

Great Bowden Neighbourhood Plan

Summary of representations submitted by Harborough District Council to the independent examiner pursuant to Regulation 17 of Part 5 of The Neighbourhood Planning (General) Regulations 2012

Name	Policy/page	Full Representation
Great Bowden Neighbourhood Plan Committee	Policy H7	<p>Further to a question raised by a member of the Great Bowden Neighbourhood Plan team, the GBNP committee has reviewed the response it made to a comment from HDC and has found the response is in error.</p> <p>Within the Regulation 14 Response document we sent to you on 25 August 2017. The error occurs in Comment 24 against the Housing and Built Environment section H7 of the Plan.</p> <p>Our response to the comment reads:</p> <p>The policy relates to a general indication of support for brownfield sites and is in line with the NPPF encouragement for previously developed land. The brownfield site within the current LtD is Bowden Fencing, although the LtD is to be extended to include the former Croda site to reflect its position as an employment site in the Parish. A map of brownfield sites within the LtD is to be added.</p> <p>The response that was agreed at a committee meeting of the 7 August 2017 and should have been forwarded to you is:</p> <p>The policy relates to a general indication of support for brownfield sites within the limits to development and is in line with the NPPF encouragement for previously developed land where the site has limited environmental, amenity or ecological value.</p> <p>The committee decided to support brownfield sites for residential development as stated in Policy H7 of the Plan, within the Limits to Development, and not those outside the limits, of which there are a number within the parish. The Limits to Development map was changed to include a brownfield site at Bowden Fencing and therefore the map within the current Plan complies with Policy H7.</p> <p>I ask you to note our change of response, formally and to inform the Examiner of this amendment.</p>

<p>Highways England</p>	<p>Policy H3</p>	<p>Highways England welcomes the opportunity to comment on the submission version of the Great Bowden Neighbourhood Plan which covers the period 2016-2031. We note that the document provides a vision for the future of the village and sets out a number of key objectives and planning policies which will be used to help determine planning applications.</p> <p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Great Bowden Neighbourhood Plan, Highways England's principal interest is safeguarding the operation of the A14 that routes approximately 6 miles to the south of the Plan area and the M1 which routes 11 miles to the west.</p> <p>We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Great Bowden is required to be in conformity with the emerging Harborough Local Plan and this is acknowledged within the document.</p> <p>Highways England notes that the Great Bowden Parish is defined in the emerging Harborough Local Plan as a Selected Rural Village where development is generally limited. We understand that Great Bowden Parish has already met its housing allocation but will consider further housing requirements through Windfall development as set out in Policy H3 if needed. Given that minimal additional growth over the Plan period is expected and the distance of the Plan area from the A14 we do not consider there will be any adverse impact upon its operation.</p> <p>We have no further comments to provide and trust that the above is useful in the progression of the Great Bowden Neighbourhood Plan.</p>
<p>Natural England</p>		<p>Thank you for consulting Natural England on the Great Bowden Neighbourhood Plan which has now been submitted to Harborough District Council for Examination.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England has already commented on the Great Bowden Neighbourhood Plan in response to a consultation from the Great Bowden Neighbourhood Plan Advisory Group.</p> <p>Natural England does not consider that the plan will have any likely significant effects on any internationally or nationally designated nature conservation sites and welcomes the broad principles of the plan and some of the specific policy proposals. It is consistent with the National Planning Policy Framework (NPPF) and set within</p>

		<p>the context of Harborough District Council's existing Core Strategy and emerging Local Plan.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p>
<p>Langton Homes Ltd</p>	<p>Basic Conditions Statement</p>	<p>Our client considers that there is a fundamental difficulty with the ability for the Plan to meet the basic conditions that:-</p> <ul style="list-style-type: none"> (i) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan; (ii) the making of the neighbourhood development plan contributes to the achievement of sustainable development; and (iii) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). <p>Our client has reviewed the August 2017 Statement of Basic Conditions that accompanies the submission Neighbourhood Plan. At 4.0, the Statement sets out that the Plan has been prepared in accordance with the Adopted Core Strategy as the development plan currently in place for the area, but also that it has had regard to the emerging Local Plan. Importantly, its approach to the provision of housing is based upon the requirements arising from the emerging Local Plan (which have not yet been tested at Examination). At 4.3, the Statement records that "The Neighbourhood Plan has been prepared in general conformity with the saved strategic policies of the Harborough District Core Strategy 2006-2028." The approach of having regard to both the Adopted Core Strategy and the emerging Local Plan brings difficulties. Specifically:-</p> <ol style="list-style-type: none"> 1. The Core Strategy is based upon housing requirements that are now historic, having been superseded by the SHMA upon which the emerging Local Plan is based. The housing requirements giving rise to the Core Strategy are less than the up to date assessment of need that feeds into the emerging Local Plan (an annual requirement of 475 dwellings in the Core Strategy versus 532 dwellings in the emerging Local Plan). 2. The Core Strategy uses planned limits to development as a restrictive planning tool and are drawn to have regard to the delivery of the Core Strategy housing requirement. Indeed, Policy CS2 is specific that the limits will be reviewed as and when housing requirements increase, confirming that where the limits are drawn is a function of meeting housing requirements. 3. However, the Core Strategy pre-dates the NPPF. The Local Planning Authority undertook a self-assessment of the compatibility of Core Strategy policies with the NPPF. One of the conclusions of this assessment was that Policy CS2 was in need of review, and since that time it has been the practice of the Local Planning Authority to not regard the planned limits to development in the Core Strategy as

