

## HARBOROUGH DISTRICT COUNCIL

### LUBENHAM NEIGHBOURHOOD PLAN DECISION STATEMENT

#### 1. Summary

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

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

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#### 2. Background

- 2.1 In November 2011 Lubenham Parish Council, as the qualifying body, applied for Frontrunner status to produce a neighbourhood plan and for Lubenham Parish to be designated as a Neighbourhood Area for the purpose of preparing a neighbourhood plan. The Neighbourhood Area application was approved by Harborough District Council (the Council) on 10<sup>th</sup> June 2013 in accordance with the Neighbourhood Planning (General) Regulations (2012)
- 2.2 Following the submission of the Lubenham Neighbourhood Plan to the Council, the Plan was publicised and representations were invited. The consultation period closed on 6<sup>th</sup> June 2016.

- 2.3 The Council, with the agreement of Lubenham Neighbourhood Plan Group, appointed an independent examiner, Martin S. Lee, to review whether the Plan met the Basic Conditions required by legislation and should proceed to referendum.
- 2.4 The Examiner's Report concludes:  
*In accordance with Schedule 4B to the Town and Country Planning Act 1990, paragraph 10(6), b), I set out the summary of my findings below.*

*I am satisfied that Lubenham Parish Council is the qualifying body and accordingly entitled to submit a Neighbourhood Development Plan for the designated plan area and that this area is one which is appropriate for designation as a Neighbourhood Area. Formal designation was confirmed by Harborough District Council on 17 July 2013.*

*The policies proposed within the Neighbourhood Development Plan relate to development and use of land within the designated Neighbourhood Area. I am also satisfied that the Lubenham Neighbourhood Development Plan 2016 – 2031 does not relate to more than one neighbourhood area and that there is no other NDP in place within this neighbourhood area.*

*The Plan has been examined against current national and adopted local planning policy.*

*The Plan has also been subject to a Sustainability Assessment (incorporating a Strategic Environmental Assessment) in compliance with EU Directive 2001/42 on Strategic Environmental Assessment to inform the consideration of the Submission Version of the plan. The policies within the Submission Version of the Lubenham Neighbourhood Development Plan generally appraised well on a retrospective assessment against the sustainability framework. The SA/SEA appraisals of the policies were supportive of the Plan as a whole and give confidence that the Plan, if made, should make a positive contribution to sustainable development within the Plan area.*

#### **Habitat Regulations Assessment**

*No Habitats Regulations Assessment Screening Report appears to have been undertaken by Harborough District Council officers to determine whether the Neighbourhood Plan was likely to impact on the integrity of European protected sites within and surrounding the district. The lack of any evident protected sites likely to be affected by the allocation proposals contained within the Plan means it appears evident no screening or further assessment was required. I agree therefore that the neighbourhood development plan is unlikely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, & c.) Regulations 2007, either alone or in combination with other plans or projects.*

*As to public consultation, the process and management of the community consultation appears thorough and I am confident that the Consultation Statement outlining the terms of reference and actions of the Parish Council, the supporting evidence from the workshops, consultation correspondence and feedback leading to the formulation of draft policies, subsequent pre-submission and submission plan consultation on the Plan policies adequately fulfils Section 15 (2), Part 5 of the Neighbourhood Planning Regulations 2012.*

### **Compatibility with Human Rights Requirements**

*The Basic Conditions Statement confirms that the Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.*

*I am satisfied the Plan is compatible with EU obligations and will contribute to achieving sustainable development within the Lubenham Neighbourhood Development Plan area.*

*I am satisfied that subject to the recommended policy revisions being accepted, that the draft Lubenham Neighbourhood Plan 2016-2031, has given adequate regard to the policies in the National Planning Policy Framework (NDPPF) and other relevant national planning guidance and would be in conformity with the strategic policies of the adopted Harborough District Local Plan 2001 and Core Strategy adopted in 2011. If these recommended changes are accepted (and the necessary associated modifications are made to the supporting text by the Parish Council to ensure consistency within the document) I believe that the Lubenham Neighbourhood Development Plan 2016-2031 will make a positive contribution to sustainable development, promoting economic growth, supporting social wellbeing, whilst conserving the natural and historic environment within the designated area.*

### **RECOMMENDATIONS**

#### **Modifications to meet the basic conditions**

*For the reasons set out above and subject to the modifications indicated in the preceding sections of this examination report being accepted and incorporated into a revised version of the Plan which includes a clear statement of its start date on the cover page, I consider that the Plan would meet the basic conditions in terms of:*

