

HARBOROUGH DISTRICT COUNCIL

THE KIBWORTHS NEIGHBOURHOOD PLAN DECISION STATEMENT

1. Summary

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

Harborough District Council Offices

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

Open - Mon/Tues/Thu/Fri: 8.45am - 5pm. Wed: 9.30am - 5pm

Kibworth Library, Paget Street, Kibworth, LE8 0HW

Monday: 14:00-19:00
Tuesday: Closed
Wednesday: 14:00-17:00
Thursday: Closed
Friday: 9:00-13:00 and 14:00-17:00
Saturday: 10:00-13:00
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Market Harborough Library

Leicestershire County Council
The Symington Building
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Market Harborough
LE16 7LT

Monday → Closed
Tuesday → 10am - 6pm
Wednesday → 10am - 6pm
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2. Background

- 2.1 In November 2014 Kibworth Beauchamp Parish Council, as the qualifying body, applied for the Parishes of Kibworth Beauchamp and Kibworth Harcourt to be designated as The Kibworths Neighbourhood Area for the purpose of preparing a

neighbourhood plan. The Neighbourhood Area application was approved by Harborough District Council (the Council) on 16th January 2015 in accordance with the Neighbourhood Planning (General) Regulations (2012)

- 2.2 Following the submission of The Kibworths Neighbourhood Plan to the Council, the Plan was publicised and representations were invited. The consultation period closed on 17th May 2017.
- 2.3 The Council, with the agreement of The Kibworths Neighbourhood Plan Group, appointed an independent examiner, Mrs Rosemary Kidd, to review whether the Plan met the Basic Conditions required by legislation and should proceed to referendum.
- 2.4 The Examiner's Report concludes that, subject to making the modifications proposed by the Examiner, the Neighbourhood Plan meets the Basic Conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

3. Decision and Reasons

- 3.1 At its meeting on 6th November 2017, the Executive Committee agreed that the Examiner's recommended modifications should be accepted and that the amended Neighbourhood Plan should proceed to a referendum (see Council resolution at **Appendix 1**).
- 3.2 The District Council has made the modifications, proposed by the examiner, to secure that the draft plan meets the basic conditions. **Appendix 2** sets out these modifications and the action to be taken in respect of each of them.
- 3.3 The Council agrees with the Examiner's recommendation that there is no reason to extend the Neighbourhood Plan area (The Parishes of Kibworth Beauchamp and Kibworth Harcourt) 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 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 The Kibworths to help it decide planning applications in the neighbourhood area?'

will be held in the Parish of Kibworth Beauchamp and Kibworth Harcourt.

- 3.5 The date on which the referendum will take place is agreed as **25th January 2018**.

Appendix 1: draft Council/Executive Resolution in respect of The Kibworths Neighbourhood Plan 6th November 2017.

The Kibworths Neighbourhood Plan Proposal Decision

RESOLVED:

i) the Independent Examiner's recommended changes to the Kibworths Neighbourhood Plan are accepted in full as set out in the schedule at Appendix A to the report, and the recommendation that the amended Kibworths Neighbourhood Plan should proceed to a referendum of voters within the Parish of Kibworth (Harcourt and Beauchamp) 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 Kibworths Neighbourhood Plan on 25th January 2018 that will include all of the registered electors in the Kibworth Parish (Harcourt and Beauchamp) be approved.

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

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
1	n/a	n/a		Revise the plan date to run from the date it is made to 2031.	consistency
2	n/a	Sections iv 'Our Neighbourhood' and v		Place sections (iv) and (v) in an Appendix to the Plan. Place the Community Actions in an Appendix to the Plan with the heading that states that these actions do not form part of the Neighbourhood Development Plan. Revise CSA5 c) to refer to the Parish Councils encouraging and not the Neighbourhood Plan. Prepare a Proposals Map, with Inset Maps where appropriate, that clearly shows the boundary of all sites referred to in the Policies with a clear key linked to the relevant Policy.	Clarity and ease of use
3	n/a	Section v Section 1a	"It is important to note that when using the neighbourhood plan to determine proposed development, all of the policies contained in the plan must be considered together in forming a view". "This Plan is not intended to replace the	delete the final sentence of section v) and the final paragraph of section 1a) (The Plan is not intended to..) include the following at the end of section 1a): <i>NPPF paragraph 11 states that</i>	Consistency with the NPPF

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			<p>policies contained in the Harborough Core Strategy, emerging Local Plan and the NPPF. It sits alongside these documents, to add more detailed Kibworth-specific policies and help achieve the community's vision."</p>	<p><i>applications for planning permission must be determined in accordance with the development plan unless other material considerations indicate otherwise. Once the Kibworths' Neighbourhood Plan has been made, the policies will form part of the development plan along with those in the adopted Harborough Local Plan / Local Development Framework. The Policies in the Neighbourhood Plan provide more locally specific requirements to help achieve the community's vision for the area.</i></p> <p><i>The Community Actions (set out in Appendix XX) do not form part of the Neighbourhood Development Plan.</i></p>	
4	n/a	Section1a	<p>"The Parish Councils will take a positive approach to the consideration of development proposals that contribute to sustainable development. This includes working with Harborough District Council, Leicestershire County Council, the local community, developers and other partners to encourage the formulation of development proposals which clearly</p>	<p>Turn the final paragraph of section 1a) into a Community Action and place in the Appendix.</p>	<p>Consistency with Community Actions</p>