	<p>Policy H2</p>	<p>being in accordance with up to date NPPF policy. The submission version of the new Local Plan now dispenses with planned limits to development in favour of a criteria-based approach to the provision of housing within and adjoining Great Bowden (Policy GD2). By definition, the LPA regards this approach as being sound and in accordance with the NPPF. The commentary to Policy GD2 explains:-</p> <p>"In the context of providing for the development needs of all settlements across the District, GD2's criteria-based approach will provide necessary flexibility, will be responsive to local circumstances and will provide a positive approach to managing development in conformity with the NPPF's presumption in favour of sustainable development."</p> <p>4. Against this background, Policy H2 of the Neighbourhood Plan specifies limits to development. This is an example of the difficulty in seeking to be in conformity with both the Core Strategy and the emerging Local Plan. Given that the Neighbourhood Plan seeks to take account of up to date housing needs (i.e. not those reflected in the Core Strategy) it follows that the most up to date approach to meeting needs, including windfall development, should also be followed in the Neighbourhood Plan. This does not involve the use of limits to development, which are a restrictive policy tool.</p> <p>5. The approach of the Neighbourhood Plan is in general conformity with the Core Strategy as written pre-NPPF, but not in accordance with the Core Strategy as applied by the LPA following assessment against the NPPF. Accordingly, the use of planned limits to development in the Neighbourhood Plan does not have proper regard to the NPPF. The LPA is satisfied that the flexibility arising from a criteria-based approach to assessment of proposed developments will provide for a sustainable pattern of development, and protect the intrinsic character of the countryside: this being the core policy of the NPPF that the Neighbourhood Plan states is the purpose of using planned limits to development as set out at Table 1 of the Statement of Basic Conditions.</p> <p>6. Overall, there is no sound basis for the Neighbourhood Plan adopting planned limits to development, and instead a criteria-based approach to the control of development at the settlement edge should be adopted. As currently framed, Policy H2 is not NPPF-compliant and only in general conformity with a development plan policy approach that has been abandoned by the LPA.</p> <p>It follows that in addition to omitting Policy H2, criterion (a) of Policy H3 should be omitted. Further, our client considers that limiting windfall developments to 3 dwellings or fewer is arbitrary. Further, such a numerical restriction does not appear in submission Local Plan Policy GD2, and a numerical restriction does not reflect the Government policy of boosting the supply of housing within the NPPF. It is not a flexible or positively-prepared policy.</p>
<p>Leicestershire County Council</p>		<p>Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in this consultation.</p>

	<p><u>Highways</u></p>	<p>General There is a formatting problem with a word within Point 4 of Policy ENV? on page 48.</p> <p><u>Highways</u> <u>General Comments</u> The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth.</p> <p>Like very many local authorities, the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses its reducing resources and increasingly limited funds. In practice, this means that the County Highway Authority (CHA), in general, prioritises its resources on measures that deliver the greatest benefit to Leicestershire's residents, businesses and road users in terms of road safety, network management and maintenance. Given this, it is likely that highway measures associated with any new development would need to be fully funded from third party funding, such as via Section 278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no longer in a position to accept any financial risk relating to/make good any possible shortfall in developer funding.</p> <p>To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems.</p> <p>Where potential S106 measures would require future maintenance, which would be paid for from the County Council's funds, the measures would also need to be assessed against the County Council's other priorities and as such may not be maintained by the County Council or will require maintenance funding to be provide as a commuted sum.</p> <p>With regard to public transport, securing S106 contributions for public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped i.e. they would be able to operate without being supported from public funding. The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect of third party funding to deliver a scheme, the County Council will still normally expect the scheme to comply with prevailing relevant national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered by the third party funding. Where any measures are proposed that would affect speed limits, on-street parking restrictions or other Traffic Regulation Orders (be that to address existing problems or in connection with a development proposal), their implementation would be subject to available resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures.</p>
