



Great Glen Neighbourhood Plan Referendum Version 2011 - 2031



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Introduction from the Chair of Great Glen Parish Council

Great Glen is an attractive and popular place in which to live.

Through consultation, residents have told us that they value the quality of the countryside while also recognising that the Parish must continue to grow to reflect the need for development across the District. The Parish Council wishes to control and manage this development and to make sure that growth occurs in a way that meets the priorities identified by people that live in Great Glen. We wish to ensure that the development that takes place is not disproportionate to the size of the Parish, and that the village infrastructure can cope with the increase in housing.

We embarked on the process of preparing a Neighbourhood Plan to give us control over these important matters and to help address other issues that have been raised through the process.

This is the referendum version of the Neighbourhood Plan for Great Glen. This means that the Parish Council is satisfied that it has a robust draft Neighbourhood Plan and asks Harborough District Council to check the processes that have been followed and consult with relevant bodies that it has been developed in accordance with relevant legislation and regulations.

I would like to thank Officers from Harborough District Council for their support as we have undertaken this work and for the grant funding received from Locality and the Big Lottery Awards for All, without which the preparation of this Neighbourhood Plan would not have been possible.

Bill Glasper, Chair

Great Glen Parish Council, July 2017

1. Our Neighbourhood

Great Glen is one of Leicestershire's oldest known settlements. Its landscape is characterised by attractive, gently rolling hills and the broad upper valley of the River Sence, whose ancient British name (Glenna) is preserved in the village's name, and whose cultural significance over two millennia is reflected in the parish's rich historical environment.

Great Glen lies approximately nine miles from the town of Market Harborough and six miles south-east of the City of Leicester. The village lies in the valley of the River Sence and the surrounding countryside is mostly farmland with some woodland and parkland. The proximity of the Parish with the Leicester Urban Area (edge of Oadby and Wigston Parish) means that there are greater employment opportunities away from Great Glen which has an impact on the use of the car and increases pressures on the road network, particularly at peak commuter times.

The Parish covers an area of nearly nine hundred hectares. It is mainly open countryside. The surrounding countryside is mostly farmland with a small amount of woodland and parkland. The farmland is split almost evenly between arable land and permanent pasture.

Great Glen retains an increasingly rare characteristic, a patchwork of fields, hedges and woods, thanks to an unusual history in which much of the late medieval landscape survived the 18th century Enclosures. Although most farms are now largely arable, the local tradition of mixed farming, but with a predominance of sheep and cattle pasture, continued well into the 1980s. Great Glen therefore missed the main 20th century period of hedge removal, and still has relatively small, hedge-bounded fields. Compared with other parishes in the District it is well-wooded, with spinneys and productive woods, while several medieval field boundaries survive in addition to the mainly 18th century hedgerows.

House prices are high across the Parish and there are significant development pressures which are placing a strain on the community facilities and threatening the character of the village which residents value greatly.

The Parish has an older age profile than the District as a whole and a significantly greater number of detached dwellings than the whole of Harborough taken together.

Some key characteristics of the Parish are as follows:

- The Parish (population 3,662) is growing fast - up 12% or 442 (from 2001, although the District-wide average is 18%).
- Levels of deprivation and ill health are generally below the district, regional and national average. It is a relatively popular area to live with a sense of pride and community belonging.
- Levels of economic activity in the Parish are high. There are some employment opportunities in the Parish; however residents generally travel, many by car, outside the Parish for work. A relatively high proportion of residents work from home (7.8%, compared to the national average of 5.4%).
- The Parish is a popular area in which to live and demand for new homes is strong. The housing stock is generally good. The main tenure is owner occupation (82%, vs 63% nationally), and other forms of tenure such as rented (both private and social) are relatively low. The fit between demand and the available type and tenure of housing is an issue as well as the affordability of existing and new housing. Average house prices are relatively high (see section 7.2.4).
- The Parish has some good social and community infrastructure, such as a Primary School, village hall, sports club, play and recreational areas.
- The area is strategically well located in relation to the national road network. It is also well served by walking and cycling routes. There is some public transport provision, mainly by bus. There are very high levels of car usage and ownership, with 90% households owning a car vs. 75% nationally.
- The built environment is generally good. There are some sites and buildings of historic interest, including over 20 listed buildings (incl. a telephone box).
- The Parish is set within and interspersed by open countryside much of which is attractive in nature. It has also a number of important and attractive green spaces.
- Water and air quality are generally good. However, average CO2 emissions in the Parish and wider District are higher than the regional and national averages mainly due to the local dependence on the car for travel. The risk of flooding is low across the majority of the Parish although there are areas

within Great Glen where this risk from the River Sence and Burton Brook is at the highest or medium risk levels. In these areas (see the map) a sequential test will be applied to development in line with local and national policies.



2. What is a Neighbourhood Plan and Why is it Important?

A Neighbourhood Plan is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live, work or visit our area.

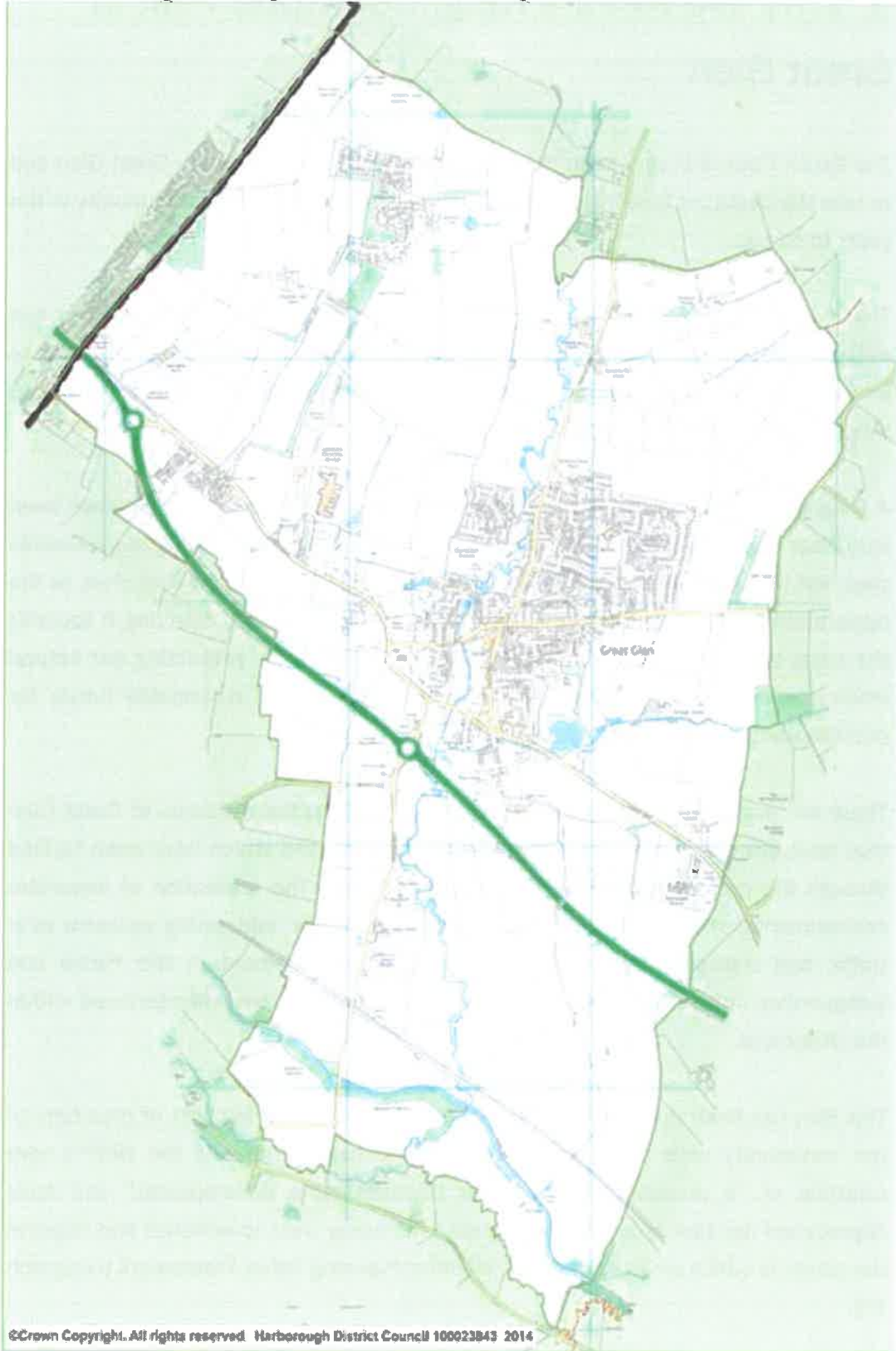
The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011 and the rules governing their preparation were published in 2012. The National Planning Policy Framework (NPPF) states that a Neighbourhood Plan gives the community “direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need” (NPPF para 183). It enables us to ensure we get the right types of development in the right locations; and to set planning policies that will be used in determining decisions on planning applications across the Parish.

A Neighbourhood Plan, once given statutory force, becomes part of the Development Plan for the area and this statutory status gives Neighbourhood Plans far more weight than other local documents such as parish plans or village design statements. However, a Plan must also comply with European and National legislation and be in general conformity with existing strategic planning policy. While every effort has been made to make the main body of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal so that they comply with these statutory requirements.

Robust evidence is the foundation on which a Neighbourhood Plan has to be based. This includes evidence of community engagement and consultation and how the views, aspirations, wants and needs of local people have been taken into account alongside stakeholder comment and statistical information to justify the policies contained within the Plan. A detailed Statement of Consultation and a comprehensive Statement of Compliance with the Basic Conditions have been produced to support this Neighbourhood Plan.

This is the Neighbourhood Plan for Great Glen. It covers the whole of the Parish as shown on the map of the designated area in figure 1 below.

Figure 1 Neighbourhood Area – designated on 4 June 2014



3. Why We Need a Neighbourhood Plan in Great Glen

The Parish Council is very keen to influence planning matters within Great Glen and to take the decisions locally that will serve the best interests of the community in the years to come.

There is recognition that sustainable development is not only necessary but desirable, as without it our villages and economies will stagnate, but we want to influence and direct the shape and nature of the development and where, within our Neighbourhood Plan area, it takes place.

