreation Ground, Great Glen
Matrix Martial Arts, Scout HQ, Stretton Road
Tae Kwon-do Village Hall, Main Street.
Table Tennis, Great Glen Youth Club, Main Street
Tennis Club, School Grounds, The Chase.
Bridge Club, Community Centre, The Chase.
Church Bell Ringing, St. Cuthbert's Church, Church Road
Ladies' Bright Hour, Methodist Hall, Oaks Road
Main Street Theatre Company, Village Hall, Main Street.
Royal Air Forces Association, Community Centre, The Chase
Royal British Legion, Royal Oak, High Street
Sports and Social Club, The Shed, Recreation Ground, Bindley's Lane
Great Glen U3A, Village Hall, Main Street
Wine Circle, Community Centre, The Chase
Women's Institute, Methodist Hall, Oaks Road.

Landowners

Nick Spence, Barstow Projects Ltd,
Martin Bagshaw, John Martin and Associates
Liberty Stones, Fisher German
Rob Rivers, Bovis Homes
David Bennett, Fox Bennett
Joe Welch, Andrew Granger and Co.
Jayne McVeigh, landowner
David Barnes, Star Planning and Development
Julie King, David Lock Associates 50 North Thirteenth St, Milton Keynes, MK9 3BP
Himat Popat, Albion Hill Property Developments.

The same groups, individuals and organisations have been consulted as part of the Regulation 14 consultation arrangements.

A leaflet was produced which was circulated throughout the Parish (Appendix c) to let everyone know that the Neighbourhood Plan was in progress and to encourage involvement.

A comprehensive survey was undertaken in the summer of 2014 to provide information on the character of the Parish and the views of its community on what the Great Glen Neighbourhood Plan should focus on. The questions were identified and compiled by the Great Glen Neighbourhood Plan Steering Group and the design and wording of the questionnaire reviewed by independent consultants *YourLocale*. The survey was delivered to all households and was also made available online. 206 surveys were returned, representing a response rate of around 14%.

The Questionnaire itself is included as Appendix d, data collected through the Questionnaire is provided in Appendix e whilst Appendix f provides an analysis of the results.

The Steering Group also gathered statistical information about the Parish from a range of sources to provide a body of evidence on which to base the Plan's emerging Policies. The statistical breakdown is available on the Parish Council website.

This was followed up with an Open Event in September 2014 at the annual 'Wheelbarrow Race' in the Recreation Ground. This is the biggest annual event in Great Glen and routinely attracts several thousands of local people as well as visitors to the Parish. Several hundred people took the opportunity to visit the Neighbourhood Plan stall and find out more about the issues under consideration.



People commented about the recreational space and the standards available in Great Glen in the context that Great Glen was below the national standard for open space provision measured against its population. There was a need for more facilities for younger people. This included the requested 3G play area and a concrete skate park.

Housing- the opinion was expressed that there should be less development especially new housing, as facilities did not keep up with developments.

Shopping – more variation required.

The need to protect habitats for the wildlife and protect hedgerows was expressed.

Other – School places were insufficient and public access to the Grammar School was raised.

The Neighbourhood Plan was developed from these discussions, from all the other consultations and interviews conducted by members of the Neighbourhood Plan team, and from research and evidence collected.

Themed discussions took place within the Steering Group to develop the detail of the Neighbourhood Plan, and meetings were held with Officers from the District and County Councils to add to the evidence base for the emerging Policies.

Draft Policies were put to the community at a further consultation exercise at the Wheelbarrow Race in September 2015. This event was promoted through the Glen Sense (Appendix g) and the analysis of the event is attached as Appendix h.



Summary of findings from the event

Comments were made reflecting a wide range of opinions; however, people who attended the consultation event demonstrated a consistency in a number of key areas:

General – The number of new development applications prompted a request to complete the Neighbourhood Plan as soon as possible to be effective against new development. ‘Publish and revise’ was the comment.

Environment – One respondent asked how we can prevent builders grabbing green space? Others commented on the need for new homes to have renewable energy features including solar panels; supported the protection of fields between Oaks Road and Burton Brook and expressed concern that building on the field to the Oaks would result in it losing its special character.

Housing – Questions were asked about why Great Glen needs further housing, with concerns expressed over the damage to the character of the Village with further development. Others recognised the need for additional homes but proposed development between the bypass and London Road in order to avoid further congestion within the Village. Another comment supported further housebuilding only if the infrastructure was enhanced – the suggestions being a school, parking, shops, library etc. This theme was picked up by another respondent who commented that any development along Stretton Road would require road access improvements.

People commented on the types of housing to be constructed. One respondent said that inexpensive homes should be built and young people that are born and bred locally should be given priority. This was echoed by another respondent who said that they may need to move out of the area because only larger houses seem to be being built. One person commented on the need for smaller accommodation for older people from the Village, thereby freeing up larger homes for younger people. The need for smaller affordable housing was also mentioned.

To ease parking problems, the need for at least two off-road parking spaces per new dwelling was referenced and there was a request to release plots for self-builders to build quality homes tailored to the needs of the owners which should help people have a greater investment in the community.

Design – There was support for incorporating the standards contained within the Village Design Statement. The comment was made that keeping the look and feel of the Village is important.

Community Facilities – Additional financial resources for the school was highlighted as an issue, as was the need for a new school.

Transport and Access – Speed restrictions on Stretton Road were referenced as being needed, whilst attention was drawn to the junction at Stretton Road and Oaks Road needing a safe pedestrian crossing given the increase in traffic. Further comments also related to the increase in traffic along Stretton Road and the need for any further development to avoid adding direct traffic to this area.

The draft Neighbourhood plan was submitted for pre-submission consultation on 18 December 2015. A seven week period was allowed for responses to allow for the Christmas holidays. The draft Plan was made available to residents on the Parish Council website and as a hard copy in the Parish office.

A full record of responses received and revisions made to the Neighbourhood Plan as a consequence is attached as Appendix 1 a.

General

Throughout the Plan’s development we have liaised with Officers from Harborough District Council to ensure not only that emerging Policies are in general conformity with the existing Core Strategy but are also unlikely to conflict with Policies being progressed in the emerging Local Plan, which is expected to be adopted within 12 months of the ‘Making’ of the Great Glen Neighbourhood Plan.

Great Glen Parish Council has also responded positively to the evolving approaches presented by Harborough District Council as consultations and discussions on the draft Local Plan have progressed. A very constructive meeting with Planning Officers from the District Council took place on 29 October 2015 at which the issue of housing numbers was discussed in the context of the emerging Local Plan and detailed and helpful comments from Planning Officers in relation to late versions of the draft Neighbourhood Plan which have helped to shape the pre-submission version. A further meeting took place on 12 May at which the outcome of the Regulation 14 Consultation was discussed and a way forward agreed.

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

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

Conclusion

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