- having appropriate regard to national planning policy;*
- contributing to the achievement of sustainable development;*
- being in general conformity with the strategic policies in the development plans for the local area;*
- being compatible with human rights requirements; and*
- being compatible with European Union obligations.*

*I therefore recommend that in accordance with Schedule 4B to the Town and Country Planning Act 1990, paragraph 10 (2), b) that the modifications specified in this report are made to the Lubenham Neighbourhood Development Plan 2016-2031 and that the Submission Version of the Plan as modified may be submitted to a referendum.*

#### **Referendum Area**

*It is the Independent Examiner's role to consider the referendum area appropriate should event that the Parish Council wishes to proceed to the referendum stage. In the event that the Parish Council wishes to proceed to the referendum stage with this Plan, I consider that the referendum area should extend to the full extent of the originally designated Plan Area, as confirmed on 10th June 2013 and as identified edged red on Map 1 on page 8 of the Lubenham Neighbourhood Development Plan 2016-2031.*

#### **Conclusions**

*I conclude that, subject to the recommendations in this report being accepted, the Plan would meet the basic conditions as defined in the Localism Act 2011, Schedule 10 and Schedule 4B, 8 (2) of the Town and Country Planning Act 1990.*

*In accordance with the Town and Country Planning Act 1990, Schedule 4B 10 (2) (b), I recommend that the modifications specified in this report are made to the draft*

*Neighbourhood Plan and if accepted, the Lubenham Neighbourhood Development Plan 2016 – 2031 is submitted to a referendum.*

*Martin S. Lee*

*5th March 2017*

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

- 3.1 At its meeting on 8<sup>th</sup> May 2017, the Executive agreed that the Examiner's recommended modifications should be accepted and that the amended Neighbourhood Plan should proceed to a referendum (see Executive decision at Appendix 1).
- 3.2 The Qualifying Body has made the modifications, proposed by the examiner, to secure that the draft plan meets the basic conditions. Appendix 2 sets out these modifications and the action to be taken in respect of each of them.
- 3.3 The Council agrees with the Examiner's recommendation that there is no reason to extend the Neighbourhood Plan area (Lubenham Parish) for the purpose of holding the referendum.
- 3.4 The Examiner has concluded that with the specified modifications the Plan meets the basic conditions and other relevant legal requirements. The Council concurs with this view the Plan complies with the provision made by or under sections 38A and 38B of the 2004 Planning and Compulsory Purchase Act. Therefore to meet the requirements of the Localism Act 2011 a referendum which poses the question
- 'Do you want Harborough District Council to use the Neighbourhood Plan for Lubenham to help it decide planning applications in the neighbourhood area?'**
- will be held in the Parish of Lubenham.
- 3.5 The date on which the referendum will take place is agreed as **20<sup>th</sup> July 2017**

### **Appendix 1: Executive decision in respect of Lubenham Neighbourhood Plan 8<sup>th</sup> May 2017**

**The Executive RESOLVED that:**

**i) the Independent Examiner's recommended changes to the Lubenham Neighbourhood Plan are accepted in full as set out in the schedule at Appendix A to the report, and the recommendation that the amended Lubenham Neighbourhood Plan should proceed to a referendum of voters within the Parish of Lubenham to establish whether the Plan should form part of the Development Plan for the Harborough District be noted.**

**ii) the holding of a referendum relating to the Lubenham Neighbourhood Plan on 20th July 2017 that will include all of the registered electors in Lubenham Parish be approved.**

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

Policy No.	Policy Title	Draft Policy Text	Suggested Revised Policy Text	Reason
	Title page and Foreward		<i>In relation to the Plan period it is essential that the Lubenham NDP contains explicit reference to its starting point as well as its end point. Currently there is reference to its end point 2031 but no mention of its starting point. This may reasonably be deduced to be 2016 as the year in which the full Submission Version was published. The omission may readily be remedied by inclusion of the starting point on the front cover page and by inclusion of appropriate explanatory text confirming same within The Foreword to the Plan</i>	Clarity
LNP01	Character, Culture & Heritage – Separation Area	The Separation area between Lubenham and the SDA and between Gartree and the SDA and shown in green on Map 2 shall be maintained in order to preserve a visual gap between the built form of the settlements to maintain both Lubenham and Gartree's distinctiveness and separate identity. Development in this area shall be limited only to that appropriate in the countryside, such as agriculture, green infrastructure and recreation, and that which would detract from the open character of this area or reduce the visual separation of Lubenham and Gartree from Market Harborough shall not be permitted.	<i>"The open character of the Lubenham &amp; Garside Area of Separation, as defined on Map 2, shall be maintained, to preserve a visual separation from the settlement of Market Harborough and retain the distinctive character and separate identities of Lubenham and Gartree. Development within this area will be permitted if (a) it would not diminish the physical or visual separation between built up areas associated with these settlements; and (b) it would not compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of the Area of Separation in protecting the identity and distinctiveness of these settlements. Any development proposal within the Area of Separation must be accompanied by an analysis and proposals for mitigation of likely impact on settlement setting and the objective of visual separation, giving specific attention to use of location, design and landscaping appropriate to the character of the area."</i>	to be appropriate for development management purposes for the enabling/achievement of sustainable development and accordingly would suggest the following amended wording to render the policy more robust and effective for development management purposes:

<b>Policy No.</b>	<b>Policy Title</b>	<b>Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
LNP02	Character, Culture & Heritage - Public Access & Open Space	<p>New residential development that improves access to public open space or provides new publicly accessible open space in the parish will be supported provided it does not worsen flood risk. In particular access to;</p> <p>a. the River Welland making it more accessible to the public while protecting its natural features and species and not interfering with its ability to function as a flood flow route and flood plain and;</p> <p>b. the disused railway line making it more accessible for walking or cycling while protecting its natural features and species and;</p> <p>c. footpaths and footways leading into the open countryside and linking the community and;</p> <p>d. new areas of public open space within the SDA; will be encouraged where it also accords with other relevant policies in the development plan.</p>	<p><i>New residential development that improves access to existing or provides new publicly accessible open space will be supported provided it does not increase flood risk. Provision will be particularly encouraged where it improves/provides new access to;</i></p> <p><i>a. River Welland - making it more accessible to the community while protecting its natural features and species and not interfering with its ability to function as a flood flow route and flood plain;</i></p> <p><i>b. disused railway line - making it more accessible to the community for walking and/or cycling while protecting its natural features and species;</i></p> <p><i>c. footpaths and footways - leading into the open countryside and linking the Neighbourhood community residential areas and new areas of public open space within the SDA.</i></p>	<p><i>The wording and structure of the policy provides a degree of potential confusion for those endeavouring to use it for development management purposes. This confusion may readily be remedied by minor changes and to render the policy more robust and acceptable for development management purposes accordingly suggest the following alternative wording:</i></p>

Policy No.	Policy Title	Draft Policy Text	Suggested Revised Policy Text	Reason
LNP03	Character, Culture & Heritage - Design Quality	<p>All new residential developments should be of a high standard of design and layout:-</p> <ul style="list-style-type: none"> <li>(i) they should reflect the height, scale and mass of existing neighbouring buildings and;</li> <li>(ii) they should reflect the quality of material finishes found in the vicinity and;</li> <li>(iii) they should utilise features of vernacular architecture more commonly found in the vicinity.</li> </ul> <p>Development close to and within the Lubenham Conservation Area in particular shall be designed to the highest standards to ensure the character and appearance of the Lubenham Conservation Area and its setting are preserved and enhanced.</p>	<p><i>All new residential developments should be of a high standard of design and layout:</i></p> <ul style="list-style-type: none"> <li><i>(i) respecting the height, scale and massing of existing neighbouring buildings;</i></li> <li><i>(ii) reflecting the quality of material finishes found in the vicinity;</i></li> <li><i>utilising features of more common local vernacular architecture, and;</i></li> <li><i>(iv) incorporating measures to avoid or mitigate adverse impact upon landscape character and biodiversity both within and around the site.</i></li> </ul> <p><i>Development close to and within the Lubenham Conservation Area shall be designed to the highest standards and ensure the visual character and appearance of the Lubenham Conservation Area and its setting are preserved and enhanced.</i></p>	<p><i>to be appropriate for development management to remove repetition and enhance clarity to support development which provides the high-quality design and layout required to protect and/or enhance the visual character and setting of existing development and accordingly would suggest the following amended wording to render the policy more robust and acceptable for development management purposes</i></p>