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
			demonstrate how sustainable development has been considered and addressed, and can be approved without delay.”		
5	SD1	Presumption in Favour of Sustainable Development	When considering development proposals, the Plan will take a positive approach that reflects the presumption in favour of sustainable development contained in national and District-wide plans and policies.	Delete Policy SD1	repeats national policy
6	SD2	General Policy Principle	Where there are no policies in this Plan relevant to a planning application or development proposal, the provisions of relevant national and District-wide plans and policies apply.	Delete Policy SD2 and supporting text above it	policy does not fully reflect NPPF paragraph 11 guidance
7	SD3	Limits to Development	Development proposals within the Plan area on sites within the Limits to Development, or in terms of new multi-functional facilities close or adjacent to the Limits to Development as identified in Figure 2, will be supported where it complies with the policies of this Neighbourhood Plan, subject to design and amenity considerations.	<p>revise Policy SD3 to read:</p> <p><i>“Development shall be located within the Limits to Development as defined on the Proposals Map unless there are special circumstances to justify its location in the countryside outside the Limits to Development.”</i></p> <p>Revise the third sentence of the second paragraph of section 1b) to read: “....The Limits to Development define the extent of the built up part of the settlement where development is generally acceptable in principle and distinguishes it</p>	<p>The policy fails to recognise that within the countryside outside the Limits to Development exceptional forms of development may be permitted in accordance with national policy in NPPF paragraphs 28 and 55.</p> <p>Some of the text in section 1b) the justification to Policy SD3 is unclear and repetitive.</p> <p>The Policy refers to the Limits to Development being defined in Figure 2. This should be revised to refer to the Proposals Map</p>

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
				<p><i>from the open countryside where development will only be acceptable in special circumstances in accordance with national planning policy.</i></p> <p>Delete the fourth sentence. Delete the third paragraph of section 1b).</p> <p>Revise the fourth paragraph to read: “<i>Within the Limits to Development, new development proposals should be suitably designed taking into account the local design guidance and should avoid those areas that are safeguarded from development.</i>”</p> <p>Revise the map where necessary to include all sites with planning approval for housing and employment development in the Development Limits.</p>	<p>in accordance with paragraph 15 and recommendation 2.</p> <p>Accuracy and clarity of understanding the policies maps</p>
8	CSA1	Pre-school Provision	b) Being within walking distance of all residents of the Plan area; and	delete criterion b) of Policy CSA1	considered to be very restrictive requirement
9	CSA2`	Schools	d) In relation to the Primary School, the open space adjacent to the Warwick Road Recreation Ground will be retained for community use.	<p>Revise Policy CSA2 as follows:</p> <p>Delete criterion d) from Policy CSA2 and the text in third</p>	criterion duplicates the provisions of Policy CSA6; is therefore unnecessary and should be deleted

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
				paragraph of the justification. Revise the lettering of the criteria in Policy CSA2 consecutively.	along with the relevant text in the justification. Numbering change for clarity
10	CSA 3	Clubs and Groups	The provision of a multi-functional amenities centre for social and leisure groups including scouts/guides will be supported where that development: f) Will not generate a need for parking that cannot be adequately catered for; and	Revise Policy CSA3 as follows: Revise the title of Policy CA3 to “Multi-Functional Community Centre” and revise the first sentence of the policy to read “The provision of a multi-functional community centre Revise criterion f) to read “Will include adequate parking provision; and”	Clarity
11	CSA4	Sporting Facilities	The provision of new and/or improved sporting facilities which are centrally placed and accessible to all age groups and disabilities will be supported subject to the facility: a) Being close or adjacent to the Limits to Development; d) Not generating a need for parking that cannot be adequately catered for; f) Providing sporting amenities which are open to all residents on a non-subscription basis.	Revise Policy CSA4 as follows: Delete “centrally placed and” from the first paragraph. Revise criterion a) to read “Being within or adjacent to” Revise criterion d) to read “Will include adequate parking provision; Delete “on a non-subscription basis” from criterion f).	There is a discrepancy between the opening paragraph of the policy which states that they should be centrally placed and criterion a) which states that they should be close or adjacent to the Limits to Development. Clarity of the policy, and polices cannot deal with subscriptions which are a non planning matter.

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12	CSA5	Health and Wellbeing	<p>a) Meets the requirements contained within this Neighbourhood Plan, including the Design policy in H7;</p> <p>c) Will not generate a need for parking that cannot be adequately catered for.</p>	<p>Revise Policy CSA5 as follows: Revise the title of the policy to “GP Premises”. Delete criterion a). Revise criterion c) to read “Will include adequate parking provision;</p>	To improve clarity. Criteria a) is superfluous. Criteria c) is not clearly worded.
13	CSA6	Parks and Green Spaces	<p>a) Proposals will not be supported that result in the loss of formal parks, except where:</p> <ul style="list-style-type: none"> • a replacement of an equivalent typology is provided, as defined by the most recent Open Space, Sport and Recreational Facilities Study, in an appropriate location serving the local community; or • it is demonstrated that there is a surplus of recreational land, facilities or open space of the same typology exceeding the needs of the local community; or • the development of a small part of a larger site in recreational use would result in the enhancement of recreational facilities on the remainder of the site, or on a nearby site serving the same community. <p>b) The provision of new formal parks</p>	<p>Revise Policy CSA6 as follows:</p> <p>Revise the paragraph a) to read: “The following parks, sports and recreation grounds shown on the Proposals Map will be safeguarded:</p> <ul style="list-style-type: none"> • Jubilee Green • Warwick Road • Rookery Close • Larkwood • Smeeton Road • Kibworth Cricket Club ground • Football field <p>Development proposals on these areas will not be supported except where: (bullet points under section a) Retain section b)”</p> <p>Include the sites on the Proposals Map.</p>	Clarity to identify sites.