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	<p><u>Flood Risk Management</u></p>	<p><u>Flood Risk Management</u></p> <p>The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the onsite drainage systems are designed in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution.</p> <p>The LLFA is not able to:</p> <ul style="list-style-type: none"> • Prevent development where development sites are at low risk of flooding or can demonstrate appropriate flood risk mitigation. • Use existing flood risk to adjacent land to prevent development. • Require development to resolve existing flood risk. <p>When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points:</p> <ul style="list-style-type: none"> • Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea)). • Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map). • Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding. • How potential SuDS features may be incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff. • Watercourses and land drainage should be protected within new developments to prevent an increase in flood risk. <p>All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used to improve the bio-diversity and amenity of new developments, including benefits to surrounding areas.</p> <p>Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path, and are</p>
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	<p><u>Biodiversity</u></p> <p><u>Green Infrastructure</u></p>	<p>the latest 'Streets for All East Midlands ' Advisory Document (2006) published by English Heritage.</p> <p><u>Biodiversity</u> The Natural Environment and Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their duties, to the purpose of conserving biodiversity. The National Planning Policy Framework (NPPF) clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development on enhancing biodiversity and habitat connectivity such as hedgerows and greenways.</p> <p>The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife information for your Neighbourhood Plan area. This will include a map showing nationally important sites (e.g. Sites of Special Scientific Interest) ; locally designated Wildlife Sites; locations of badger setts, great crested newt breeding ponds and bat roosts; and a list of records of protected and priority Biodiversity Action Plan species. These are all a material consideration in the planning process. If there has been a recent Habitat Survey of your plan area, this will also be included. LRERC is unable to carry out habitat surveys on request from a Parish Council, although it may be possible to add it into a future survey programme.</p> <p>Contact: planningecology@leics.gov.uk, or phone 0116 305 4108</p> <p><u>Green Infrastructure</u> Green infrastructure (GI) is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities, (NPPF definition). As a network, GI includes parks, open spaces, playing fields, woodlands, street trees, cemeteries/churchyards allotments and private gardens as well as streams, rivers, canals and other water bodies and features such as green roofs and living walls.</p> <p>The NPPF places the duty on local authorities to plan positively for a strategic network of GI which can deliver a range of planning policies including: building a strong, competitive economy; creating a sense of place and promote good design; promoting healthier communities by providing greater opportunities for recreation and mental and physical health benefits; meeting the challenges of climate change and flood risk; increasing biodiversity and conserving and enhancing the natural environment. Looking at the existing provision of GI networks within a community can influence the plan for creating & enhancing new networks and this assessment can then be used to inform GIL (Community Infrastructure Levy) schedules, enabling communities to potentially benefit from this source of funding.</p> <p>Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for</p>
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	<p><u>Brownfield, Soils and Agricultural Land</u></p> <p><u>Communities</u></p>	<p>their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks.</p> <p><u>Brownfield, Soils and Agricultural Land</u></p> <p>The NPPF encourages the effective use of brownfield land for development, provided that it is not of high environmental/ecological value. Neighbourhood planning groups should check with DEFRA if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological value of a brownfield site before development decisions are taken.</p> <p>Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They therefore should be enhanced in value and protected from adverse effects of unacceptable levels of pollution. Within the governments "Safeguarding our Soils" strategy, DEFRA have produced a code of practice for the sustainable use of soils on construction sites which could be helpful to neighbourhood planning groups in preparing environmental policies.</p> <p>High quality agricultural soils should, where possible be protected from development and where a large area of agricultural land is identified for development then planning should consider using the poorer quality areas in preference to the higher quality areas. Neighbourhood planning groups should consider mapping agricultural land classification within their plan to enable informed decisions to be made in the future. Natural England can provide further information and Agricultural Land classification.</p> <p>Impact of Development on Civic Amenity Infrastructure</p> <p>Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district area and the Leicestershire County Council. The County's Waste Management team considers proposed developments on a case by case basis and when it is identified that a proposed development will have a detrimental effect on the local civic amenity infrastructure then appropriate projects to increase the capacity to off-set the impact have to be initiated. Contributions to fund these projects are requested in accordance with Leicestershire's Planning Obligations Policy and the Community Infrastructure Legislation Regulations.</p> <p><u>Communities</u></p> <p>Consideration of community facilities in the draft Plan would be welcomed. We would suggest where possible to include a review of community facilities, groups and allotments and their importance with your community. Consideration could also be given to policies that seek to protect and retain these existing facilities more generally, support the independent development of new facilities and relate to the protection of Assets of Community Value and provide support for any existing or future designations.</p>