<b>Policy No.</b>	<b>Policy Title</b>	<b>Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
LNP04	Character, Culture & Heritage: Habitats & Biodiversity	New residential developments of five or more dwellings shall be required to demonstrate that they are designed to incorporate measures that will protect and enhance natural habitats and biodiversity within the site or within the vicinity of the site.	<i>Recommended for deletion, as incorporated as additional caveat within LNP03</i>	<i>the policy would be more effective if applied as an additional caveat to Policy LNP03 (as above) covering all residential development (regardless of scale) and is therefore recommended for deletion along with its associated supporting text.</i>



Policy No.	Policy Title	Draft Policy Text	Suggested Revised Policy Text	Reason
LNP05	Housing – Site Allocations	<p>Residential development on each of the three allocated sites</p> <p>(E) Land north of Laughton Road (9 dwellings), (I) Land north of Foxtan Road (27 dwellings) and (A) Land south of Main Street (36 dwellings) shall be permitted subject to the following criteria:-</p> <p>(i) On all sites of more than 5 dwellings at least 30% of the houses shall be affordable housing or in exceptional cases a contribution towards affordable housing for Lubenham Parish.</p> <p>(ii) All sites shall include a mix of housing types that will be informed by the most up to date Strategic Housing Market Assessment and local evidence of housing need.</p> <p>(iii) Development on all sites shall include comprehensive landscaping schemes including effective street planting and enhanced planting for boundaries with the open countryside.</p> <p>(iv) Developments of more than 10 dwellings shall include on site provision of natural open space in accordance with HDC open space standards (Provision for Open Space, Sport and Recreation (March 2009 or any later versions of this policy) and financial contributions towards the upkeep and enhancement of current village open spaces and play areas reasonably related to the scale of the development.</p> <p>(v) Developments of 10 dwellings or less shall either include provision of on-site natural open space or shall make a financial contribution reasonably related to the scale of the development in accordance with HDC open space standards (Provision for Open Space, Sport and Recreation March 2009) or any later versions of this policy) proposed towards the upkeep and enhancement of current village open spaces and play areas</p> <p>(vi) All new residential developments shall include schemes for the enhancement of habitats and bio-diversity.</p>	<p><i>Residential development on each of the three allocated sites (E) Land north of Laughton Road (6 dwellings, as most recently granted under 16/00101/FUL), (I) Land north of Foxtan Road (27 dwellings) and (A) Land south of Main Street (28 dwellings, as most recently granted under 15/01471/OUT &amp; 16/01467/REM) shall be permitted, subject to meeting the following criteria:</i></p> <p><i>(i) 30% affordable housing provision on site, for developments of more than 5 dwellings, or where this proves impracticable a contribution towards provision of affordable housing elsewhere within Lubenham Parish, at a level determined by a robust viability assessment of the development proposed;</i></p> <p><i>(ii) mixture of housing types/sizes, meeting needs identified within the District's Strategic Housing Market Assessment and local evidence of housing need (e.g. Housing Needs Survey);</i></p> <p><i>(iii) comprehensive landscaping scheme, including (for example) effective street and enhanced, open countryside boundary planting;</i></p> <p><i>(iv) natural, public open space provision, within developments of more than 10 dwellings, in accordance with HDC open space standards (e.g. 'Provision for Open Space, Sport and Recreation - March 2009', or its successor) and/or financial contributions towards the enhancement of existing village open spaces and play areas, reasonably related to the anticipated additional demand likely to be generated;</i></p> <p><i>(v) securing provision of essential off-site mitigation (e.g. speed reduction measures, A4304 pedestrian/cycle fully controlled crossing point and localised junction improvements) dependent on the anticipated traffic and highway safety impact;</i></p> <p><i>(vi) on-site, off-street car parking and cycle parking provision in accordance with HDC standards;</i></p>	<p><i>to (a) adjust dwelling numbers and add reference to permissions granted, (b) remove unnecessary and confusing repetition of requirements already contained in other proposed policies contained within the Plan and (c) provide the necessary flexibility to allow for potential enhancement where practicable or essential given the specific nature of the habitat or protected species involved in each case in order to make the policy more streamlined, better coordinated with other policies proposed elsewhere in the Plan and thus more effective</i></p>