Modification No.	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
14	CSA7	Important Community Facilities	The retention, provision and enhancement of a range of community services and facilities is a priority. Development proposals that result in the loss of, or have a significant adverse effect on, a community service or facility will not be supported, unless the service 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 demonstrated to the Parish Councils that the service or facility is not viable or is no longer required by the community.	<p>Revise Policy CSA7 as follows:</p> <p>Revise the title to read “Safeguarding of Community Facilities”</p> <p>Revise the policy to read: “The following community facilities shall be safeguarded and enhanced: List of six facilities from introductory text.”</p> <p>“Development proposals that would result in the loss of, or have a significant adverse effect on, a community facility will not be supported, unless the facility is replaced by an equivalent or better facility in terms of quantity and quality in a suitable location or it can be demonstrated that the facility is not viable or is no longer required by the community.”</p> <p>The community facilities listed should be shown on the Proposals Map.</p> <p>Delete “services and” from the second paragraph of the text under section g) of the justification.</p>	<p>To ensure the policy does not read as an objective.</p> <p>It is not for the Parish Council to determine whether a facility is still viable.</p>

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15	Section 3	Housing and Built Environment		Update the Introduction section iii) and Housing and Built Environment sections a) and b).	The Introduction (section iii) and the background text to the Housing and Built Environment section summarise the position on the housing requirement for the village from the emerging Local Plan. It is recommended that the progress with the Local Plan and the factual information in these sections should be updated as necessary before the Neighbourhood Plan is made.
16	H1	Housing Provision	Having regard to the high number of dwellings already constructed and existing sites with planning permission between 2011 and 2016, the Kibworths has exceeded its housing requirement over the Plan period. Therefore until such a time as there is an increase in housing need across the Harborough District or unless there is a failure to deliver the existing commitments, further housing development in the Parish will be restricted to Windfall development in line with Policy H2.	Delete Policy H1.	It is considered that Policy H1 is unclear and imprecise and does not taken account of national planning policy. It does not provide any guidance on the approach to be taken on the scale or location of future housing development other than restricting it to windfall development which is addressed in Policy H2. Should further housing be needed in the parish this would trigger a review of the Plan

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17	H2	Windfall Sites	<p>Development proposals for small infill and redevelopment sites for new housing within the defined Limits to Development as shown in Figure 2 will be sympathetically considered where they are in accordance with relevant policies in the Plan, especially S4 and relevant national and District wide policies.</p> <p>Small scale development proposals for infill and redevelopment sites will be supported where:</p> <p>e. It retains existing important natural boundaries such as trees, hedges and streams;</p> <p>c. Windfall housing These small sites often comprise redundant or under-utilised buildings, including former farm buildings, or a restricted gap in the continuity of existing frontage buildings and can range from small sites suitable for only a single dwelling to areas with a capacity for several houses (up to 5).</p>	<p>Revise Policy H2 as follows:</p> <p>Delete the first paragraph.</p> <p>Revise criterion c) to read “It maintains and where possible enhances the character of the built environment.”</p> <p>Revise criterion e) to read “.....natural boundary features such as”</p> <p>Delete “(up to 5)” from the first paragraph of the justification in c) Windfall housing.</p>	<p>The first paragraph of the policy is unnecessary as the NPPF paragraph advises that planning applications are to be determined in accordance with the development plan unless other material considerations indicate otherwise. There is no Policy S4 in the Plan.</p> <p>The first paragraph of the justification states that developments should be up to five dwellings. It is considered that the policy provides sufficient guidance to enable decision makers to assess the suitability of the scale of a development and it would be unduly restrictive to limit developments to a maximum of five dwellings.</p> <p>Other amendments to improve clarity.</p>
18	H3	Affordable Housing	<p>Affordable housing should be provided in accordance with district wide planning policies, currently 40%</p> <p>Development proposals that make</p>	<p>Delete Policy H3.</p>	<p>NPPF Paragraphs 17 and 183 state that the purpose of policies in Neighbourhood Plans is to</p>

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			<p>affordable housing available for local people through starter homes and shared ownership will be particularly welcome. Priority will be given to local people who:</p> <ul style="list-style-type: none"> a. Presently reside in the Plan Area b. Had to move away because of the lack of affordable housing c. Have a need to move to the Plan Area to provide or receive significant amounts of care and support, or d. Have a close family member who is lawfully or ordinarily resident within the Plan Area <p>In the event that no-one meeting the above criteria comes forward within a period of six weeks, the residence criteria can be extended to people living across the District</p> <p>Developments should be 'tenure blind', where affordable housing is indistinguishable from market dwellings and are spread throughout the development</p>		<p>provide a basis for decisions on planning applications. A Local Connections Policy is a policy to manage the letting of affordable housing and is not a land use planning matter and should not be included in planning policy.</p> <p>The Local Housing Authority has a statutory responsibility under the Housing Act 1996 to produce a Housing Lettings Policy which is published and consulted upon. The Local Housing Authority has the power to operate that power flexibly and to apply it to particular categories of applicant, so it may include 'local connections' criteria.</p> <p>Policy H3 simply repeats the need to apply the Local Plan policy and is therefore considered to be superfluous as it adds no locally specific land use planning policy to the Local Plan Affordable Housing</p>

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					Policy.
19	H4	Promoting Self Build	Development proposals for self-build or custom build schemes will be viewed positively. Individuals who wish to purchase a self-build plot should demonstrate that they: a) have a local connection (definition as per Policy H3); and b) intend to live in the property once it is complete. Plots may be sold to individuals without a local connection if a lack of local need has been demonstrated.	Delete paragraphs two and three and the bullet points.	NPPF paragraphs 17 and 183 state that the purpose of policies in Neighbourhood Plans is to provide a basis for decisions on planning applications. Development plan policies cannot be used to control the purchasers of an open market housing plot and this is not a matter to be considered in determining planning applications. The local connections policy is considered to be not deliverable.
20	H5	Housing Mix	In order to meet the future needs of the residents of the Plan area, new housing development proposals should provide a mixture of housing types specifically to meet identified local needs in the Kibworths. Priority should be given to dwellings of 3 bedrooms or fewer and to homes for older people.	revise Policy H5 as follows: Add the following at the end of the final sentence: “for older people, <i>unless a future housing needs survey demonstrates a need for other types and sizes of dwellings.</i>”	The policy sets out the current housing needs identified through the Housing Needs Report (2016) and the Housing and Economic Development Needs Assessment (2017). These may change over the lifetime of the Plan and a revision is proposed to refer to outcomes of future housing needs surveys. I have given consideration