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	<p><u>Economic Development</u></p> <p><u>Superfast Broadband</u></p> <p><u>Equalities</u></p>	<p>The identification of potential community projects that could be progressed would be a positive initiative.</p> <p><u>Economic Development</u> We would recommend including economic development aspirations with your Plan, outlining what the community currently values and whether they are open to new development of small businesses etc.</p> <p><u>Superfast Broadband</u> We welcome the inclusion of a specific broadband policy. High speed broadband is critical for businesses and for access to services, many of which are now online by default. Having a superfast broadband connection is no longer merely desirable, but is an essential requirement in ordinary daily life.</p> <p>All new developments (including community facilities) should have access to superfast broadband (of at least 30Mbps) Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as build on the development is complete. Developers are only responsible for putting in place broadband infrastructure for developments of 30+ properties. Consideration for developers to make provision in all new houses regardless of the size of development should be considered.</p> <p><u>Equalities</u> While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2016-2020 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for engagement and consultation work. A copy of the strategy can be view at: www.leicestershire.gov.uk/sites/default/files/field/pdf/2017/1/30/equality-strategy2016-2020.pdf</p>
<p>Market Harborough Lawn Tennis Club</p>		<p>Safeguarding open spaces. As chair of the MH tennis club situated in the Recreation Ground, we are delighted to have this support within the GBNP. Since purchasing the freehold from HDC last year we are committed to the long term future of the tennis club. We have an active committee who are very keen to build improved links with the community. Although described as a `private` club, we offer opportunities for local people to `drop in` and try out our tennis facilities without joining until they are convinced the club is for them. We then offer very generous discounts on initial membership. We have an extensive junior coaching programme but allow non members to use our courts free of charge for these sessions. Therefore we wholly support this aspect of the GBNP.</p> <p>Provision of a Sense of Well Being -11% of respondents to the questionnaire supporting this GBNP stated they used the tennis club-we would very much like to increase this and are currently making applications for funding to build a new, bigger, better equipped clubhouse and extra floodlighting. Our proposals include a bigger social area which would become available for party hire, include a table tennis table and other facilities which would be attractive to teenagers.</p>

		<p>Our plans to expand very much fit in with the GBNP. This is a well thought out document which very clearly considers the needs of all aspects of the community.</p> <p>The tennis club would like to offer support for this plan and look forward to being part of the village as it moves forward.</p>
<p>Strategic Public Health Commissioner</p>	<p>Public rights of way and cyclepaths</p>	<p>There is no mention within the plan of promotion of access to fresh, nutritious and affordable food, although does describe plans to preserve the local agricultural land surrounding the village.</p> <p>The closeness to market Harborough perhaps mitigates this concern to some degree but access to local fresh and affordable food is vital for those residents that have mobility restrictions or limited income. There is discussion on improvement of public transport “comfort” (thus encouraging its use) but not of ensuring sustainability of transport links to supermarkets and other facilities in the area.</p> <p>The plan could aim to support or encourage a range of opportunities for the supply of healthy food including supermarkets, fruit and vegetable shops, corner shops and farmers’ markets.</p> <p>Public rights of way and cyclepaths are identified and to be protected for future generations. It will be important to encourage the residents in any new developments, particularly those on the boundaries of the village, to walk to the village centre instead of driving. Footpaths should be designed or enhanced to make them wheelchair and pushchair friendly with drop curbs and safe crossing places. The creation of new footpaths, or the enhancement of existing footpaths, to encourage walking from the new developments to the village amenities for leisure and wellbeing, is supported.</p> <p>Great Bowden has a good range of community facilities</p> <p>Development-wide 20mph speed limit in areas of the village (outside the school) Pedestrian/bicycle prioritisation as outlined in Sustrans handbook for cycle friendly design</p>
	<p>Housing</p>	<p>Housing</p> <ul style="list-style-type: none"> • Any growth will be managed and sustainable in keeping with Great Bowden’s village character; • Any new housing developments will be located on sites that minimise negative impact