Policy No.	Policy Title	Draft Policy Text	Suggested Revised Policy Text	Reason
		<p>(vii) All new residential developments shall have target design speeds of a maximum 20 mph and because they will result in additional traffic on village roads shall make a financial contribution reasonably related to the scale of the development proposed for the express purpose of funding traffic speed reduction measures within the settlements in the Neighbourhood Plan area.</p> <p>(viii) All new residential developments shall be designed to high standards by respecting the form, scale and massing of existing buildings and spaces in the sites' surroundings and in terms of the appearance and use of materials present in the vicinity.</p> <p>(ix) All proposed developments shall make adequate provision for off-street car parking and cycle parking in accordance with HDC standards.</p> <p>(x) All proposed developments shall provide safe links with the existing roads and footpaths in the vicinity of the site.</p> <p>(xi) All proposed developments shall be energy efficient and designed for water efficiency, with initiatives such as rainwater collection and use incorporated into new designs.</p> <p>(xii) All proposed developments shall be designed to avoid flood risk to new homes as determined by appropriate flood risk assessments which shall accompany planning applications.</p> <p>(xiii) All proposed developments shall make adequate provision for foul water drainage and undertake improvements as necessary and shall demonstrate as a part of the application process that capacity within the foul sewerage network can be made available.</p> <p>(xiv) All proposed developments of over 10 dwellings shall contribute towards measures to mitigate the adverse impacts of projected increased traffic levels passing through the Lubenham main settlement. These mitigation measures shall be proportionate to the impacts of the development and may include (but need not be limited to), contributions towards a pedestrian/cycle fully controlled crossing point on the A4304, and localised junction improvements.</p>	<p><i>(vii) safe access to and links with the existing network of highways and public rights of way;</i></p> <p><i>(viii) energy and water conservation measures (e.g. rainwater collection and re-use), and;</i></p> <p><i>(ix) foul sewerage provision/enhancement as required by a robust foul drainage capacity assessment and strategy.</i></p>	

<b>Policy No.</b>	<b>Policy Title</b>	<b>Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
LNP06	Housing – Reserve Site	<p>Land to the south of Laughton Road (J) is identified as a reserve site for residential development. This site will be made available for residential development if:</p> <p>i) it is required to remediate a substantial shortfall in the supply of residential land due to the failure of other identified residential sites in Lubenham to deliver the anticipated scale of development permitted; or</p> <p>ii) it becomes necessary to provide for additional homes in Lubenham in accordance with any new development</p>	<p><i>Land to the south of Laughton Road (J) is identified as a reserve site for new residential housing which will be considered favourably if brought forward for development provided it is required to address a substantial shortfall in the anticipated supply of housing from other allocated residential housing sites in Lubenham within the Neighbourhood Development Plan period.</i></p>	<p><i>to remove unnecessary reference to a successor to the existing Core Strategy and to simplify interpretation and thus potential effectiveness of the policy for development management purposes</i></p>
LNP07	Housing - Gartree	<p>Exceptionally some very limited residential development or residential infill at Gartree will be supported in order to maintain the vitality of that community. Where new residential development of five or more dwellings is proposed on environmentally acceptable sites within Gartree it should provide additional facilities or enhancements to the existing settlement (such as improvements to roads and footpaths, play space or other community benefits) at a level proportionate to the impacts of the development.</p>	<p><i>New small scale or minor residential development at Gartree will be supported to maintain the vitality of that community, provided new residential development of five or more dwellings on environmentally acceptable sites makes provision for additional community infrastructure, facilities or enhancements (such as improvements to roads and footpaths, play space or other community benefits) at a level proportionate to the anticipated impacts of, or demand to be generated by, the scale of development proposed.</i></p>	<p><i>to enhance the clarity and thus effectiveness of the policy for development management purposes</i></p>

<b>Policy No.</b>	<b>Policy Title</b>	<b>Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
LNP08	Housing – Affordable Housing	All affordable housing will be subject to conditions or a planning obligation to ensure that when social rented homes are allocated to qualifying candidates first priority is given to people with a familial or work connection to Lubenham Parish and second priority is given to those with connections to surrounding Parishes and third priority to all other qualifying candidates.	<i>All affordable housing provided from new residential development within the Neighbourhood Area shall be subject to a planning permission which has been granted only after the completion of a planning obligation which ensures all affordable tenure homes are allocated to qualifying candidates on the basis that first priority is given to those with a familial or work connection to Lubenham Parish, second priority is given to those with connections to immediately adjoining surrounding Parishes and third priority to all other qualifying candidates.</i>	<i>to enhance the clarity and thus effectiveness of the policy for development management purposes</i>
LNP09	Traffic – Target Design Speeds	The layout of all new residential and business developments in the Neighbourhood Plan area shall incorporate speed reducing design measures with target design speeds of a maximum 20 mph.	<i>The layout of all new residential and business developments in the Neighbourhood Plan area shall incorporate speed reducing design measures with target design speeds (e.g. a maximum 20 mph).</i>	<i>to provide greater flexibility and greater robustness for development management purposes whilst still containing the ideal preferred target speed for reference</i>
LNP10	Traffic – Pedestrian & Cycle Safety	The layout of streets and open spaces within and approaching the SDA shall be designed to maximise opportunities: a. for children to walk and cycle safely to school; b. for existing and new residents to access community facilities and services safely on foot and bicycle.	<i>The layout of streets and open spaces within and approaching the SDA shall be designed to maximise opportunities for safe pedestrian and cycle access routes for: a. children attending school, and; b. existing and new residents utilising community facilities and services.</i>	<i>to remove unnecessary repetition and enhance the policy's usability for development management purposes</i>