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					under other policies to ensure that they do not set out blanket restrictions unless supported by robust evidence that would prevent sites coming forward for development in the emerging Local Plan to meet specific identified needs such as those for grouped sheltered / retirement homes or care homes.
21	H6	Buildings and Structures of Historical and Architectural Interest	Development proposals that affect a Listed Building or any other nationally designated heritage asset or its setting will be required to conserve and enhance the character, integrity and setting of that building or structure in accordance with national and district wide planning policies.	Delete Policy H6. Retain the background text on heritage and include the policy wording within the background text. Place the list of Listed Buildings in an Appendix.	Policy H6 adds no locally specific heritage policy requirements and is considered to be unnecessary.
22	Policy H7	Building Design Principles	All new development proposals of one or more houses, replacement dwellings and extensions will need to satisfy the following building design principles: a) Design principles that apply to the Conservation Area should be applied where development is adjacent to the Conservation Area to help ensure a controlled transition between the Conservation Area and new development outside the Conservation Area; b) Innovative and inventive designs with	Revise Policy H7 as follows: Revise the first paragraph to read: "...extensions <i>should</i> satisfy the following:" Revise the second sentence of criterion b) to read " <i>On developments of 10 or more dwellings, housing development should be predominantly two storey with any three storey dwellings</i>	To provide a degree of flexibility. To provide clarity and precision. To correct a technical inaccuracy.

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			<p>varied house types, building widths, styles, details, facing and roofing materials reflecting a varied street scene will be supported. No more than 5% of any development should be three storey houses which should be spread throughout the development;</p> <p>c) The character, scale, mass, density and layout of the development must fit with the surrounding area, including external roof and wall materials, and there must be no disruption to the visual amenity of the street scene or wider landscape views;</p> <p>d) Where appropriate, the provision of village greens and squares will be supported;</p> <p>e) Appropriate off-road parking will be required in line with Leicestershire County Council's design guide as a minimum of 2 places for houses of up to 3 bedrooms and 4 places (in excess of the County Council minimum requirement of 3 in view of the severe parking issues in Kibworth). Car parking courts will not be supported unless serving flatted development;</p> <p>f) Homes of different tenures must be fully integrated into the development ('tenure blind');</p> <p>g) Schemes, where appropriate, should contain a fully worked up landscape proposal. Hedges and native trees must be retained. Plot enclosures should, where</p>	<p><i>being spread throughout the development.</i>"</p> <p>Revise criterion c) to read "...layout of the development <i>should</i> fit in with the surrounding area.... and <i>should not adversely impact</i> on the visual amenity of..."</p> <p>Delete criterion e).</p> <p>Revise criterion f) to read "...different tenures <i>should</i> be</p> <p>Revise criterion g) to read: "Hedges and native trees <i>should</i> be retained where appropriate."</p> <p>Revise criterion h) to read: "Security lighting <i>should</i> be...."</p> <p>Revise the first sentence of criterion k) to read "....regimes <i>should be provided on developments of 10 or more dwellings, where feasible.</i>" Add a comma after "surfaces" in the second sentence.</p> <p>Revise the second sentence of criterion l) to read: "New housing should be designed in accordance with the national</p>	

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			<p>possible, be native hedging, wooden fencing or stone/brick wall of local design. Enhancements are to be made to the biodiversity of the scheme, for example provision for swifts, hirundines, house sparrows, other birds, bats and hedgehogs;</p> <p>h) Security lighting must be appropriate, unobtrusive and energy efficient;</p> <p>i) Developments, where appropriate, should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency;</p> <p>j) Renewable and low carbon energy technology including solar street lighting will be supported;</p> <p>k) Sustainable drainage schemes with clearly funded maintenance regimes will be required. The use of sustainable drainage systems and permeable surfaces should be used in preference to hard surfaces to reduce run off;</p> <p>l) Proposals should demonstrate how the requirements and objectives of Building for Life 12 have been taken into account. The national space standards included in building regulations Part M must be adhered to. 15% of developments should be built to the higher standard for adaptable homes found in Building Regulations part M2.</p> <p>m) Development should be at a similar or lower density to the surrounding area;</p> <p>n) The spaces and sunlight standards</p>	<p>space standards.” Revise the final sentence to read: “A proportion of developments should be built to the higher standard for adaptable housing as set out in the Technical Housing Standards in accordance with the latest evidence of need taking into account the latest projections of need.”</p> <p>Revise criterion n) to read “Developments of 5 or more dwellings should incorporate the space and sunlight standards set out in the District Council’s Supplementary Planning Guidance.”</p> <p>Include the following text in the justification to explain how criterion g) is to be applied:</p> <p>“Development proposals will be required, where appropriate, to:</p> <p style="text-align: right;">1. Maximise opportunities to protect and</p>	

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			identified in the supporting information are to be incorporated into developments of 5 or more.	<p style="text-align: right;">enhance biodiversity;</p> <p>2. Provide a net gain in the extent of habitat suitable for species to thrive;</p> <p>3. Integrate habitat and other measures that will support biodiversity;</p> <p>4. Retain trees and contribute to tree planting</p> <p>5. Ensure development proposals are accompanied by a Biodiversity Statement, where appropriate.”</p>	
23	H8	Residential Parking	<p>Development proposals that result in the loss of, or have an adverse effect on, car parking provision will not be supported unless it can be clearly demonstrated that the loss of parking will not have an adverse impact on existing parking issues in the nearby area.</p> <p>At least two off-street car parking spaces are to be provided within the curtilage for each new dwelling developed within the Kibworths. Four such spaces should be provided for four-bedroom properties or larger.</p> <p>Communal parking adjacent to the development will be supported in flatted developments if it achieves the same</p>	<p>Replace Policy H8 with the following:</p> <p>“New residential development should incorporate sufficient parking provision to meet the needs of future residents in accordance with the Leicestershire parking standards except that:</p> <p>“New residential development shall include the following minimum number of car parking spaces:</p> <p>“4+ bedroomed dwellings shall</p>	<p>To Provide additional clarity.</p> <p>Many residential extensions are permitted development and do not require planning permission</p> <p>The Leicestershire 6Cs Parking Guidance applies to developments of 1 – 5 dwellings and expects developers of larger sites to use the DCLG paper method to determine the parking provision required.</p>