A Neighbourhood Plan cannot be used to prevent development and we have been very clear from the outset that we will work within the broad housing requirements specified by Harborough District Council. Having a Neighbourhood Plan gives us the opportunity to identify the best ways to deliver development, directing it towards the areas that the local community needs and wants, while protecting our natural environment and community assets and ensuring a more sustainable future for ourselves and future generations.

There are many other issues that are of importance to the residents of Great Glen that have emerged through the consultation process and which have been tackled through the preparation of the Neighbourhood Plan. The protection of important environmental spaces; safeguarding important buildings; addressing concerns over traffic and transport issues; shaping economic development in the Parish and safeguarding important community facilities are all referenced and addressed within this document.

This Plan has been prepared by the Parish Council with the support of members of the community with these goals in mind. We have embraced the NPPF's core principle of "a presumption in favour of sustainable development" and have approached our task as a "creative exercise in finding ways to enhance and improve the places in which we live our lives" (National Planning Policy Framework paragraph 17).

The process towards completing the Neighbourhood Plan has been complicated by the revised timescale for the production of the new Local Plan for Harborough, which is scheduled to be Adopted in

2017, and in particular by the absence of an agreed methodology for proportioning the overall district-wide housing requirement to specific settlements (including Great Glen). The methodology is due to be set out in a Draft of the Local Plan, which will not be consulted on until late-2016. Nevertheless, the Neighbourhood Plan Steering Group considered it expedient to proceed with the draft Neighbourhood Plan based on the best available evidence, including that for future housing requirements.



4. How the Plan was Prepared

This Neighbourhood Plan was prepared under the direction of the Parish Council through an Advisory Committee supported by Neighbourhood Planning Consultants Yourlocale.

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

A questionnaire produced in the summer of 2014 was completed by 206 residents of the Parish, and helped to identify some of the key issues that would need to be addressed through the Neighbourhood Plan.



The Advisory Committee 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.

This was followed up with an Open Event in September 2014 at the annual 'Wheelbarrow Race' in the Recreation Ground.

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.

The draft Policies were put to the community at a further consultation exercise at

the Wheelbarrow Race in September 2015.



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.

The various consultation initiatives are documented in the accompanying Statement of Community Consultation Appendix 1).

The 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.

It is important to note that not having a Neighbourhood Plan does not mean that development won't happen. Development will still take place, but without the policies in this Plan, which set out the type of sustainable development that local people have agreed is in keeping with our area's character. Decisions will instead be based on the District and National policies rather than locally formulated criteria.

5. What We Want the Neighbourhood Plan to Achieve

The Plan area encompasses the whole of the Parish of Great Glen and covers the period up to 2031, which will be the same timescale as the Local Plan for Harborough District Council once Adopted. The Neighbourhood Plan is not intended to replace or supersede the Local Plan, but rather it sits alongside it, to add additional or more detailed policies specific to Great Glen. Where the Local Plan contains policies that already meet the needs and requirements of Great Glen these are not repeated here. Instead, the Plan focuses on those planning issues which consultation shows matter most to the community, and to which the Neighbourhood Plan can add the greatest additional value. It is important to note that when using the Neighbourhood Plan to form a view on a development proposal or a policy issue, the whole document and all the policies contained in it must be considered together.

Should the Neighbourhood Plan be 'Made', it would become part of the Development Plan for the Harborough District.

After being 'Made', each time a planning decision has to be taken by Harborough District Council or any other body they will be required to refer to the Neighbourhood Plan (alongside the District's own Local Plan and other relevant documents) and check whether the proposed development is in accordance with the policies the community has developed.

This is the first time that communities have had the opportunity to create planning policies with this degree of statutory weight.

There are some restrictions to what Neighbourhood Plans can achieve. For example:

- They cannot promote less development than is set out in the Local Plan.

- They deal essentially with land use issues; they cannot address enforcement issues.

- While issues such as improvements to a bus route do not directly relate to land use issues, Neighbourhood Plans can encourage funding for these through developer contributions. Non planning-related issues such as this are addressed within the Neighbourhood Plan as issues for community action.

The policies in the Plan must also support the NPPF's "presumption in favour of sustainable development" and be in general conformity with the District Council's strategic planning policies. However, if there is a conflict with existing non-strategic

policies in the Local Plan, the Neighbourhood Plan policies will take precedence.

The Plan includes several elements, these include:

- A simple and clear aim for the Plan based on local consultation. This is “to set out policies for the years up to 2031 that will ensure that our area develops and grows in a way that is sustainable economically, socially and environmentally, and which enhances and improves the community in which we live”;
- Designation of Local Green Spaces, which identify and protect these special and locally important areas from development.
- A small number of Great Glen specific planning policies grouped around the key policy issues identified by the community as being of special importance to them. These include:
 - Policies in relation to housing provision and need;
 - Policies to address car parking issues within the Village;
 - The protection of important community assets;
 - The incorporation of the design aspects of the Village Design Statement into the Neighbourhood Plan;
 - Protection of important buildings and structures and open spaces of local importance; and
 - Protecting businesses and supporting business expansion in appropriate locations.

The Plan is a live document which will be kept under review and will change over time in response to new and changing needs and priorities.

6. Meeting the Requirement for Sustainable Development

The NPPF states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated.

a) Social

We have sought, through the Neighbourhood Plan, to safeguard existing open space for the future enjoyment of residents.

We are also seeking to protect existing community facilities and shops and to deliver a mix of housing types so that we can meet the needs of present and future generations and ensure that we support the community's needs and its health, social and cultural wellbeing.

b) Environment

In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that:

- Housing development is of the right quantity and type in the right location, so that it does not harm but instead positively reflects the existing and historic character of the area;
- The most important open spaces within Great Glen are protected from development, to protect the village identity and to retain the rural nature of its surroundings;
- Great Glen makes its contribution, at Neighbourhood level, to the protection of England's threatened wildlife and habitats (biodiversity);
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats; and
- Provision is made for improved pedestrian and cycling facilities.

c) Economy

While the community of Great Glen is primarily residential, there is also a commercial and retail element within the Parish and a desire to ensure that appropriate economic activity is maintained as long as the local infrastructure supports it. We therefore wish to retain and encourage small scale employment

opportunities in our area by:

- Protecting existing employment sites;
- Supporting small scale business development and expansion where the local infrastructure would not be adversely affected by the proposals; and
- Encouraging start-up businesses and home working.

This document sets out local considerations for delivering sustainable development within Great Glen. Development proposals should meet the requirements of all relevant policies in this Neighbourhood Plan and be in general conformity with district-wide and national planning policies.

A Statement of Compliance with the Basic Conditions is attached as Appendix 2.



7. Neighbourhood Plan Policies

7.1 Strategy

Where there are no policies in this Plan relevant to a development proposal, the provisions of national and district-wide planning policies apply.

The Plan is not intended to replace the policies contained in the Harborough Core Strategy and the NPPF. It sits alongside these to add additional, more detailed, Great Glen specific policies and helps to achieve the Community's vision as set out in Chapters 5 and 6 above. Where suitable district-wide policies already exist in the Harborough Core Strategy or NPPF they are not duplicated in this Plan.

7.2 Housing

Great Glen is a popular place to live. As a consequence, demand for housing in the Parish is high. This is reinforced by the geographical location of Great Glen adjacent to the Leicester urban area.

It has experienced rapid housing growth in recent decades. Between 2001 and 2011, for example, the number of dwellings in the Parish grew by over 10% - a trend which continues: between 1 April 2011 and 31 March 2015 a further 321 new homes were committed or built in the Parish.

7.2.1 Housing Demand

The Plan recognises that future housing development will help to support and enhance local amenities, such as shops, and help to ensure a stable, balanced and more sustainable community.

The impact of the recent high rate of housing growth was highlighted as a major concern of local residents in the consultation undertaken as part of the preparation of this Plan.

The consultation showed that residents were not opposed to further house building, but were concerned about the scale of new housing development that had already taken place and could take place in the future. In particular, there was concern that the current rate of development was not sustainable. It was placing significant pressures on already stretched facilities such as health, education, open space and, perhaps most notably, the road network. In addition, it was adding to the already high levels of commuting away from the Parish for jobs and services. There was also concern that the scale and pace of development were having an adverse impact on the character of the Parish.

These concerns are also reflected in other important reports and studies. The 2011 Harborough District Core Strategy (with which the Neighbourhood Plan must be in general conformity) states that "Given the level of existing commitments, additional housing development in Kibworth and Great Glen (other than small scale infill development) is not planned". Although the revised (and higher) housing need that Harborough District Council now needs to plan for up to 2031 renders elements of this policy statement out of date, it nonetheless demonstrates District recognition of the development pressures faced within the Parish. A recent report by the District Council also highlighted that there was a "shortfall in types of open space", "that the

primary school site is confined and reaching its limit” and “GP practice branch facility would not be able to manage any increase in patients” (Harborough District Council Great Glen Settlement Profile, 2015).

The Local Plan for Harborough is updating the housing need across the District and the allocation of housing within it. The Local Plan Options Consultation Paper (September 2015) states that there is a requirement to provide for at least 9,500 new dwellings between 2011 and 2031 across the District. This has now been increased to 11,000 following revised projections of housing need. Of this, over 6,000 of the 11,000 dwellings needed over the Plan period have already been built or planned for.

The draft Local Plan Options Consultation Paper (September 2015) establishes a draft hierarchy of settlements to help to determine the most appropriate locations for development. On the basis of this hierarchy, Great Glen (as well as six other settlements) is identified as a Rural Centre. Rural Centres are defined on the basis of the presence of least four of six key services (food shop, GP surgery, library, post office, primary school and pub) together with a scheduled bus service. Rural Centres are regarded as sustainable locations for rural housing and for additional employment, retail and community uses to serve the settlement and the surrounding area. Selected Rural Villages have fewer than four of the key services.