<b>Policy No.</b>	<b>Policy Title</b>	<b>Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
LNP11	Traffic – SDA Development Traffic Mitigation	Development of the SDA shall provide measures to mitigate the adverse impacts of projected increased traffic levels associated with the SDA passing through the Lubenham main settlement. These mitigation measures shall be proportionate to the impacts of the development and may include (but need not be limited to), a pedestrian/cycle fully controlled crossing point on the A4304, and localised junction improvements.	<i>Proposals for development of the SDA shall provide measures to mitigate the adverse impacts of projected increased traffic levels associated with the SDA passing through the Lubenham main settlement. These mitigation measures shall be proportionate to the impacts of the development and may include (but need not be limited to), a pedestrian/cycle fully controlled crossing point on the A4304, and localised junction improvements.</i>	<i>to provide the clarity that the measures likely to be required should form part of any future applications for planning permission</i>
LNP12	Traffic – Travel Plans	New, large scale, business, residential and school developments within the Neighbourhood Plan area shall be required to provide Travel Plans to reduce reliance upon the motor car and encourage alternative modes of travel.	<i>New, large scale, business, residential and school developments within the Neighbourhood Plan area shall be required to provide Travel Plans to reduce reliance upon the motor car and encourage alternative modes of travel.</i>	<i>to make the policy more effective for development management purposes</i>
LNP13	Traffic – Electric Vehicle Charging Points	The Neighbourhood Plan encourages the installation of electric vehicle charging points at appropriate locations.	<i>No revised wording proposed.</i>	

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LNP14	Environment, Landscape & Diversity – Environmental Quality & Biodiversity	The development of new housing and new business space within the Neighbourhood Plan Area should include measures to positively enhance the natural environment and biodiversity of the area. In particular developments should where appropriate provide:- a. boundary screen planting that is sympathetic to its setting and uses native plant species; b. multifunctional areas of greenspace, providing for recreation and also water management and increased opportunities for biodiversity; c. opportunities for innovative areas for greenspace such as roof gardens and green/living walls; d. opportunities for wildlife such as bat boxes and owl boxes where appropriate.	<i>The development of new housing and new business space within the Neighbourhood Plan Area should include measures to positively enhance the natural environment and biodiversity of the area. Development proposals should where appropriate provide: a. boundary screen planting that is sympathetic to its setting and uses native plant species; b. multifunctional areas of greenspace, providing for recreation and surface/groundwater management and increased opportunities for biodiversity; c. opportunities for innovative areas for greenspace such as roof gardens and green/living walls, and; d. habitats for wildlife such as bat boxes and owl boxes where appropriate.</i>	<i>to make it more effective for development management purposes</i>
LNP15	Environment, Landscape & Diversity – Access & Views	Proposals for new residential and business development should look to explore opportunities to provide for and/or enhance access to and views of the open countryside and in particular towards the River Welland, the disused railway line and towards Market Harborough, Bramfield and Gartree.	<i>No revised wording proposed.</i>	

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LNP16	Business/Employment – New Business/Employment Development	Proposals for new business/employment uses should: a. be of a scale, density and design appropriate to its setting such that it would not cause damage to the qualities, character and amenity of the area and its residents; b. include the provision of adequate vehicle and cycle parking, turning and manoeuvring space; c. incorporate safe and inclusive design and access suitable for all; d. shall include/encourage links to existing walking and cycling networks; e. on larger developments shall include a framework sustainable travel plan and; f. on larger developments shall explore opportunities for inclusion of electric vehicle charging points.	<i>Proposals for new business/employment development should: a. be of a scale, density and design appropriate to its setting such that it would not cause damage to the qualities, character and amenity of the area and its residents: b. include the provision of adequate vehicle and cycle parking, turning and manoeuvring space; c. incorporate safe and inclusive design and access suitable for all; d. include/encourage links to existing walking and cycling networks; e. on larger developments include a framework sustainable travel plan, and; f. on larger developments explore opportunities for inclusion of electric vehicle charging points.</i>	<i>to be more effective for development management purposes, as 'development' is a more comprehensive term encompassing 'buildings, engineering works, parking facilities and changes of use'</i>