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			<p>parking standard. Each off-street car parking space should measure 6m x 3m. This should extend to 7.5m in length where the car parking space is in front of the front door, and spaces for disabled people should be 6m x 3.8m. Garage sizes smaller than those minimum sizes scheduled below will not be classed as off road parking as they are too small to allow drivers to exit their cars once parked in the garage:</p> <p>a) Single garages, (6m x 3m, with a minimum door width of 2.3m); b) double garages (6m x 6m with a minimum door width of 4.2m); and c) garages for people with disabilities (6m x 3.3m with a minimum door width of 2.8m). Set-back distances will vary according to garage door type. For Roller shutter, sliding or inward opening doors it should be 5.5m; for 'up and over' doors it should be 6.1m and for hinged, outward opening doors it should be 6.5m.</p>	<p><i>have a minimum of 4 off-street parking spaces within the curtilage of each dwelling.</i></p> <p><i>“Extensions to existing dwellings should not result in the loss of parking spaces below the minimum level.”</i></p> <p><i>Add the following to the justification to the policy: “The Leicestershire 6Cs Parking Guidance applies to developments of 1 – 5 dwellings and expects developers of larger sites to use the DCLG paper method to determine the parking provision required.”</i></p>	<p>It is recommended that Policy H8 should be consistent with this.</p>				
24	H10	External Storage	<p>External storage is to be provided as part of the main structure of the home or garage or brick built boundary wall and to be of a size reflecting the size of the household. – 3 sq m for 2 person households; 3.5 sq m for 3 person households; 4.0 sq m for 4/5/6 person households and 4.5 sq m for 7+ person households</p>	<p>revise Policy H10 to read: <i>“New residential development shall include provision for secure external storage at the following minimum standard:</i></p> <table border="1" data-bbox="1256 1254 1704 1386"> <thead> <tr> <th data-bbox="1256 1254 1503 1321"><i>Size of dwelling</i></th> <th data-bbox="1503 1254 1704 1321"><i>External storage area</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="1256 1321 1503 1386"><i>1 and bedroomed</i></td> <td data-bbox="1503 1321 1704 1386"><i>23 sqm</i></td> </tr> </tbody> </table>	<i>Size of dwelling</i>	<i>External storage area</i>	<i>1 and bedroomed</i>	<i>23 sqm</i>	<p>The requirement to be part of the structure of the home or garage or brick built boundary wall is unnecessarily prescriptive and would preclude the use of freestanding outbuildings.</p> <p>The policy should be explicit</p>
<i>Size of dwelling</i>	<i>External storage area</i>								
<i>1 and bedroomed</i>	<i>23 sqm</i>								

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				<table border="1"> <tr> <td><i>dwelling</i></td> <td></td> </tr> <tr> <td>3 bedroomed dwellings</td> <td>3.5 sqm</td> </tr> <tr> <td>4+ bedroomed dwellings</td> <td>4.0 sqm”</td> </tr> </table>	<i>dwelling</i>		3 bedroomed dwellings	3.5 sqm	4+ bedroomed dwellings	4.0 sqm”	that it relates to new residential development and the standard should be amended to relate to the number of bedrooms rather than the number of persons.
<i>dwelling</i>											
3 bedroomed dwellings	3.5 sqm										
4+ bedroomed dwellings	4.0 sqm”										
25	H11	North east Kibworth SDA	<p>The Neighbourhood Plan requires that should the north east Kibworth SDA be approved, it must be subject to all relevant policies and provisions within the Neighbourhood Plan and also that:</p> <p>a) The proposed relief road be opened to traffic in advance of any new housing being constructed;</p> <p>b) Important areas of wildlife and biodiversity should be retained;</p> <p>c) Adequate protection in terms of the Kibworth Harcourt Conservation Area and landscape character be retained;</p> <p>d) An area of open green space shall be maintained between the new development and existing dwellings within Kibworth Harcourt; and</p> <p>e) A mix of housing types and sizes to meet the current and future needs of people in the Parish and the wider area are to be provided.</p>	<p>revise Policy H11 as follows:</p> <p>Revise the first paragraph of Policy H11 to read: “If the North East of Kibworth SDA is allocated for development, the development proposals should provide for.” (revise the wording of the criteria for grammatical reasons).</p> <p>Revise criterion a) to read: “The construction of a relief road in advance of the construction of new housing or phased in conjunction with the development of the housing.”</p> <p>Add the following to the end of the final paragraph of the justification: “and up to date housing needs and aspirations surveys and/or housing market assessment.”</p>	<p>Once it is made, the neighbourhood plan will form part of the development plan. There is therefore no need to include this as a requirement.</p> <p>The requirement to open a relief road in advance of the construction of any houses may place a burden on the new development that would affect the viability of the development and would be contrary to advice in the PPG. The requirement should therefore be modified to make provision for the relief road being delivered on a phased basis as an alternative.</p>						
26	ENV1	Protection of	Within the areas of Local Green Space	Revise Policy ENV1 as follows:							

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		Local Green Spaces	<p>identified on the Proposals Map and in Figure 7 below, development is ruled out, other than in very special circumstances, including safeguarding the utility infrastructure provided by Anglian Water.</p> <p>Langton Field (001) Kibworth storm water retention basin (031) Banner (005) Harcourt Field (003) Church Road east woodland, allotments and pond (096) Tin Bridge paddock (030) First (Delcus) (034) Kibworth Harcourt fishponds (071)</p>	<p>Revise the wording of the first paragraph of Policy ENV1 to read: “Local Green Space are designated on the following sites shown on the Proposals Map. Development on the sites will not be acceptable other than in very special circumstances, including the development of utility infrastructure”</p> <p>Delete the following sites: 001 Langton Field, 003 Harcourt Field, 005 Banner, 030 Tin Bridge Paddock, 034 First (Delcus) and 071 Kibworth Harcourt Fishponds and revise the Proposals Map.</p> <p>Update the justification to explain that sites are designated where they meet all the criteria of NPPF paragraph 77. Update the text to refer to the revised number of sites. Delete reference to the selection being based on the scoring methodology. Note there is no requirement in the NPPF for sites to be “bounded”.</p>	