Determining how much of the requirement for new dwellings the Parish should plan for is not straightforward. The Local Plan Options Paper, updated in May 2016, does not apportion housing targets to specific Rural Centres or Selected Rural Villages. It does, however, put forward four options, depending on various allocation options elsewhere, for each of the Rural Centres and Selected Rural Villages across the District. In the case of Great Glen, this could see the Parish having a minimum housing target of anywhere from 0 to 64 new homes, depending on the distribution strategy finally agreed through the Local Plan. A report agreed by the District Council Executive in September 2016 set a residual target for Great Glen of 5 additional dwellings up to 2031, a figure which has been exceeded through Planning Applications approved since the cut-off for calculating the residual housing target (March 2016) with a total of nine additional dwellings having secured planning permission since this time.

As part of the process of preparing a Neighbourhood Plan, independent site assessments were undertaken of potential development sites identified through the Strategic Housing Land Availability Assessment (SHLAA). These assessments are

included in the supporting information as Appendix 3. Although there is no requirement to provide housing other than windfall through the lifetime of the Neighbourhood Plan, these assessments will be taken into account should housing need increase over the Plan period and a review of the Neighbourhood Plan indicate that further housing is needed.

7.2.2 Windfall Sites

Windfall sites are small infill or redevelopment sites for up to 5 dwellings that come forward unexpectedly and which have not been specifically identified for new housing in a planning document. These sites often comprise redundant or vacant buildings including barns, or a gap between existing properties in a built up area.

Such sites have made a regular contribution towards the housing supply in the Parish of between 1 and 2 dwellings a year, a trend which is expected to continue: the consultation version of the draft Local Plan (section 208) proposes that a residual minimum housing target of 25 new houses can be met through windfall sites in the Parish up to 2031.

The consultation also shows that the community is comfortable with such windfall development. When asked in the community questionnaire whether infill development was a good or bad idea only 17% respondents said it was a 'bad' idea; this compares with 52% who thought it was 'good'. The remaining respondents did not know or did not have a strong view.

POLICY GG1: HOUSING PROVISION WINDFALL SITES

Small residential development proposals on infill and redevelopment sites will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this Plan and District-wide planning policies and where such development:

- a) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Great Glen or where the site is closely surrounded by buildings;*
- b) Does not involve the outward extension of the built-up area of Great Glen;*

- c) Respects the shape and form of Great Glen in order to maintain its distinctive character and enhance it where possible;*
- d) Retains existing important natural boundaries such as trees, hedges and streams;*
- e) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the existing and future occupiers of the dwelling where relevant;*
- f) Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise in line with Harborough District Council Supplementary Planning Guidance; and*
- g) If it involves two or more dwellings, provides for at least one small dwelling with two or fewer bedrooms for every one larger dwelling (i.e. three or more bedrooms).*

7.2.3 New Housing Mix

When asked what type of housing was needed in Great Glen, over half of respondents said they would like to see more smaller housing, especially for families and young people, to help the Parish to retain its age balance and give young people, families and older people who wish to downsize the opportunity to stay in the Parish.

This need is also reflected in an analysis of current statistics, which shows that the housing stock is unbalanced by a significant lack of smaller housing and a significant oversupply (40%) of larger dwellings; for example, the number of dwellings in the Parish with four or more bedrooms (19%) is more than double the national average (Census 2011). A detailed housing assessment is included as Appendix 4 submitted alongside this Neighbourhood plan.

POLICY GG2: HOUSING MIX

New housing development proposals should provide a mixture of housing types specifically to meet identified and evidenced current local needs in Great Glen. Priority should be given to smaller family homes (3 bedrooms or fewer), starter homes, and those suitable for older people (especially those who wish to downsize). There will be a presumption against homes with more than 4 bedrooms.

7.2.4 Affordable Homes

Housing affordability is a major issue in Great Glen. There is a high (above average) disparity between average house prices (both for sale and rent) and average income. In 2015 the average house price in the Parish was about one-and-a-half times the County average. Sale price of a typical three bedroomed house in the Parish was £224,000; that for a typical two bedroomed home was just under £200,000. Furthermore, the proportion of properties that are available for social rent is very low, at less than a third of the national average.

As a consequence, many people who wish to live in the Parish, including those with a local connection, are unable to do so as they cannot find suitable accommodation either to buy or rent.

Consultation with residents shows strong support for the provision of affordable housing, especially for people with a strong local connection and that starter homes, homes for young people and older people should be prioritised.

The Core Strategy for Harborough requires that all new housing developments involving ten or more dwellings, should provide at least 40% affordable homes. This Plan supports and reinforces this Policy.

POLICY GG3: AFFORDABLE HOUSING

Development proposals for new housing should provide at least 40% high quality affordable housing to meet identified and evidenced local needs and to be in accordance with district wide planning policies. Priority should be given to:

- a) The provision of Starter homes, homes for young people and older people;*
- b) Local residents in the allocation of affordable housing.*

If it is not possible to provide affordable housing on site, in exceptional circumstances it will be acceptable to provide funding in lieu of affordable housing on-site if this leads to the provision of additional affordable housing in the Parish.

7.3 Built Environment

7.3.1 Design Quality

Great Glen Parish has a rich and generally attractive built environment.

This is an important component in the distinctive character of the Parish, and consultation shows that it is important to local people.



Chesterfield House 45 Main Street, Great Glen

Although based on the street plans of the two settlement centres of medieval Great Glen, the existing buildings and the wider built environment have mainly evolved over the last 400 years. Up until 1950, nearly all the buildings in the Parish were constructed in distinctive local styles using traditional materials. However, much of the building between the 1950s and the beginning of the 21st Century has been in a great variety of styles. Most no longer reflect historic building styles or use traditional materials. While some of the development that has taken place has been well designed, much of it has not made a positive contribution towards protecting or enhancing the distinctive character of Great Glen. There is a wish for a return to better designed development, using materials, scales and layouts more appropriate to the village setting.

All new housing should reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context.

The Parish Council and the wider community have produced a Village Design Statement. Its aim is to safeguard the distinctive character and rich heritage of Great Glen, and to guide any new development in a way that ensures it is sympathetic to the existing village and enhances its special identity and character.

In 2005 this Village Design Statement (VDS) was adopted by Harborough District Council as a planning document, which means that it must be taken into account in determining planning applications. The relevant section of the VDS has been reviewed and incorporated into the Neighbourhood Plan below. It is recognised that by incorporating the relevant sections of the VDS into the Neighbourhood Plan it gives it added importance and 'weight' in planning terms.

The following section reverts to the original numbering in the approved Village Design Statement:

The Village Design Statement provides comprehensive and detailed information on the character and nature of the Village that the Neighbourhood Plan seeks to enhance and preserve. While innovative designs are welcomed it is suggested that planners and developers consider the very nature of the village and have a sensitive approach to development.

The community is opposed to three story houses where the height is overbearing to the very nature of the original Village designs. Five bedroom and larger houses should be kept to a minimum and a mix of quality two and three-bedroom houses and bungalows is encouraged in line with Policy GG4. There is a growing demand for these kinds of homes from both the Village and people wishing to move here. Within the mix the Neighbourhood plan encourages a number of affordable low-cost homes.

The community strives to keep the nature and mix of the Village in line with current provision, meeting the needs of local people while developing a sensitive approach to planning and development for the future. This includes space standards that ensure that space between houses and garden space enhances the sense of light and space within any new development.

Consultation revealed support for high quality contemporary buildings alongside the use of more traditional materials and designs.

POLICY GG4: DESIGN QUALITY

Development proposals must demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of the Parish in accordance with the approved Great Glen Village Design Statement:

- a) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated and proposals should clearly show how the general character, scale, mass, density and layout of the site, of the building or extension fits in with the aspect of the surrounding area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views. Three-storey houses are unlikely to suit the scale and mass of existing development;
- b) New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment;
- c) New housing should reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;
- d) Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form;
- e) Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient;
- f) Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible
- g) Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone/brick wall. Any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original;
- h) Development is encouraged to incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, as appropriate; and
- i) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate

change; ensuring appropriate provision for the storage of waste and recyclable materials.

7.3.2 Buildings and Structures of Special Architectural or Historic Interest

Consultation shows that Great Glen's historic built environment is one of its most important assets, and the community wishes to see it protected and enhanced.

The Parish has a rich built heritage. These buildings and features are not only important to the Parish because of their contribution to its history, but also because of their contribution to its distinct and special character. This built heritage is mainly concentrated in the centre of the Village, but important examples can be found across the Parish.

As of March 2015, 23 structures have Listed Building status, in recognition of their special historical or architectural interest. Figure 2 (below, and Appendix 5) maps the locations of the most environmentally significant occurrences. Full details can be found in Appendix 6; in summary, they comprise:

- Stretton Hall 1178302 Grade II*
- St Cuthbert's Church 1061596 Grade II*
- Obelisk c.200 metres south of Stretton Hall 1180267 Grade II
- 39 London Road 1180229 Grade II
- Crick's Retreat 1061599 Grade II
- 26 London Road 1061600 Grade II
- The Vicarage 1180195 Grade II
- 24 High Street 1360682 Grade II
- Bridge over River Sence, London Road 1360683 Grade II
- 5 The Nook 1180295 Grade II
- Bassets, 3 The Nook 1360686 Grade II
- Rupert's Rest, Main Street 1360685 Grade II
- Chesterfield House, Main Street 1061601 Grade II
- War memorial, London Road 1180225 Grade II
- K6 Telephone box, Village Green Grade II
- Old Greyhound Inn (now 'Pug & Greyhound') 1180270 Grade II
- Methodist Church, Oaks Road 1295005 Grade II
- Trent House, Main Street 1180278 Grade II
- Crown Inn (now private house) 1061598 Grade II

- Great Glen Hall, including cistern 1061597 Grade II
- Icehouse at (150 metres SE of) Great Glen Hall 1180218 Grade II
- Milepost opp. Lower gate to Great Glen Hall 1360684 Grade II
- Parish boundary post c.30m S of Boundary Ho., 1180202 Grade II

Their designation as Listed Buildings gives them statutory protection beyond that which can be provided through a Neighbourhood Plan. It is important, however, that the Neighbourhood Plan highlights them, especially to ensure that all interested parties are aware of their local importance and merit, and the need to enhance these.

Protection of non-statutory important historical and architectural buildings and structures

In addition to these nationally recognised Listed Buildings, there are a number of other buildings and structures that have been identified as being locally important and warranting notice, preservation and/or enhancement (see figure 2). The list has been selected from the Village Design Statement (2005) and confirmed as part of the development of the Plan.