	<p>on existing traffic, parking, community resources and amenities, and meet a locally demonstrated housing need including homes for older people and for young couples;</p> <ul style="list-style-type: none"> • New housing developments will provide existing residents with accommodation suitable for their (changing) circumstances. <p>We would recommend the adoption of ‘Ten indicators of a healthy street’ These are: – clean air; people feel relaxed; things to see and do; not too noisy; people choose walking and cycling; places to stop; shade and shelter; easy to cross; pedestrians from all walks of life.</p> <p>Pedestrians from all walks of life: Everybody needs to be active every day. If the mix of people walking in the street does not include certain groups such as children, older people or those with disabilities then the street environment is excluding some people from staying active.</p> <p>People choose to walk and cycle: Some people walk or cycle not out of choice but due to poor access by other modes of transport. This can have negative impacts on their health and wellbeing. Success should be measured by people choosing to walk and cycle, rather than levels of walking and cycling.</p> <p>Clean air: The health impacts of air quality include cardiovascular disease and respiratory disease.</p> <p>People feel safe: People need to feel that they will be safe from injury and crime when they are on the street.</p> <p>Not too noisy: Noise has a range of health impacts including stress and high blood pressure. It also discourages people from walking and cycling.</p> <p>Easy to cross: If streets are difficult to cross because of physical barriers or traffic, people will be discouraged from using the street, particularly on foot. This can be socially as well as physically restricting.</p> <p>Shade and shelter: Some people have difficulty moderating their body temperature, and this can put their health at risk in hot weather. Shade is needed on streets to enable people to keep cool.</p> <p>Places to stop: Many people can only walk short distances without taking a rest, particularly those who are older, young, pregnant, injured or who have a disability or health condition such as chronic obstructive pulmonary disease. Providing seating at regular intervals is necessary to enable these people to incorporate much needed physical</p>
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	<p>Employment</p> <p>Road safety:</p> <p>The Natural and Built Environment:</p>	<p>activity into their daily routine.</p> <p>Transport/getting about</p> <ul style="list-style-type: none"> • Traffic and parking issues will be managed to mitigate safety risks arising from new developments: and • Transport connections and other community resources appropriate to a village population will be promoted. <p>Employment</p> <ul style="list-style-type: none"> • To support employment in Great Bowden where there is no detrimental impact on local amenities. <p>Closure of Welham Lane (re fly tipping) appears a positive move to also encourage community use</p> <p>Road safety:</p> <ul style="list-style-type: none"> •Need to ensure entire off road cycle and walking routes are well lit a usable throughout the year. •Cycle parking – should also be well lit, and ideally sheltered •Route to and across Main St should be safe and should prioritise walking and cycling. <p>The Natural and Built Environment:</p> <ul style="list-style-type: none"> • To maintain Great Bowden as an independent and distinctly separate settlement and to protect and, where possible, enhance the open spaces within and surrounding the village; • To protect the setting of designated and non-designated heritage assets and to avoid harm to the Conservation area; • To preserve the character of Great Bowden by retaining important views and areas of separation; • To improve access to countryside and thus promote recreational opportunities for residents and visitors of all ages to enjoy. <p>Great Bowden is well provided for with green spaces of recreational value and recognises their importance, aiming to secure their integrity. The plan also outlines protection for woodland, trees and hedges, views, and biodiversity, which add the quality environment.</p> <p>Street layout is acknowledged as very restricted with parking causing a problem on all routes, leaving little scope for “Quality street scapes”. However it is seeking to establish</p>
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	<p>off street parking to alleviate problems</p> <p>Community facilities and amenities</p> <ul style="list-style-type: none"> •Valued existing facilities will be protected and where possible enhanced; •New facilities will be welcomed where they are needed by the community; •Efforts will be made to ensure that the Primary School thrives as an important local resource/ community resource .
<p>Amec Foster Wheeler on behalf of National Grid</p>	<p>Great Bowden Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID</p> <p>National Grid has appointed Amee Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p>About National Grid</p> <p>National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customer. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.</p> <p>Specific Comments</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines and also National Grid Gas Distribution's Intermediate / High Pressure apparatus.</p> <p>National Grid has identified the following high voltage overhead powerlines as falling within the Neighbourhood area boundary:</p> <ul style="list-style-type: none"> • FM02 - Duddington to Churchover <p>From the consultation information provided, the above overheads powerline does not interact with any of the</p>

		<p>proposed development sites.</p> <p>Gas Distribution - Low I Medium Pressure Whilst there is no implications for National Grid Gas Distribution's Intermediate/ High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com</p>