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				<p>Add the following to the end of the second paragraph of the justification under the heading Local Green Space: <i>“The policy for managing development within a Local Green Space is consistent with that for Green Belts in that development will only be acceptable in very special circumstances.”</i></p>	
27	ENV2	Protection of Other Sites of High (Natural and Historical) Environmental Significance	<p>The protection and enhancement of the identified significant features of sites shown on the Proposals Map and in Figure 8 below as “Other sites of high environmental and community significance” and detailed in the Environmental Inventory (available on the Parish website) will be supported.”</p> <p>‘Football field’ (058) and adjacent parcel (059)</p> <p>Mill Field woods (090 and 091)</p> <p>General Jack’s chestnut (004)</p> <p>Kibworth Beauchamp (Smeeton Road) recreation ground (033)</p> <p>Thistles/Cow Pasture (fields) (066)</p> <p>Great Close (006)</p> <p>Fairway Birdie Close (fields to the east) (079)</p> <p>Second Delcus (035)</p> <p>Kibworth Cricket Club ground (036)</p> <p>Mill Hill (078)</p>	<p>Delete Policy ENV2</p>	<p>It is not appropriate to give disproportionate importance to undesignated sites on the grounds of the paucity of designated sites of national importance.</p> <p>The policy is imprecise.</p> <p>It is considered that it would not be possible for decision makers to apply the policy consistently and with confidence when determining planning applications.</p> <p>When considered in conjunction with the proposed Local Green</p>

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			Fairview (057)		Spaces under Policy ENV1, the proposal to protect these sites, most of which are agricultural land on the edge of the village would amount to a blanket restriction that would prevent the proper consideration of the sites for the further development of the village should this be required.
28	ENV 3	Important Trees and Woodland	<p>a) Development proposals that damage or result in the loss of woodland and trees of arboricultural and ecological significance and amenity value will be resisted. Proposals should be designed to retain such trees where possible. Trees unavoidably destroyed should be replaced on a two-for-one basis using semi mature trees planted in accordance with current standards.</p> <p>b) New developments should include a contribution to Green Infrastructure, the characteristic wooded appearance of the villages, and the principle of 'allowing space for trees' in the form of new planting, including street trees, spinneys and individual trees, at a scale appropriate to the size of the development, and on land</p>	<p>Revise Policy ENV3 as follows:</p> <p>Revise the first paragraph to read: "Development proposals <i>should be laid out and designed to avoid damage to or the loss of woodland and... value. Trees that are lost or damaged should be replaced onin accordance with the British Standard on Trees BS5837:2012.</i></p> <p>Revise the second paragraph to read: "<i>Major developments including residential development of 10 or more dwellings should</i>"</p>	<p>Whilst the policy does include consideration of the scale of the development it is considered that it may place an unacceptable burden on small schemes. It is recommended that it relate to schemes of 10 or more dwellings and other major developments.</p> <p>Other amendments for precision</p>

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			allocated for the purpose.		
29	ENV4	Biodiversity	<p>a. Development proposals will be expected to protect local habitats and species, especially those identified as candidate (cLWS), proposed (pLWS) or validated Local Wildlife Sites (LWS), or those covered by relevant English and European legislation, and, where possible, to create new habitats for wildlife.</p> <p>b. The Plan will designate a wildlife corridor (see map) along the course of the Burton Brook</p>	<p>Revise Policy ENV4 as follows:</p> <p>Revise criterion a) to read: “Development proposals <i>should protect local habitats and species in accordance with the status of the site, especially</i>”</p> <p>Revise criterion b) to read “A wildlife corridor <i>is designated along the course of Burton Beck as shown on the Proposals Map.</i>”</p>	It is considered that Policy ENV4 does not set any distinction in the approach to protecting sites of varying status. A modification is recommended to ensure that protection is commensurate with the status of the site.
30	ENV6	Important Hedges	<p>a. Development proposals that damage or result in the loss of identified hedges of historical and ecological significance and amenity value will be resisted. Proposals should be designed to retain and manage such hedges where possible.</p> <p>b. New development proposals should incorporate existing hedgerows, wherever possible, as components of the landscaping, for example as parts of ‘green ways’.</p>	<p>Revise Policy ENV6 as follows:</p> <p>Revise the first paragraph to read: “Development proposals <i>should be laid out and designed to avoid damage to or the loss of important hedgerows of historical and ecological significance and amenity value.</i>”</p> <p>Add the following at the end of criterion a) “<i>Important hedgerows are those that meet the definition in Hedgerow Regulations 1997 and are shown on the Proposals Map.</i>”</p>	<p>The requirement of the policy is more demanding than the NPPF.</p> <p>The loss of or damage to hedgerows can often be avoided through careful design and a modification is proposed to ensure that developments are laid out to avoid the loss or damage to important hedgerows rather than to resist developments that result in loss or damage.</p>

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31	ENV7	Protection of Important Views	Development that impacts on the identified locally important and valued views and skylines will be strongly resisted except in exceptional circumstances.	Delete Policy ENV7.	The policy gives little scope for development in the areas identified as most schemes are likely to have some impact. There is no provision for an assessment of whether the impact would be significant or not. The exceptional circumstances are not explained. It is considered that the policy is unclear and imprecise and it would be difficult for it to be applied consistently and with confidence by decision makers.
32		Open Spaces	A neighbourhood plan is not able to designate open spaces and sport and sites.	revise the first sentence of the second paragraph of the section on Open Spaces to read “<i>While the Neighbourhood Plan is not in a position to allocate sites for open space, sport and recreation,</i>”	To correct a matter of fact; sites may be allocated if they are demonstrated to be deliverable.
33	ENV8	Footpaths and Bridleways	Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and bridleways will not be supported. New footpath links will be supported.	Delete Policy ENV8.	Public rights of way are protected under separate legislation. Any development proposal on land affected by a right of way will have to consider how the route can be accommodated within the