Some of these assets coincide with proposed Local Green Spaces and other environmentally significance sites (7.6.1, 7.6.2) and their historical and community value has been used to support the latter's proposed designations

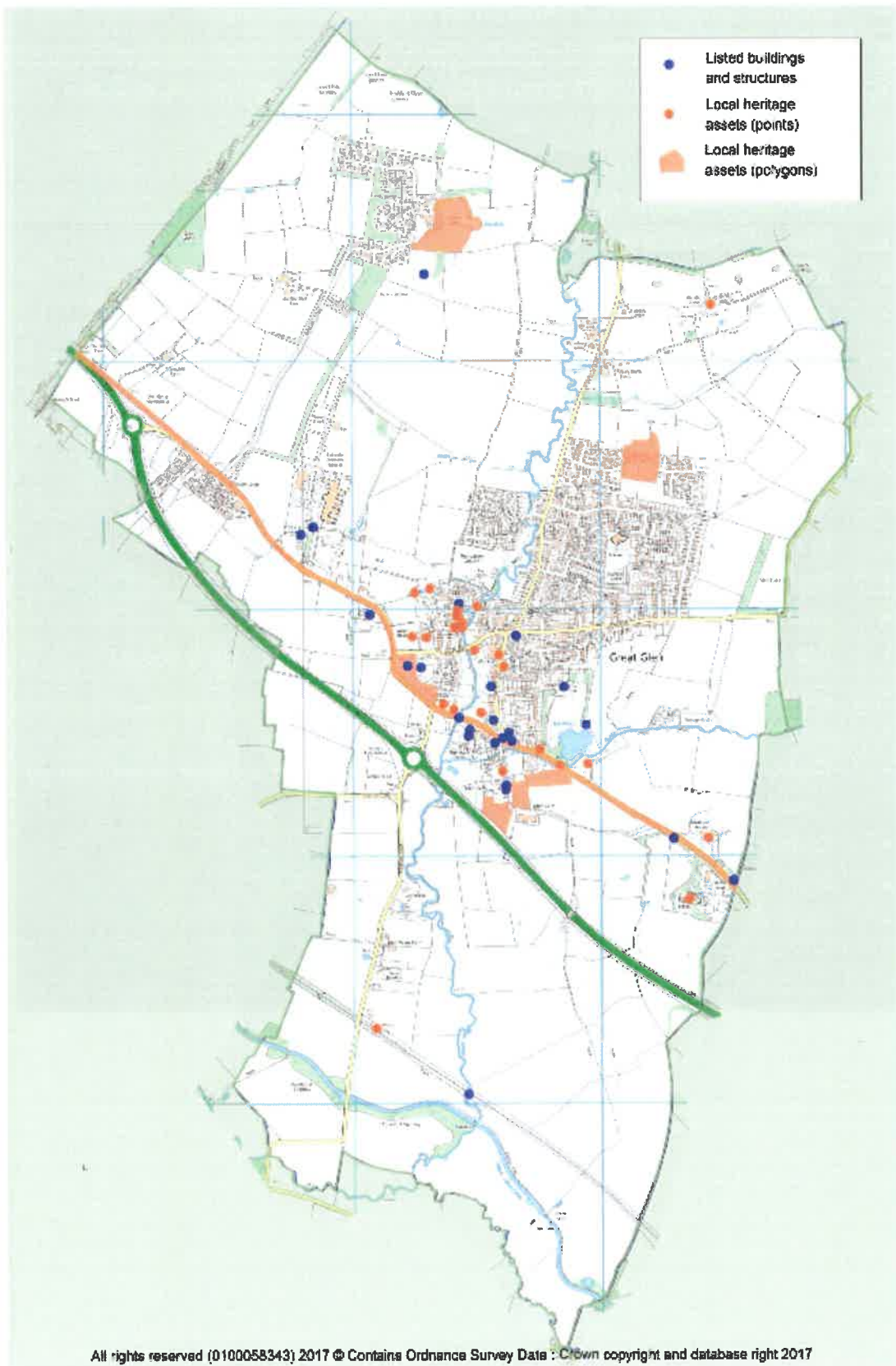
POLICY GG5: LOCAL HERITAGE ASSETS OF HISTORICAL AND ARCHITECTURAL INTEREST

Development proposals that affect the buildings and structures of local historic or architectural interest listed below, or their setting, will be expected to conserve the historic and architectural interest in those development proposals.

- *Stretton Hall Gardens*
- *Stackley House, off Stretton Road*
- *Romano-British farmstead site, Stretton Glen*
- *Surviving line of the 1725 London to Manchester Turnpike (London Road)*
- *Earthworks near St Cuthbert's Church (Anglo-Saxon to Medieval 'palace', early Christian site and settlement)*
- *St Cuthbert's Church burial ground (medieval to modern churchyard)*
- *8 – 12 High Street (medieval to 20th century house, blacksmith's workshop)*

- *Cruck Cottage, High Street*
- *Console Cottages, 11 – 17 High Street (Victorian almshouses)*
- *Royal Oak, High Street*
- *19 – 21 High Street (18th century farmhouse, later public house, now two houses)*
- *The ford, Bindley's Lane*
- *Ducking Ponds, The Mere*
- *Glenn House, Church Road*
- *Former Fox & Goose Inn, Church Road*
- *Tack House, Church Road*
- *Village Hall, Main Street*
- *Packe Row, 21 – 35 Main Street ('Peep Row')*
- *The White House, London Road*
- *The Yews, London Road*
- *Wizards Haunt, London Road*
- *Burton Brook culvert, London Road*
- *Landscaped parkland, lake and spinneys, Great Glen Hall*
- *Gate Lodge, Great Glen Hall*
- *Old watermill, London Road, with associated mill leat (Burton Brook)*
- *Great Glen House*
- *Great Glen Manor (Stoneygate School)*
- *Orchard Lane earthworks (site of medieval settlement associated with one of the two 13th century Manors of Great Glen)*
- *Carlton Lodge, Orchard Lane*
- *Glen Lodge, Station Road*
- *Great Glen Station*

Figure 2 Listed buildings and local heritage assets



7.3.4 A Great Glen Conservation Area

Conservation Areas are designated to provide protection for parts of settlements of special architectural or historic interest. They can include the natural as well as the built environment and are subject to special control in matters of new development, demolition of existing buildings, and the protection of trees.

The Great Glen Village Design Statement proposed the designation of a Conservation Area. This was to include the oldest and most architecturally interesting parts of the Village as well as other areas of the Parish that make a major contribution to its distinctive and special character. It was centred on the 'old quarter' of the village, and included the two medieval settlement centres, Great Glen Hall with its parkland, the old watermill, and areas of ridge and furrow near the settlement.

Although the proposal was not followed through, the consultation in 2014-15 showed strong support for designation. It is recognised that legislation does not allow a Neighbourhood Plan to designate a Conservation Area - only the District Council can do this. The Plan can, however highlight the need, case and local importance for such a designation.

7.4 Employment and the Economy

Employment and economic growth are crucial to support a thriving and sustainable community.

In the parish, the proportion of the working age population in employment is high and above the national average.

While most people travel to work outside the Parish (overwhelmingly by car), there are several significant businesses in the Parish. These include relatively large employers, such as Thorpe's of Great Glen, Midland Handling, Leicester Grammar School and the local Primary School, but generally businesses that operate in Great Glen are small. The proportion of residents that work from home is also high, at about half again the national average.

These local businesses are important for a balanced and sustainable community and to help minimise the high numbers of residents that travel outside the Parish to work, especially by car. They help contribute to the sustainability of the Parish and bring significant additional business to the garage, Post Office and other shops. The pubs and restaurants benefit from money being spent in them by individuals and families from outside of the Parish. The removal of businesses would have a significant negative impact on the economic sustainability of the Parish.

The need to protect local jobs was identified as a key concern in the consultation analysis.

POLICY GG6: EMPLOYMENT AND BUSINESS DEVELOPMENT

Development proposals that result in the loss of, or have a significant adverse effect on, an existing employment use will not be permitted unless it can be demonstrated that the site or building is no longer suitable for employment use. Proposals for employment-related development (for new and/or expansion of employment uses, including homeworking) will be supported where it can be demonstrated that the development will not generate unacceptable disturbance, noise, fumes, smell or traffic; that it will respect and be compatible with the local character and surrounding uses; and that it will, where appropriate, protect residential amenity.

7.5 – Shops and Community Services

Shops and community facilities such as health, leisure, and cultural services provide an important, and for many people essential, service to the local community, as well as a focus for community activity.

An example of this is the Leicester Grammar School which offers use of its swimming pool for local schools and groups, tennis courts in summer for the Great Glen Tennis Club, opportunities for adults and children to play hockey at all ages and standards, as well as regular talks, plays, concerts, exhibitions etc. in the school hall.

Such activities are especially important to Great Glen, which due its rural location, means that its residents have less access to the facilities offered in nearby towns and cities, particularly those less mobile or who do not have access to a car and therefore unable to travel easily to Oadby (which is three miles away), the Leicester urban area or Market Harborough.

Consultation shows the protection and enhancement of these shops and community facilities to be a top priority.

7.5.1 Shops

The seven shops in the Parish are clustered in the centre of the Village, close to the junctions of Church Road, Stretton Road and Main Street. These include pharmacist, Post Office/newsagents and large convenience/small supermarket store – ‘the Great Glen Co-op’, but the others are broadly in the ‘health and grooming’ business, or the premises have been adopted for non-retail use (dentist, Parish Office). The Parish lacks shops, such as a greengrocer, that you would typically expect to see in a village of its size.

The remaining retail businesses provide a valuable service in meeting the day-to-day needs of residents as well as providing opportunities for investment and local employment, close to where people live. The Village is designated as a Local Shopping Centre in the Harborough Core Strategy in view of the important shopping role it performs for the local area.

Consultation suggests that the provision of shops is adequate but limited. Also, any further reductions in shopping provision should be resisted as there is already a very narrow range of choice and provision and any further loss would seriously affect the

viability and vitality of shopping in the Parish and inevitably result in more car journeys.

POLICY GG7 SHOPS

Development proposals that result in the loss, or have a significant adverse effect on, an existing shopping use will not be supported unless it can be demonstrated that its continued use for shopping is no longer viable.