Willoughby (610) limited	<p>Page 59- Community Facilities and Amenities and the Provision of a Sense of Wellbeing</p> <p>PolicyCAF1</p>	<p>Willoughby (610) Limited ("Willoughby"), the freehold owner of the former pub known as the Red Lion and situate at 5 Main Street, Great Bowden, Market Harborough LE16 7HB ("the Property"). I am instructed to make representations in connection with the draft Great Bowden Neighbourhood Plan ("the Plan").</p> <p>Under the heading 'Existing community facilities and amenities' and subheading 'Amenities', the Property is recorded as an existing community facility and amenity. The proposed policy (CAF1) at the end of this section provides for the protection of existing community amenities and facilities, specifically that proposals that will result in the loss of an existing community facility or amenity will not be supported unless it can be demonstrated that one of three conditions is satisfied.</p> <p>Willoughby objects to the recording of the Property as an existing community facility and amenity in the Plan. In particular, the Property is closed and has been since January 2017, with no prospect at all of it reopening as a pub, still less an alternative community facility or amenity. On this analysis, the Property cannot be described as an 'existing community facility and amenity'; it is not operating at the current time.</p> <p>Accordingly, Willoughby requests that the reference to the Property as an existing community facility and amenity be removed from the Plan. Alternatively, to the extent that the reference to the Property must remain in the Plan, it is Willoughby's position that the reference should be to the pub building only, and not the Rear Land, which has already been determined by the Council as to not be of community value.</p>
JG Pears Ltd	<p>Policy H1 - Housing Provision</p>	<p>RE: Comments on the Draft Great Bowden Local Plan June 2017</p> <p>Q+A Planning Ltd act on behalf of JG Pears in respect of their site at Gallows Hill, Market Harborough. We have reviewed the draft Neighbourhood Plan and submit the following comments on behalf of our client.</p> <p>We note that the current minimum housing target for Great Bowden is for 29 additional residential dwellings up to 2031. This target is however only a minimum and open to change before the Harborough Local Plan is finalised.</p> <p>In addition, it is stated that as a result of planning permission being approved for 175 dwellings in the Parish since April 2016, the plan does not intend to make any specific allocations of land for residential development.</p>

	<p data-bbox="468 751 640 839">Policy H2 Limits to Development</p> <p data-bbox="468 1118 640 1177">Policy H3 - Windfall Sites</p>	<p data-bbox="685 201 2063 253">New housing during the plan period will be secured through windfall development in accordance with Policy H3.</p> <p data-bbox="685 292 2024 379">The explanation to Policy H1 states that the Plan will be kept under review, and the review will take into account the J.G Pears site; for which there is an expressed intention by the owners to develop the site for residential units in the future.</p> <p data-bbox="685 413 2078 531">We do not feel that this statement offers sufficient flexibility for the consideration of the future of the JG Pears site, particularly if the site should become available in the short-term. There is no support for a proposed residential re-use of the site within the plan, and the only reference to the future of the site falls within the explanatory text rather than the policy wording itself.</p> <p data-bbox="685 564 2089 715">Policy H1 restricts further housing development during the Plan period to windfall sites, in accordance with Policy H3 which, as we explain below, would also exclude the JG Pears site. We therefore consider there should be provision within the wording of Policy H1 to allow for the consideration of the JG Pears site, without the need to wait for the Plan review, particularly in view of the potential benefits arising from the redevelopment of the brownfield site.</p> <p data-bbox="685 751 1099 778">Policy H2 Limits to Development</p> <p data-bbox="685 815 2089 965">This policy limits future development to the built-up area as defined by a boundary on a plan and specifies that land outside this boundary will be treated as open countryside. As it stands, our client's site falls outside the limits to development boundary. Land outside the boundary will be treated as 'open countryside' however this designation, and its associated restrictions would not however apply or be appropriate to the site and its current operations.</p> <p data-bbox="685 999 2051 1086">We consider that the boundary within Policy H2 should be modified to include the red edge curtilage around the JG Pears site, and this should be shown on a revised Figure 2 Map. We consider this amendment would allow sufficient flexibility to consider the future of the site as part of the current plan process.</p> <p data-bbox="685 1123 1014 1150">Policy H3 - Windfall Sites</p> <p data-bbox="685 1187 2051 1240">New housing within the Plan period is required to be in accordance with Policy H3 which relates to infill and redevelopment sites of three dwellings or fewer.</p> <p data-bbox="685 1276 2096 1394">As a result, the JG Pears site would not fall to be classed as a 'windfall' should it become available during the plan period. We therefore consider that this Policy should be modified to acknowledge that where development is proposed on a brownfield site, windfall sites of more than 3 dwellings would be supported/considered, subject of course to compliance with other policies in the plan.</p>
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	<p>Policy H7 - Support for Brownfield Sites</p>	<p>Policy H7 - Support for Brownfield Sites</p> <p>This policy only relates to brownfield sites 'within the defined limits to development policy'. It would therefore preclude consideration of our client's site during the plan period. For this reason, we believe it is essential that the red edge as defined in Policy H2 is amended to include the perimeter of the JG Pears operations, in order to allow for the future consideration of the site in accordance with Policy H7.</p>