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					scheme, or if this is not practical, how it can be diverted. This first part of the policy is considered to not reflect national policy on the protection of rights of way.
34	ENV9	Area of Separation	To retain the highly valued physical and visual separation between Kibworth Beauchamp and Smeeton Westerby, the area of open land highlighted in Figure 15 (below) will be designated as an Area of Separation. Development that impacts on the area shown in the map, figure 15 below, should be located and designed to maintain and wherever possible enhance the separation of the villages.	Revise Policy ENV9 as follows: “The area of land identified on the Proposals Map (Figure 15) is designated as an Area of Separation. Development within the area should be located and designed to maintain and where possible enhance the separation of the villages.” Add the following to the justification to the policy: “The Area of Separation is designated in order to retain the highly valued physical and visual separation between Kibworth Beauchamp and Smeeton Westerby.”	Revisions to Policy ENV9 are proposed to improve the clarity of the wording and to move the reasons for the policy to the justification.
35	ENV10	Sustainable Development	Development proposals that are compliant with the aims of a low carbon economy, and contribute to mitigating and adapting to climate change including sustainable design, energy generation, drainage and	Revise Policy ENV10 as follows: Revise the title to “Renewable and Low Carbon Energy	To remove repetition. To improve clarity. To remove negative

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			<p>construction techniques and practices will be viewed positively. In particular, the development (whether in isolation or in combination with existing developments) should:</p> <p>a. not have an adverse impact (such as noise, visual impact, reflections, shadow flicker, water pollution, smell, air quality, gaseous or particulate emissions) on the health, wellbeing or amenities of local residents and visitors;</p> <p>b. not have an adverse impact on the area in relation to views or the character of the surrounding landscape; and</p> <p>c. be an appropriate scale for the size, character and level of other facilities, the built environment and services in the Plan Area.</p> <p>d. where practicable, incorporate designed-in features to enhance biodiversity in the built environment, including (but not limited to) provision for swifts, hirundines, house sparrows, other birds, bats, and hedgehogs.</p>	<p>Development”.</p> <p>Revise the first paragraph to read: “Development proposals that generate renewable and low carbon energy should:”</p> <p>Revise criterion c) to read: “be of an appropriate scale for its location.”</p> <p>Revise the justification above Policy ENV10 as follows: Delete the second sentence of the first paragraph. Insert “Policy ENV 10 deals with developments that deliver renewable and low carbon energy”.</p> <p>Revise the second paragraph to read “Policy ENV10 sets out criteria to be used in assessing proposals for energy generation equipment and facilities, including those for wind and solar energy generation.” Delete second sentence</p>	<p>wording.</p> <p>Criterion c) should be revised to require proposals to be of an appropriate scale for its location. There is no need to assess proposals against the level of facilities and services in the area.</p>
36	ENV11	Watercourses and Flooding	<p>The sequential test is required in flood zones 2 and 3 and in flood zone 1 for developments over 1 hectare. In addition areas adjacent to flood zones 2 or 3 should be checked against the climate projections. Every development proposal in the Plan</p>	<p>Revise Policy ENV11 as follows:</p> <p>Delete “over 1 hectare” from the first sentence of the first paragraph. Revise the second</p>	<p>The NPPF includes advice on meeting the challenge of climate change and further Government guidance sets out details of applying the sequential test. This does</p>

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			Area will be required to demonstrate that: a) Its location takes geology, hydrology and flood risk into account; b) Its design includes, as appropriate, sustainable drainage systems (SuDS), surface water management measures and permeable surfaces; and c) It does not increase the risk of flooding downstream.	sentence to read “In addition <i>development proposals</i> in areas adjacent to zones 2 or 3 should <i>take account of the forecast flooding levels arising as a result of climate change.</i>”	not apply a limit to sites over 1 hectare and this should therefore be deleted from the policy. Other amendments for clarity.
37	ENV12	Management of Topsoil	Development proposals in the Plan Area will be required to use current sustainability best practice in managing soils during the construction process to prevent pollution and unnecessary compaction and in dealing with surplus topsoil, including, where possible a) re-use of topsoil removed from construction sites for landscaping elsewhere in the development and b) minimising offsite transport and disposal. Topsoil that cannot be used on-site should be made available for sustainable uses within the Plan area, including re-use by residents on land in public ownership or of community value or benefit.	delete Policy ENV12.	The use of topsoil is not a land use planning matter and cannot be controlled through planning conditions and the policy is considered to be unenforceable. It is considered that the policy does not accord with national planning guidance in the PPG and should therefore be deleted.
38	Section 5a	Transport and access	or relief road to help alleviate the existing traffic related problems. If a strategic decision is taken by Harborough District Council to develop housing north of the A6 and a condition of that decision is that a bypass or relief road is required, then it is considered essential that this is constructed prior to the development of any new houses	revise the final sentence of the last paragraph of section 5a to read “....or relief road is required, then Policy H11 sets out that this should be constructed prior to the development of the housing or <i>phased in conjunction with the</i>	To provide an alternative option of phasing the relief road for consistency.

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			to mitigate further traffic related problems.	<i>development of the housing.</i> "	
39	T1	Location of New Housing	<p>Subject to compliance with other Neighbourhood Plan policies, proposals for development will be supported where it can be demonstrated that:</p> <p>The cumulative impact on traffic flows on the strategic and local highway network, including the roads within and leading to the village centre, will not be severe, unless appropriate mitigation measures are undertaken;</p> <p>Provision is made for accessible and efficient public transport routes within the development site or the improvement of public transport facilities to serve the development;</p> <p>Improvements to pedestrian and cycle routes are incorporated to serve the development, where appropriate, and to provide safe, convenient and attractive routes to shops, employment, schools and community facilities and which are integrated into wider networks;</p> <p>It retains existing rights of way or provides acceptable modifications;</p> <p>It incorporates adequate parking and manoeuvring space within the development in accordance with the Highway Authority's standards and Neighbourhood Plan Policy H8; and</p> <p>Travel packs are to be provided on developments of 6 or more dwellings to</p>	<p>Revise Policy T1 as follows:</p> <p>Revise the title to read: "Transport Assessment for New Housing Development"</p> <p>Revise the first paragraph to read: "<i>Transport assessments for new housing development should demonstrate that:</i>"</p> <p>Letter the following criteria to be consistent with other policies. Add "<i>where feasible</i>" at the end of the second criterion.</p> <p>Revise the fourth criterion to read "or provides acceptable <i>diversions.</i>"</p> <p>Revise the sixth criterion to read "Travel packs are to be provided on <i>residential</i> development to encourage.....routes"</p>	Accuracy and Clarity.