7.5.2 Community Facilities

There is a good range of community facilities in Great Glen. These include a GP surgery (Main Street); Library (Ruperts Way); Primary school (St.Cuthberts C.E); Pharmacy; Youth Club; Scout Hut; Village Hall (Main Street); two Churches (St Cuthbert's Church, Methodist Church) as well as four public houses (The Royal Oak, The Pug and Greyhound, the Horse and Hounds and The Yews). These are well used and especially important to the vitality and well-being of the community.

Their retention and enhancement has been identified as being very important to the community, especially for a Parish in which many of its community services and facilities have been highlighted as being under pressure. As mentioned previously, a study by Harborough District Council highlighted that there was a "shortfall in types of open space", "that the primary school site is confined and reaching its limit" and "GP practice branch facility would not be able to manage any increase in patients" (Harborough District Council Great Glen Settlement Profile, 2015).

POLICY GG8: COMMUNITY BUILDINGS AND FACILITIES

Development proposals that result in the loss of, or have a significant adverse effect on, a community facility will not be supported, unless the building or facility is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be clearly demonstrated that the service or facility is not viable or is no longer required by the community. Proposals to enhance the provision of community buildings to meet local needs will be viewed positively.



7.5.3 Assets of Community Value

The designation of a community facility as an Asset of Community Value provides an important means to protect important buildings and land that are important to the local community and which they wish to protect from inappropriate development.

For example, if a facility is 'listed' as an Asset of Community Value, the Parish Council or other community organisations will then be given the opportunity to bid to purchase the asset on behalf of the local community if it comes up for sale on the open market.

While there is no requirement to have a policy relating to Community Assets in a Neighbourhood Plan, its inclusion gives any 'listed' Asset greater protection through the planning system. It also sends out a clear message that the community wishes to protect and retain important buildings and land that are important to them.

This is especially important to Great Glen which has seen the loss of some community assets in recent years. At the same time, new house building is placing increased pressures on the remaining community assets.

Although there are currently no Asset of Community Value designations of buildings or land in the parish, it is anticipated that designations will be made over the lifetime of the Plan.

POLICY GG9: ASSETS OF COMMUNITY VALUE

Development that will result in the loss of, or has a significant adverse on, a designated Asset of Community Value will not be permitted unless in special circumstances, such as the Asset is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be clearly demonstrated that it is not viable or no longer needed.

7.6 Natural and Historical Environment

Great Glen is mainly rural and open in character despite being directly adjacent to the Leicester conurbation. Its landscape is characterised by attractive, gently rolling hills and the broad upper valley of the River Sence, whose ancient British name (Glenna) is preserved in the village's name, and whose cultural significance over two millennia is reflected in the parish's rich historical environment.

A survey in the 1930s showed that almost all of the fields in the parish still had the ridge and furrow earthworks of medieval open field farming preserved under unploughed grassland. Some 60-70% of these had disappeared by 2003, however, and there are now only sixteen surviving, reasonably well-preserved examples (among approximately 140 fields) of this characteristic, historically and culturally significant, landscape feature.

Because of its historic and diverse landscapes, Great Glen is also unusually rich in sites and habitats of local and District importance for biodiversity. Some of these are recognised in existing national designations and surveys, but others have been identified in a parish-wide survey (fieldwork and desk study) carried out during 2014-15 in preparation for this Plan. The result of the survey, which also included all extant historical environment records outside the built-up area, is an inventory of all known ecologically and historically significant sites as of June 2015. This inventory has provided the evidence base for this Plan's designations, including Local Green Spaces and other Important Local Sites.

This section also includes provision for Great Glen's contribution, in compliance with national and European legislation, to the protection of threatened and declining species and habitats.

Great Glen has the further environmental distinction of hosting a number of energy-efficient or carbon-neutral new buildings. This Plan includes policies for extending this good practice more widely in new developments and for future-proofing management of surface water run-off.

The combination of historic rural landscapes, high species and habitats diversity and environmental good practice described here is highly valued by local people and is, effectively, irreplaceable. Conserving and enhancing Great Glen's characteristic and distinctive historic and natural environment is important in its own right, but it also underpins the health and wellbeing of residents and the sustainability of the community.

7.6.1. Protection of Great Glen's Key Environmentally Significant Sites

Conserving and enhancing the rich natural and historic environment of Great Glen is important in its own right and underpins health, wellbeing, sustainability and the distinctive and attractive character of Great Glen.

The NPPF enables a Local Plan or Neighbourhood Plan to identify for protection green areas of particular local importance, where they meet specified criteria. The designation should only be used in special circumstances where the green space is in reasonably close proximity to the community it serves, is demonstrably special to a local community and holds a particular local significance, and where the green area concerned is local in character and is not an extensive tract of land.

An environmental inventory of all significant sites and features in the Parish was carried out using fieldwork and desk study (Appendix 5). The 47 sites so identified were scored using the NPPF criteria for Local Green Space selection and designation (Appendix 7). Three key sites were shown, using this methodology, to be of outstanding significance, both for their Natural and Historical Environment features and as important, highly-valued community assets. In addition, two further sites (LGS/G and LGS/GRTG/I) have been recommended for designation as Local Green Space by Harborough District Council.

POLICY GG10: DESIGNATION OF LOCAL GREEN SPACES

Development proposals that would result in the loss of, or have an adverse effect on, the following designated Local Green Spaces (shown in figures 3 & 4) will not be permitted unless in very special circumstances

GG/LGS/01 Burton Brook Community WildSpace

GG/LGS/02 Grazing fields southwest of St Cuthbert's Church

GG/LGS/03 Great Glen Hall parkland, lake and ornamental woodland

Great Glen: Local Green Spaces (LGS)



7.6.2 Ridge and Furrow

A characteristic feature of Great Glen is the survival of a small number of well-preserved ridge and furrow fields close to the settlement area.

Like almost all other rural settlements in the Midlands (and across lowland northwest Europe) Great Glen was, until the mid-18th century, almost entirely surrounded by such medieval plough lands.

Reflecting the national trend (loss of between 95% and 100% per parish, mostly since 1940), Great Glen has seen a dramatic decline in ridge and furrow fields. Only about sixteen of the c.140 fields (11% by number, 7.5% by area) in the Parish retain well-preserved examples (map below and Appendix 11).

In English legislation, except for the few that are also Scheduled Monuments, ridge and furrow fields are not protected, despite a recognition that “as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance” (English Heritage, 2012).

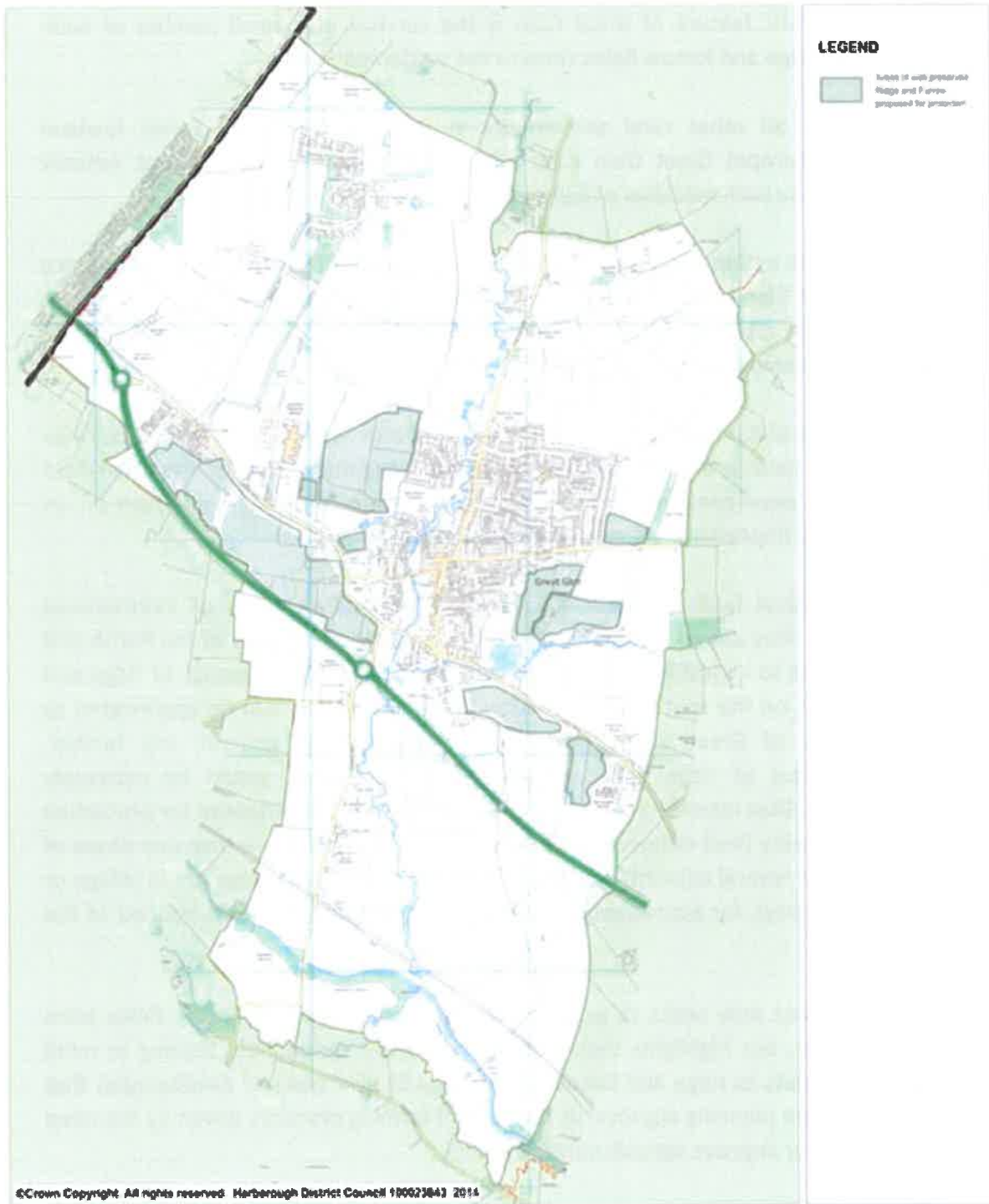
While individual fields in Great Glen are not considered to be of international importance, they are an important part of the distinctive character of the Parish and provide a link to its historic past. This is particularly true of two groups of ridge and furrow fields on the south side of London Road, where they can be appreciated as components of Great Glen’s rich historic landscape. In general, any further, avoidable, loss of ridge and furrow in Great Glen itself would be extremely detrimental. Sites identified on the map below (figure 6) are proposed for protection based on quality (well-defined earthworks, especially where more than one phase of ploughing or several adjacent lands can be seen) and visibility (close to the village or to rights of way), for appreciation as part of the historical landscape context of the village.