	<p>Policy EMP1 - Support for Existing Employment Opportunities</p>	<p>Policy EMP1 - Support for Existing Employment Opportunities</p> <p>The JG Pears site is not mentioned within the schedule of existing businesses in the Parish on page 74. It is noted however that the provisions of Policy EMP1 relate specifically to the loss of commercial and retail premises and land within use classes A and 8.</p> <p>This policy does not therefore apply to the employment on my client's site, which is classed as a sui generis use. This could also be the case for the redevelopment of other employment sites within the Parish (such as agricultural buildings which are also sui generis).</p> <p>The wording of Policy EMP1 requires two strands of evidence in relation to any alternative use. Firstly, the need to demonstrate that the commercial premises have not been in active use for 12 months AND in addition, to provide a full valuation report and undertake a marketing campaign for a continuous period of six months.</p> <p>The way this policy is worded encourages the long-term vacancy of premises with the potential for consequential effects on the condition of the buildings, fly-tipping, vandalism and dereliction etc. We consider that 'and' should be changed to 'or' as the requirement for a lengthy marketing campaign could in some cases be unreasonable.</p> <p>Greater flexibility needs to be built-in to this policy, particularly to address circumstances where sites have no realistic prospect of reoccupation or there is no clear beneficial employment use. At present the policy could delay the re-use of these sites and the provision of short-term benefits where development would be acceptable in all other respects.</p>
	<p>Policy EMP2 - New Employment Opportunities</p>	<p>Policy EMP2 - New Employment Opportunities</p> <p>Finally, this Policy supports additional employment opportunities on areas of Previously Developed Land outside the boundary defined in Policy H2 but development is restricted to 'small scale expansion of premises or small scale new build development on brownfield sites'.</p> <p>The reference to small scale in letters (h) and (i) is overly restrictive and not necessary. We consider these</p>

	<p>references should be deleted as the impact of any proposals against this policy will adequately be assessed under the (a) to (g) criteria set out earlier in the Policy.</p> <p>Conclusion</p> <p>In conclusion, our main concerns relate to the Housing and Employment Policies of the plan. As currently drafted, the three housing policies miss the opportunity to meet future housing needs of the area by failing to acknowledge or account for the largest brownfield site in the Parish. Proper consideration of this site through the Neighbourhood Plan process would bring a number of advantages including:</p> <p>the planned replacement of a non-conforming industrial use;</p> <p>the potential for significant improvements to the visual amenities of the area;</p> <ul style="list-style-type: none"> • the opportunity for development more befitting its canal side and Conservation Area status; <p>the opportunity for a sensitively designed scheme which addresses the environmental impact on the open countryside;</p> <p>the introduction of development with buildings of a significantly reduced scale and mass in an appropriately landscaped setting.</p> <p>We hope you will find these comments on the draft plan helpful and we look forward to hearing from you further regarding the next stages of the plan in due course.</p>
<p>Gladman Developments Ltd</p>	<p>1.1 Context</p> <p>1.1.1 Gladman Developments Ltd (hereafter referred to "Gladman ") specialise in the promotion of strategic land for residential development and associated community infrastructure. From this experience, we understand the need for the planning system to deliver the homes, jobs and thriving local places that the country needs.</p> <p>1.1.2 These representations provide Gladman's response to the submission version of the Great Bowden Neighbourhood Plan (GBNP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.</p> <p>1.1.3 Through these representations, Gladman provides an analysis of the GBNP and the policy decisions promoted within the Plan. Comments made by Gladman through these representations are provided in consideration of the GBNP's vision, objectives, suite of policies and its ability to fulfil the Neighbourhood Plan Basic Conditions as established by paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990</p>

	<p>(as amended) and supported by the Neighbourhood Plan chapter of the PPG1•</p> <p>1.1.4 In accordance with the Neighbourhood Plan Basic Conditions, Neighbourhood Plan policies should align with the requirements of the National Planning Policy Framework (the Framework) and the wider strategic policies for the area set out in the Council's adopted Development Plan. Neighbourhood Plans should provide a policy framework that complements and supports the requirements set out in these higher-order documents, setting out further, locally-specific requirements that will be applied to development proposals coming forward.</p> <p>1.1.5 The GBNP should only be progressed if it meets the Neighbourhood Plan Basic Conditions, supported by a robust and proportionate evidence base.</p> <p>1.1.6 The Framework is clear that Neighbourhood Plans cannot introduce policies and proposals that would prevent sustainable development opportunities from going ahead. They are required to plan positively for new development, enabling sufficient growth to take place to meet the development needs for the area and assist local authorities in delivering full objectively assessed needs (OAN) for housing. Policies that are not clearly worded or intended to place an unjustified constraint on further sustainable development from taking place are not consistent with the requirements of the Framework or the Neighbourhood Plan Basic Conditions.</p> <p>1.1.7 The GBNP should not seek to include policies in the Neighbourhood Plan that have no planning basis or are inconsistent with national and local policy obligations. Proposals should be appropriately justified by the findings of a supporting evidence base and must be sufficiently clear to be capable of being interpreted by applicants and decision makers. Policies and proposals contained in the GBNP should be designed to add value to existing policies and national guidance, as opposed to replicating their requirements.</p> <p>2.1 Legal Requirements</p> <p>2.1.1 Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The Basic Conditions that the GBNP must meet are as follows:</p> <ul style="list-style-type: none"> a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order. d) The making of the order contributes to the achievement of sustainable development. e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). f) The making of the order does not breach, and is otherwise compatible with, EU obligations.