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			encourage sustainable forms of transport and to promote existing pedestrian and cycle routes.		
40	T3	Public Car Parking	<p>Planning permission will not be granted for proposals which will result in the loss of off-street car parking unless:</p> <p>a) It can be clearly demonstrated that there is no longer any potential for the continued use of the land for car parking and that the loss of parking will not aggravate an existing shortfall of spaces in the vicinity; or</p> <p>b) Adequate and convenient replacement car parking spaces will be provided elsewhere in the vicinity.</p> <p>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.</p>	<p>Revise Policy T3 as follows:</p> <p>Revise the first paragraph to read: “Development proposals that would result in the loss of off street car parking on the areas shown on the Proposals Map will only be acceptable where:.....”</p> <p>Revise the second part of the policy to read: “Proposals to develop a new car park or extend location will be supported.”</p> <p>Show the seven car parks on the Proposals Map.</p>	To improve clarity of the policy
41	T4	Improvements to Road Safety	<p>The following proposals to address safety concerns identified by Parishioners will be supported involving the provision of:</p> <p>a) A pavement along Fleckney Road and Warwick Road linking the built-up area to the football ground; allotments and garden centre;</p> <p>b) Enhanced lighting on the footpath and ‘tin bridge’ from the Primary School to Meadowbrook Road;</p> <p>c) New cycleways and footpaths, accessible to people with disabilities, linking village</p>	<p>Revise Policy T4 as follows:</p> <p>Delete bullet points a), b) and d).</p> <p>Include a new Community Action clearly differentiated from the neighbourhood development plan policy stating “The Parish Council will strongly support the following: include bullet points a), b) and d).</p>	The list of proposals includes improved pavements and lighting which would be undertaken by the Highway Authority as permitted development. As these are not proposals that would not be subject to planning permission, it is considered that it is not appropriate to include them in the development plan

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			facilities and amenities; d) Clearer demarcation of the pavement on Albert Street adjoining Main Street.		policy as this would not have regard to the advice in PPG on the purpose of Neighbourhood Plans. It is recommended that they be included in the Neighbourhood Plan as a Community Action.
42	E1	Primary Shopping Area	<p>The Neighbourhood Plan designates a Primary Shopping Frontage, and in those frontages it will:</p> <p>a) support proposals for new retail (A1) development in new or existing frontages; and</p> <p>b) where permitted development rights do not apply, resist proposals for the change of use of an existing retail (A1) premises to any other use where that change of use results in either a cluster of non-retail uses or retail (A1) use no longer being predominant.</p> <p>The parade of shops on Leicester Road in Kibworth Harcourt will also be protected from change of use.</p>	<p>Revise Policy E1 as follows: Revise the title to “Local Shopping Centre” Revise the first paragraph to read:</p> <p><i>“The Local Shopping Centre is shown on the Proposals Map. Within frontages in this area proposals for new retail (A1) uses will be supported. Other appropriate town centre uses (Use Classes XXXX) will be supported where they would contribute to the role of the Local Centre.”</i></p> <p>Delete the final paragraph on the parade of shops. Revise section i) of the justification to read “Local Shopping Centre” and delete the first paragraph. Add a new paragraph to the</p>	<p>To improve clarity.</p> <p>The second part of the policy states that the shopping parade on Leicester Road should be protected from change of use. It is not clear how this is to be implemented or what type of uses would be appropriate. It is considered to be vague and imprecise and it is considered that decision makers would be unable to apply it consistently and with confidence. It is therefore recommended that it be deleted, although a description of the shopping parade could be included in the justification for information</p>

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				justification <i>“The parade of shops on Leicester Road in Kibworth Harcourt provides shops and services to serve the local community and should be retained for commercial use.”</i>	
43	E2	Shopping Frontages	<p>Development proposals to alter or replace existing shopfronts, create new shopfronts or to alter the frontages within the Primary Shopping Area will be supported where they:</p> <p>a. Conserve and enhance the special qualities and significance of the building and area; and</p> <p>b. Relate well to their context in terms of design, scale, material and colour.</p> <p>Development proposals that remove, replace or substantially harm shop fronts or the frontages of buildings by poor or indifferent design will not be supported. ‘Swan neck’ external lighting or the use of internal illumination (either of the whole sign or of the lettering) will not normally be permitted.</p>	<p>Revise Policy E2 as follows:</p> <p>Revise the first paragraph to read: “....frontages within the <i>Local Centre</i> will be supported.....”</p>	Clarity and precision
44	E3	Broadband	Every individual dwelling in new housing developments should have a connection installed capable of supplying broadband operation at speeds of 30 megabytes per second (as at the date of publication) or better to reflect higher minimum speeds that	Delete Policy E3.	The provision of broadband connection is a service requirement and is not a land use planning matter. It is considered that the policy does not satisfy the Basic

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			may be recommended through the lifetime of the Plan.		Conditions as it has not had regard to national guidance in the PPG
45	E4	Home Working	<p>Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:</p> <p>a) No significant and adverse impact arises to nearby residents or other sensitive land uses from traffic generation, noise, fumes, odour or other nuisance associated with the work activity; and</p> <p>b) Any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.</p>	<p>Revise Policy E4 as follows: Revise the first paragraph to read: "...office and/or business use (Class B1),"</p>	clarity