This policy not only seeks to protect the remaining ridge and furrow fields from development, but highlights their importance to the community, bearing in mind that the threats to ridge and furrow fields often involve types of development that do not require planning approval or result from farming practices driven by the need to maintain or improve agricultural productivity.

POLICY GG11: RIDGE AND FURROW FIELDS

Development proposals should seek to preserve the identified areas of well-preserved ridge and furrow in figure 5 below and Appendix 11) wherever possible.

Figure 5 – Ridge and Furrow
Great Glen: Ridge and Furrow fields



7.6.3 Public Open Spaces

Ensuring that there is sufficient open space to meet sporting, recreational and other important needs is key to a vibrant and healthy community.

This is especially important in Great Glen, as studies such as that by Harborough District Council show that there is a general lack of such open spaces in the Parish.

Appendix 12 shows the 2012 standards towards which Harborough District Council is working, compared with Great Glen's 2015 provision. It demonstrates that Great Glen has significant under-provision of Public Open Spaces in all categories.

The planned development of the Stretton Glen play area (0.07 ha), Stretton Glen Public Open Space (0.25 ha) and Burton Brook Wild Space (1.32 ha) will begin to improve this situation but will not be enough to bring Great Glen up to recognised standards.

Where new housing is developed, providing open space on-site is often the best way to cater for the immediate recreational needs of new residents that could not be met by existing open space and to ensure that the needs of the new residents do not worsen the existing provision. There are also wider benefits, for example, ensuring that open spaces are close to where people live.

POLICY GG12: PUBLIC OPEN SPACE

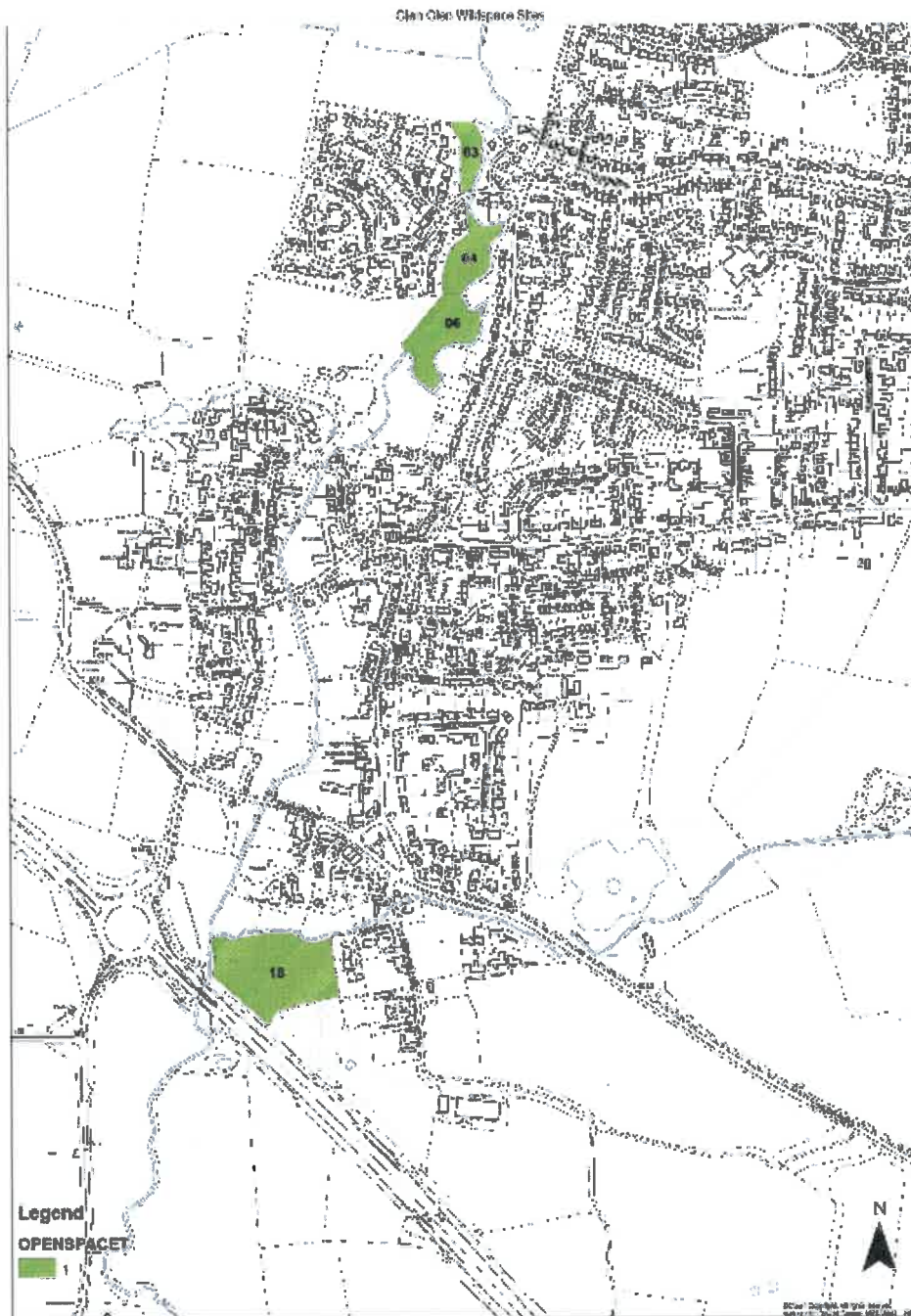
The Parish Council will actively work with the District Council and other stakeholders to bring the ratio of 'area of public open space to population size' in Great Glen closer to recognised standards.

Development proposals that result in the loss of, or have a significant adverse effect on, the following areas of public open space (figure 6) will not be supported, unless the public open space is replaced by an equivalent or better provision in an equally suitable location or it can be demonstrated to the Parish Council that the public open space or is no longer required by the community:

*Bridgewater Drive amenity green space Great Glen Recreation Ground
Great Glen play area St Cuthbert's Churchyard Cromwell Road play area
Memorial Green St Cuthbert's C of E School playing field.*

Housing development proposals of five or more dwellings will be required to include adequate green space provision based on current district standards as an integral part of that development. Alternatively, if an existing open space is located within reasonable walking distance, then a commuted sum may be accepted for the enhancement of that area.

Figure 6 - Open Spaces



7.6.4 Biodiversity

Great Glen is characterised by its 'greenness'. The Parish has more woodland, more and better-preserved hedges, and (although it has no Leicestershire & Rutland Wildlife Trust reserves) a disproportionate number of sites of District-level biodiversity significance. The river corridors (River Sence and Burton Brook, both of which pass through the built up area), preserve long tracts of semi-natural habitat

and provide effective wildlife corridors right into the village. Water quality in the River Sence through the village is moderate and high enough to provide habitat for a wide range of aquatic and streamside wildlife.

The Environment Agency has historical records of water vole in the area (1999) and also more recently of Otters in the River Sence to the south of Great Glen and in tributaries to the north of Great Glen. It can therefore be assumed that Otters do use the River Sence through Great Glen itself. Both of these are protected species.

Development that may adversely affect a significant site of biodiversity should be avoided. If this is not possible then the affect must be mitigated. If this is also not possible then compensatory works must be undertaken as close to the site as possible.

This general biodiversity richness is reflected in the large number of sites, whose features make them locally significant. This is especially notable in view of the Parish's proximity to the Leicester conurbation, its population size, and its designation as a Harborough District Council Rural Centre. Also, there is active participation in, and wide local support for, a community wildlife organisation (Great Glen Community WildSpace) that is responsible, through 10-year licences with landowners, for managing several ecologically significant sites and promoting biodiversity initiatives.

These factors combine to increase the community's responsibility for and interest in protecting the natural environment and enhancing its biodiversity. The 'green-ness' of Great Glen helps define its special character. In a wider context, biodiversity enhancement (species and habitats) is supported by NPPF 2012, which is itself compliant with the European Habitats Directive 1992 (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora) and the UK Conservation of Species and Habitats Regulations 2010, Amended 2012.

Two wildlife corridors will be designated to connect known sites of wildlife importance and make it possible for populations of animals and plants to interact and spread without hindrance from intervening development barriers. This approach is recognised both as an example of good practice for biodiversity enhancement and habitat protection, and as a useful way of bringing wildlife into closer contact with people.