<b>Policy No.</b>	<b>Policy Title</b>	<b>Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
LNP17	Business/Employment – Conversion/Re-Use of Farm Buildings	<p>The conversion or re-use of redundant farm buildings for light industrial, tourism or office purposes will be permitted:-</p> <p>a. where the buildings to be converted or re-used are of a construction that is suitable for the development proposed without the need for major additional construction works;</p> <p>b. where the development will not have an adverse impact on the nature conservation and biodiversity or wildlife of the area;</p> <p>c. where development is in keeping with the scale, form and character of its surroundings;</p> <p>d. where it does not create significant additional traffic movements;</p> <p>e. where it provides a safe and inclusive design and access for all.</p> <p>where the noise generated will not have an adverse effect on the surroundings.</p>	<p><i>The conversion or re-use of redundant farm buildings for light industrial, tourism or office purposes will be permitted where:</i></p> <p><i>a. buildings to be converted or re-used are of a construction able to accommodate the development proposed without the need for major additional construction works;</i></p> <p><i>b. development will not have an adverse impact on the nature conservation and biodiversity or wildlife of the area;</i></p> <p><i>c. development is in keeping with the scale, form and character of its surroundings;</i></p> <p><i>d. it does not create significant additional traffic movements;</i></p> <p><i>e. it provides a safe and inclusive design and access for all, and;</i></p> <p><i>noise generated will not have an adverse effect on the surroundings.</i></p>	<p><i>removal of repetitive words, minor punctuation corrections and the exchange of the word 'suitable' for 'accommodate' to be more effective for development management purposes, as 'suitable' is to subjective a term</i></p>
LNP18	Business/Employment – Loss of Community Facilities	<p>Business/employment developments that would result in the loss of a community building or site, or one last used for the provision of community facilities, services, leisure or cultural activities will be supported only if;</p> <p>a. an assessment has taken place that demonstrates that there is an excess of such provision and the site or building is not needed for any other community facility or;</p> <p>b. alternative provision of at least an equal standard is made in its place.</p>	<p><i>Business/employment developments that would result in the loss of an active community building or site, or one last used for the provision of community facilities, services, leisure or cultural activities will be supported only if:</i></p> <p><i>a. an assessment has taken place that demonstrates that there is an excess of such provision in the Neighbourhood Area and the site or building is not needed for any other community facility, or;</i></p> <p><i>b. alternative provision of at least an equal standard is made in its place.</i></p>	<p><i>minor punctuation correction and the insertion of the word 'active' and the phrase 'in the Neighbourhood Area' to be more effective for development management purposes</i></p>



<b>Policy No.</b>	<b>Policy Title</b>	<b>Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
LNP19	Gartree	<p>Limited and small-scale employment/business development may be supported on environmentally acceptable sites in Gartree only if the resultant effect will ensure:</p> <ul style="list-style-type: none"> <li>a. no adverse impact upon the living conditions of nearby residents from noise nuisance, odour nuisance, likely excessive disturbance or traffic generation;</li> <li>b. retention and viability of rural services or land based businesses, positive farm diversification;</li> <li>c. conversion and re-use of appropriately located and suitable constructed existing buildings;</li> <li>d. viability and vitality of community facilities;</li> <li>e. provision/enhancement of links to community facilities/services and;</li> <li>d. improvement of roads and pathways in and around the settlement at a level proportionate to the anticipated impact development proposed.</li> </ul>	<p><i>Limited and small-scale employment/business development may be supported on environmentally acceptable sites in Gartree only if the resultant effect will involve:</i></p> <ul style="list-style-type: none"> <li><i>a. conversion and re-use of appropriately located and structurally robust existing buildings;</i></li> <li><i>b. no adverse impact upon the living conditions of nearby residents from nuisance or disturbance caused by odour, noise, vibration or traffic movement;</i></li> <li><i>c. retention of rural/community services/facilities, land based businesses or positive farm diversification without harm to their viability and vitality;</i></li> <li><i>d. provision/enhancement of links to community facilities/services through the improvement of roads and pathways in and around the settlement at a level proportionate to the anticipated impact development proposed.</i></li> </ul>	<p><i>removal of repetition, minor punctuation correction and adjustment of phraseology to provide greater clarity and be more effective for development management purposes</i></p>