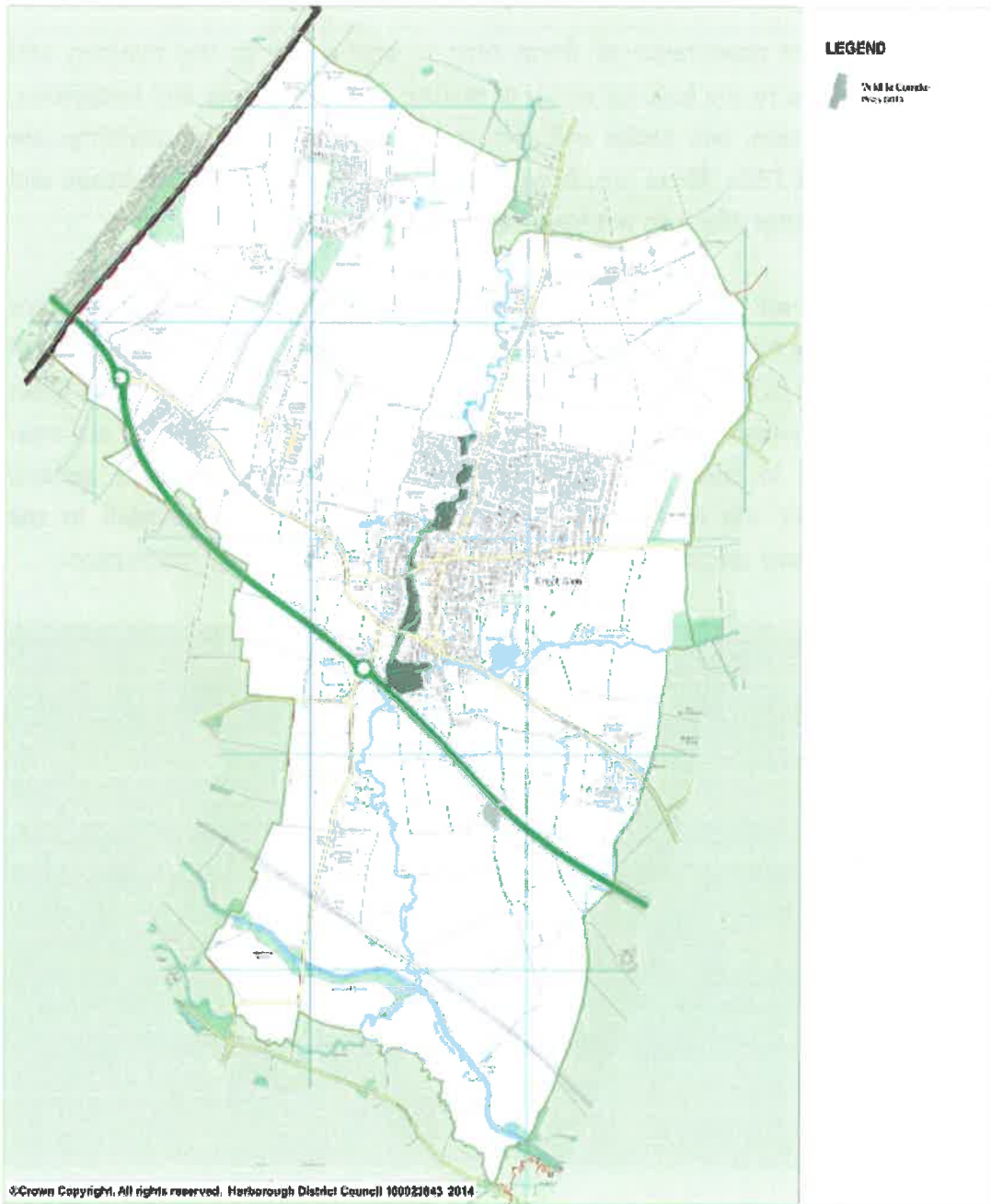
POLICY GG13: BIODIVERSITY

a) Development proposals will be expected to protect local habitats and species and where possible and viable, to create new habitats for wildlife and promote and increase biodiversity;

b) The wildlife corridor shown (map below and Appendix 13 (1) through the built-up area along the River Sence will be maintained and promoted as a biodiversity resource and support. Development proposals which impact on this corridor will be resisted



Figure 7 – Wildlife Corridor



7.6.5. Trees and Hedgerows

The well-wooded appearance of Great Glen is largely due to the number, and distribution close to the built-up areas, of mature woodland, trees and hedgerows. Some notable trees, one hedge and two areas of ornamental tree plantings are protected under TPOs. There are, however, several other woods of landscape and amenity significance which do not have legal protection.

The environmental inventory fieldwork identified a number of surviving ancient boundaries (now hedgerows) as well as many hedges dating from the Enclosures of 1759-60. Thanks to 18th century landowners and subsequent farming history, Great Glen hedges characteristically include standard trees, many of which are now specimen trees in their own right. Although hedgerows have some general protection under the Hedgerows Regulations 1997, there is provision in the legislation to afford specific protection to important hedges through notification.

POLICY GG14: IMPORTANT TREES AND HEDGES

Development proposals should protect and integrate into the design of that development existing trees and hedges of good arboricultural, ecological and amenity value. Proposals that impact on valued trees and hedges should be accompanied by a tree survey that establishes the health and longevity of any affected trees.

Four species-rich, ancient hedges are identified as of high historical and ecological importance (figure 8 below and Appendix 14) and should be protected from development that would adversely affect them..

Figure 8 – Historic Hedgerows

Great Glen: Historic hedgerows to be protected



7.6.7 Footpaths and Cycleways

An important aspect of the Distinctive Character of Great Glen is the easy access to open countryside along the footpaths and bridleways that lead out of the village. These paths were originally part of an ancient network of tracks used by villagers to walk to the open fields, to market or between neighbouring villages, but they are now used almost exclusively for leisure activities. As such they are an appreciated and well-used community asset that contributes to health and wellbeing.

The Great Glen bypass cuts across five of the existing footpaths and this is a matter of concern to Parishioners. It is important that Great Glen's rich heritage of footpaths is not further diminished by development, and that where possible the existing network is extended and enhanced to encourage walking and cycling, both for leisure and as an alternative to car use (including for children's journeys to local schools).

POLICY GG15: FOOTPATHS AND CYCLEWAYS

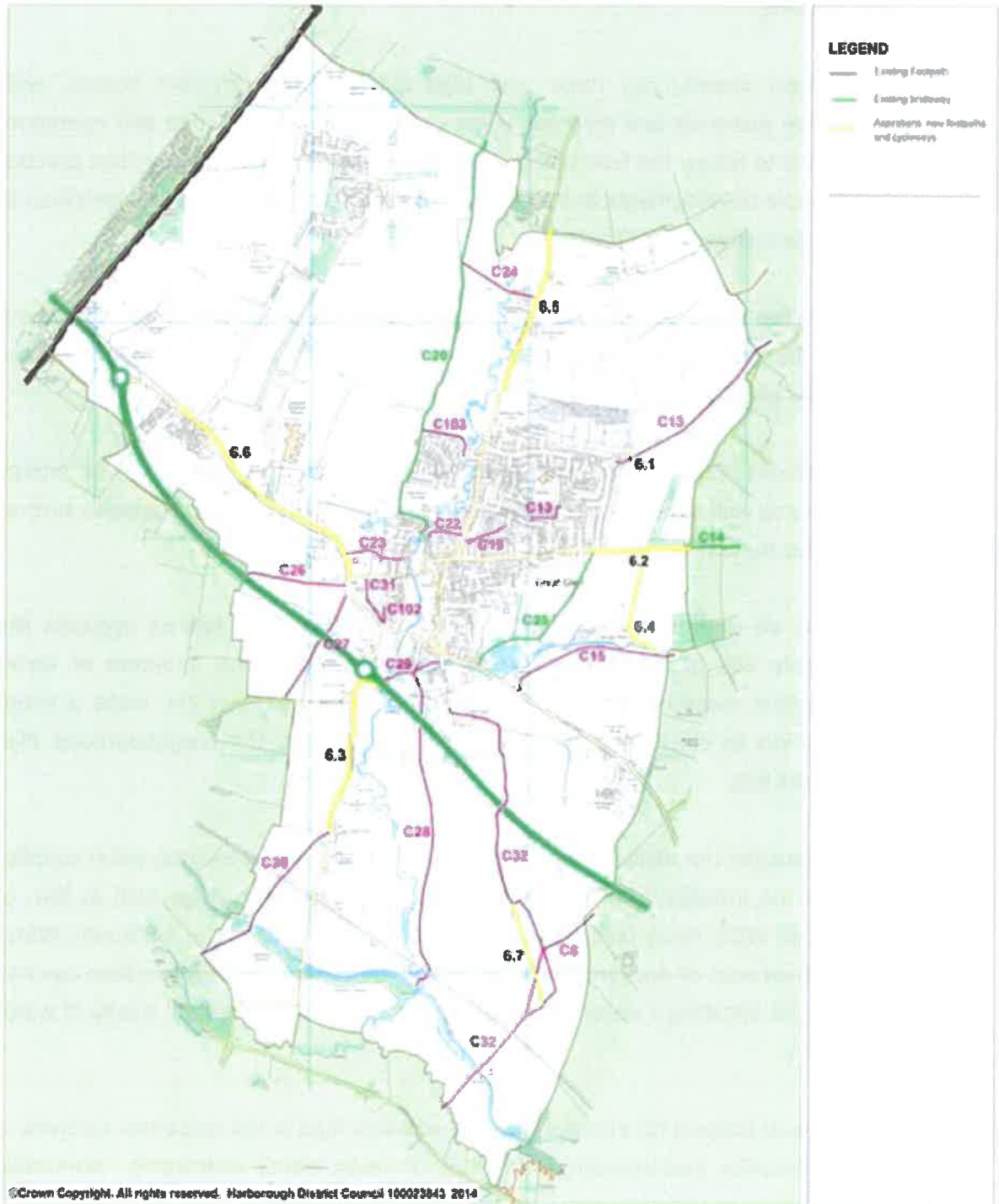
Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and cycle ways will not be supported.

The Parish Council will actively seek to work with other bodies to encourage opportunities to achieve an enhancement in the present network of footpaths and cycle ways especially the following routes (Figure 9 below and Appendix 15):

- a) Connecting footpath spur between Stretton Glen development and footpath C13;*
- b) Roadside footpath on Oaks Road to link bridleways C25 and C14;*
- c) Roadside footpath along Station Road to link footpath C30 and five residential properties with the built-up area at Archers roundabout;*
- d) Footpath linking Oaks Road via sewage works access road and footbridge over Burton Brook to footpath C15;*
- e) Roadside footpath/cycleway along Stretton Road to Parish boundary;*
- f) Roadside cycleway along London Road from Glen Rise roundabout via Grammar School to Church Road; and*

g) Footpaths C32 and C8 between Orchard Lane/A6 crossing and Crane's Lock re-routed to use existing track in preference to diversions through arable fields.

Figure 9 – Rights of way
Great Glen: Rights of Way - existing and aspirational



7.6.8 Energy Efficiency

This Plan supports initiatives of all kinds which will help Great Glen deliver the aims of the NPPF; specifically paragraphs 95-96 on good practice in building, paragraph 97 on local energy generation and paragraphs 94, 100-104 on managing surface water and flooding.

Great Glen already has three very high quality energy-efficient houses, with innovative materials and methods being used in their construction and operation. The aim is to follow the lead of the 'Eco-House' principle by expecting best practice in all future developments in the village, reflecting also the standards contained in the Village Design Statement.

The Plan can make an important contribution to mitigating and adapting to climate change by shaping new and existing development in ways that reduce carbon emissions and dependency, for example;

This includes new development being designed to very high levels of energy efficiency as well as incorporating the use of renewable energy technologies such as rain water harvesting.

Water is an unpredictable resource and the Environment Agency supports the sustainable use of our water resources and promotes the adoption of water conservation measures in new developments. Such measures can make a major contribution to conserving existing water supplies and the Neighbourhood Plan recognises this.

Such measures can make a major contribution to conserving existing water supplies through the installation of fittings that will minimise water usage such as low, or dual, flush WC's, spray taps and economical shower-heads in the bathroom. Water efficient versions of appliances such as washing machines and dishwashers can also help as can installing a water butt in the garden to provide a natural supply of water for plants.

The issue of support for energy efficiency was very high in the responses received to the community questionnaire, with 83% of respondents welcoming renewable energy solutions to be incorporated into new development.

However, this level of support was not mirrored in the views expressed in relation to wind turbines, with only 34% in favour of large-scale developments of this kind. In more detailed consultation, though, it became clear that the community is not against small-scale, local generation using wind, solar energy or ground source technologies.

POLICY GG16: ENERGY EFFICIENCY

Development proposals that are compliant with the aims of a low carbon economy, and contribute to mitigating and adapting to climate change including through sustainable design, water efficiency, drainage and construction techniques and practices will be viewed positively, where (either in isolation or cumulatively) the proposal:

- a) Does not have an unacceptable adverse impact on the amenity of local residents and uses (such as noise, visual impact, shadow flicker, water pollution, odour, air quality, emissions);*
- b) Does not have an unacceptable adverse impact on the location, in relation to visual impact and impact on the character and sensitivity of the surrounding landscape;*
- c) Is of an appropriate scale which reflects the size, character and level of service provision within Great Glen; and*
- d) Is subject to proposals being well designed and meeting all relevant requirements set out in other policies in this Plan and District-wide planning policies.*

7.7 Transport and Access

There is no railway station in Great Glen - the nearest stations are Leicester (6 miles) and Market Harborough (9 miles). There is a frequent bus service to Leicester and Market Harborough (every 30 minutes during the day) but evening and weekend services are patchier.

The road network in the Parish has developed from a historical pattern linking the Village to neighbouring settlements.

The Harborough District Council Settlement Profile for Great Glen notes that in 2011 there were 156 (10.2%) households with no car/van, compared to 151 (11.2%) in 2001. During this same period the percentage of households with 3 or more cars/vans rose from 10.3% to 13.0%. Overall the number of cars/vans in the parish is 2468, which is an increase of 385 (18.5%). The average number of cars per household has risen from 1.54 in 2001 to 1.62 in 2011.

Construction of the A6 bypass (2001) has altered the routes for access to, from and through the Village. As a consequence, through traffic no longer uses London Road to the extent it did in the past and the number of vehicles travelling along this road has declined,

Nevertheless traffic issues still prevail. The expansion and opening of two popular private educational establishments, together with other schools and local businesses, increases in population and commuting in Great Glen and other nearby places mean that the central area and other key junctions are often congested at peak times. Inconsiderate parking and speeding have also been identified as concerns.

The community questionnaire asked questions about what concerns residents had about new development in the Parish and also what concerned them most about living in the Parish now. Analysis shows that the greatest concern about further development is its likely impact on roads and safety, while parking is third on the list of concerns.

7.7.1 Parking

As with many towns and villages across the country, parking is a major issue in Great Glen.

The central area around Main Street, Church Road, Oaks Road and Stretton Road is the most problematic, as this is where the shopping parades are located as well as the Co-Op convenience store, community centre, library and GP surgery. Terraced properties on Main Street have no off-road parking and single yellow lines prevent parking on the road, although vehicles can often be seen parking on a short-term basis outside the convenience store. Low levels of enforcement are an issue here.

Leicestershire County Council's Highways and Transportation Department recognises that 'almost half of all pedestrian accidents and a quarter of all vehicular accidents involve the presence of a parked vehicle'. They recognise that stationary vehicles can cause hazards by masking pedestrians, particularly small children, from drivers and by screening moving vehicles from each other. The aim of this policy is to minimise the use of roads for parking and therefore to improve traffic flow and roadsafety.

POLICY GG17: PARKING

Where appropriate at least two off-street car parking spaces should be provided within the curtilage for each new dwelling developed within the Village of Great Glen. Three such spaces should be provided for four-bedroom or larger dwellings.

Car parking facilities in Great Glen are inadequate. Users of the community buildings on Main Street have access to a small public car park, but currently the GP surgery has very limited dedicated parking. The Co-Op store has its own small car park but this is under-used because it is inconveniently located and access is often restricted by trolleys or delivery vehicles. The commercial business on Church Street has very limited on-site parking, meaning that vehicles are parked all day on neighbouring roads. Finally, the parking laybys outside the two parades of shops are insufficient for the volume of use.

It is important that these issues are not exacerbated by future development and that public parking spaces are not reduced further.

POLICY GG18: PARKING DEVELOPMENT

Development proposals that result in the loss of or adversely affect car parking provision in the Village of Great Glen will not be supported unless:

- a) It can clearly be demonstrated that the loss of parking will not have an adverse impact on existing parking issues in the nearby area; or*
- b) Adequate and convenient replacement car parking spaces will be provided on the site or nearby.*

The Neighbourhood Plan will support proposals to establish a new public car park or extension of an existing public car park in the village at a suitable location.



7.7.2 Pedestrian Access, Cycling and Public Transport.

Consultation with the community has identified that footpaths and opportunities for walking are an important aspect of living in Great Glen.

Increased walking and cycling will benefit the health of the community as well as reducing the number of vehicles on the road network and therefore decreasing congestion.

Approximately two-thirds of respondents to the community questionnaire said that they use the bus service in Great Glen and there was a high level of satisfaction for the route and timetable. The frequency and quality of the service are important factors in increasing the use of public transport which remains an important element in offering residents and people who work in Great Glen choice in the way they choose to make journeys. It is important to maintain this support and to increase usage if possible to help sustain it into the future.



POLICY GG19: ACCESS DESIGN FOR NEW DEVELOPMENT

Development proposals of 10 units or more shall have layouts that provide safe and convenient routes for walking and cycling and access to public transport, that connect to other developments and to key destinations such as the Village Centre, GP Surgery and leisure facilities.

7.7.3 Traffic Impact

Speeding through Great Glen is a concern amongst residents, along with issues of congestion at peak times and road safety generally.

Residents have identified the potential benefit of various traffic management initiatives such as traffic calming; improved signage; restricted parking and the provision of mini-roundabouts strategically placed within the Parish. Developer contributions will be sought to enable these initiatives to take place.

POLICY GG20: TRAFFIC IMPACT

Development proposals will only be permitted where the traffic generation and parking impact created by the proposal does not result in an unacceptable direct or cumulative impact on congestion or on road and pedestrian safety.

Traffic management measures such as traffic calming, improved signage, restriction of on-road parking and other improvements, all of which should be of a design appropriate to the character of the Parish, will be encouraged as part of any relevant scheme.

7.8 - Developer Contributions

New development can bring significant benefits to the local community, including new homes and jobs. It can also have negative impacts, for example, where additional demand is placed on facilities and services which are already at or near capacity. Planning Obligations (also known as Section 106 agreements) may be used to secure infrastructure or funding from a developer. For example, a Planning Obligation might be used to secure a financial contribution towards improving existing recreational facilities or affordable housing. However, Planning Obligations can only be sought where they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

A new system is also being introduced alongside the use of Planning Obligations. This is known as the Community Infrastructure Levy (CIL) and it will require developers to make a payment to the District Council based on the size and type of development that is proposed. The proceeds of the levy will then be used to provide the infrastructure necessary to support growth across the District. A proportion of these CIL receipts will automatically be devolved to the relevant Parish Council for allocation to neighbourhood priorities. This proportion is set at 25% in areas where there is a Neighbourhood Plan in force. At this time the Harborough District Council is still considering whether to replace Section 106 agreements with CIL.

Through the preparation of the Plan, the Parish Council in conjunction with the community and other stakeholders has identified a small number of priority projects for which they wish to secure funding (either in whole or in part) through the use of 'Section 106' Planning Obligations. They are included as a Community Action at the end of this neighbourhood Plan

8. Monitoring and Review

The Neighbourhood Plan will last for a period of 16 years. During this time it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be monitored by Great Glen Parish Council and Harborough District Council on an annual basis. The policies and measures contained in the Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan on a five-year cycle or to coincide with the review of the Harborough District Local Plan if this cycle is different. An earlier review may be necessary depending on the outcome of the strategic housing allocations.



9. COMMUNITY ACTIONS

COMMUNITY ACTION 1: GREAT GLEN CONSERVATION AREA

The Parish Council will actively pursue with the District Council and other stakeholders the designation of a Conservation Area based on, and which seeks to protect and enhance, the historic centre of Great Glen.

COMMUNITY ACTION 2: BIODIVERSITY

- a) The Parish Council in conjunction with other bodies will prepare and keep updated an environmental inventory list of known sites of biodiversity interest;**
- b) The Parish Council will actively seek to work with other bodies to enhance the biodiversity of the identified wildlife corridors.**

COMMUNITY ACTION 3: CAR PARKING ENFORCEMENT

The Parish Council will work with Harborough District Council and Leicestershire County Council to ensure the enforcement of on-street parking regulations.

COMMUNITY ACTION 4: TRAFFIC MANAGEMENT

The Parish Council will actively work with the Leicestershire Highway Authority and other partners to develop and bring forward schemes traffic management measures that will improve road safety.

COMMUNITY ACTION 5: DEVELOPER CONTRIBUTIONS

Financial contributions towards off-site provision of neighbourhood infrastructure obtained either through the Community Infrastructure Levy or negotiated planning obligations will, as appropriate, be used for the following:

- a) Funding of a new Community Centre;**
- b) Affordable housing;**
- c) Provision of a community allotment;**
- d) Improvements to public open space;**
- e) Improvements to traffic management within the Village; and**
- f) Enhancements to the network of footpaths and cycle ways**