<b>Policy No.</b>	<b>Policy Title</b>	<b>Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
LNP20	Bramfield	<p>Any proposed expansion of the Bramfield Mobile Home Park site beyond its existing boundaries into the surrounding countryside shall be strictly controlled and shall only be permitted if;</p> <p>a. it will provide for/enhance links to community facilities/services and;</p> <p>the visual impacts of the development are mitigated by appropriate landscaping and screening &amp;;</p> <p>c. it will contribute towards upgrading the roads and paths in and around the site; and</p> <p>d. it would have no adverse effects on highway safety.</p>	<p><i>Any proposed expansion of the Bramfield Mobile Home Park site beyond its existing boundaries into the surrounding countryside shall be strictly controlled and shall only be permitted provided it will;</i></p> <p><i>a. provide for/enhance links to community facilities/services;</i></p> <p><i>mitigate the visual impacts of the development effectively by appropriate landscaping and screening;</i></p> <p><i>c. contribute towards upgrading the roads and paths in and around the site, and;</i></p> <p><i>d. have no serious adverse effects on highway safety.</i></p>	<p><i>minor textual and punctuation adjustment to be more effective for development management purposes</i></p>

<b>Policy No.</b>	<b>Policy Title</b>	<b>Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
LNP21	Greenacres Gypsy & Traveller Site	The continued provision of the Greenacres site for its present use is supported. Any proposed expansion of the site beyond its existing boundaries into the surrounding countryside shall be strictly controlled and shall only be permitted if: a. the need for additional gypsy and traveller sites within the neighbourhood plan area is demonstrably proven and; b. the visual impacts of the development are mitigated by appropriate landscaping and screening and; c. it will provide/enhance links to community facilities/services, or; contribute to upgrading roads and pathways in and around the site.	<i>The continued provision of the Greenacres site for its present use is supported. Any proposed expansion of the site beyond its existing boundaries into the surrounding countryside shall be strictly controlled and shall only be permitted provided it: a. demonstrates need for additional gypsy and traveller sites within the neighbourhood plan area; b. mitigates the visual impacts of the development by appropriate landscaping and screening, and; c. will provide/enhance links to community facilities/services or contribute to upgrading roads and pathways in and around the site.</i>	<i>minor textual and punctuation adjustment to be more effective for development management purposes</i>
LNP22	The Showground	The provision of an agricultural showground is supported if planning conditions mitigating the impacts of the development and controlling its use are imposed at application stage.	<i>No revised wording proposed.</i>	

<b>Policy No.</b>	<b>Policy Title</b>	<b>Draft Policy Text</b>	<b>Suggested Revised Policy Text</b>	<b>Reason</b>
LNP23	Superfast Broadband & Mobile Connectivity	Telecommunications developments that would improve internet and mobile telephone services within the Neighbourhood Plan Area will be supported unless they would have a seriously adverse effect upon the landscape or the setting of heritage assets.	<i>No revised wording proposed.</i>	

Policy No.	Policy Title	Draft Policy Text	Suggested Revised Policy Text	Reason
LNP24	Energy & Water Efficiency	<p>New residential and business developments within the Neighbourhood Plan Area shall incorporate a range of sustainability measures where viable including, but not limited to, the following initiatives;</p> <ol style="list-style-type: none"> <li>1. low energy public street lighting and time controlled street lighting allowing the lighting to be switched off/reduced for periods where a road safety audit allows.</li> <li>2. small-scale renewable energy technologies such as photo-voltaic installations;</li> <li>3. use of sustainable drainage systems;</li> <li>4. grey-water recycling and rain water harvesting and water efficient appliances;</li> <li>5. Specification of energy efficient and water efficient appliances.</li> </ol>	<p><i>No revised wording appropriate. Recommend deletion.</i></p>	<p><i>places overly onerous requirements upon applicants/developers which are neither supported by the NPPF, NPPG and Core Strategy policies referred to in the NDP or the Basic Conditions Statement and are not only covered by other regulatory bodies under other primary regulation (such as the Local Highway Authority and the Local Building Regulation Authority) but also in small part already dealt with by other policies elsewhere within the NDP. The policy is vaguely worded, leaving open-ended and undetermined the actual level of requirement for any development. I do not consider any amendment to the wording of the policy could remedy its shortcomings</i></p>