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	<p>2.2 National Planning Policy Framework, & Planning Practice Guidance</p> <p>National Planning Policy Framework</p> <p>2.2.1 The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it provides guidance on the requirement for the preparation of neighbourhood plans to be in general conformity with the strategic priorities for the wider area and defines the role which neighbourhood plans can play in delivering sustainable development.</p> <p>2.2.2 At the heart of the Framework, is a "presumption in favour of sustainable development" which, as outlined in paragraph 14, should be seen as a golden thread running through both plan-making and decision taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet Objectively Assessed Needs (OAN) for housing, with sufficient flexibility to adapt to rapid change. This requirement is also applicable to neighbourhood plans.</p> <p>2.2.3 Paragraph 16 of the Framework makes clear that the presumption in favour has implications for how communities engage in neighbourhood planning, stating that neighbourhoods should;</p> <ul style="list-style-type: none"> • "Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; • Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and • Identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed. " <p>2.2.4 Furthermore, paragraph 17 sets out that neighbourhood plans should define a succinct and positive vision for the future of the area and that neighbourhood plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. In addition, neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.</p> <p>2.2.5 Further guidance for groups involved with the production of neighbourhood plans is specified at paragraph 184;</p> <p>"Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with</p>
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	<p>the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them . Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies."</p> <p>Planning Practice Guidance</p> <p>2.2.6 It is clear from the requirements in the Framework that neighbourhood plan policies should be prepared in general conformity with the strategic requirements for the wider areas, as confirmed in an adopted Development Plan. The requirements set out in the Framework have now been supplemented by the publication of Planning Practice Guidance (PPG.)</p> <p>2.2.7 The PPG also emphasises that;</p> <p><i>"...blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence"</i></p> <p>2.2.8 With further emphasis that;</p> <p><i>"... All settlements can play a role in delivering sustainable development in rural areas - and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence." (Paragraph: 044 Reference ID: 4 1 -0 44 - 20 1 60 519 (Revised 19 / 05 / 20 16).)</i></p> <p>2.2.9 Accordingly, the GBNP will need to ensure that it takes into account the latest guidance issued by the SoS so that it can be found to meet basic conditions (a) and (d).</p> <p>3.1 Adopted Development Plan</p> <p>3.1.1 To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan.</p> <p>3.1.2 The adopted Development Plan relevant to the preparation of the Great Bowden Neighbourhood Plan consists of the adopted Harborough Core Strategy covering the period from 2006 - 2028. This plan was adopted in November 2011 and therefore is out of date against the requirements of the Framework which requires local planning authorities to identify and meet full Objectively Assessed Needs (OAN) for housing. Whilst this is the Development Plan that the Great Bowden Neighbourhood Plan will currently be tested against it is important that sufficient flexibility is included within the Plan so that its contents are not superseded by the emerging</p>
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	<p>Vision and Objectives</p>	<p>Harborough Local Plan (HLP) and provisions of S38(5) of the Planning and Compulsory Purchase Act 2004.</p> <p>3.2 <u>Emerging Development Plan</u></p> <p>3.2.1 As stated above, to meet the requirements of the Framework, the Council has commenced work on a new Local Plan which will cover the period 2011 to 2031. At the time of writing, Harborough District Council are currently consulting on the proposed submission version of the HLP and whilst the policies in this plan are yet to be tested at examination the proposed strategic direction the Council is proposing to take is clear. The GBNP should therefore ensure it is sufficiently aligned with the emerging policies of the HLP to ensure policies will not be superseded upon adoption of the HLP. In its current form Gladman consider that the GBNP does not fully accord with the proposed submission version of the HLP.</p> <p>4.1 <u>Context</u></p> <p>4.1.1 These representations are made in response to the current consultation on the submission version of the GBNP, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. This chapter of the representation highlights the key points that Gladman raise with regard to the content of the GBNP as currently proposed.</p> <p>4.2 <u>Vision & Objectives</u></p> <p>4.2.1 The Framework seeks to promote sustainable development to meet identified housing needs. The GBNP should therefore seek to promote these interests to ensure that the sustainability of the settlements remains and that it apportions meaningful growth to ensure the ongoing vitality and viability of local services and facilities.</p> <p>4.2.2 Gladman support the overall thrust of the vision and objectives set out within the Neighbourhood Plan. We are particularly pleased to note the intention to accommodate the growth planned for the area, but suggest that the vision and objectives set out within the plan should go further and seek to future proof the vision for the area in preparation for the potential growth that will be required as part of the emerging Local Plan.</p> <p>4.3 <u>Neighbourhood Plan Policies</u></p> <p>4.3.1 This section of the representation s is made in response to policies which Gladman suggest need to be addressed and amended through modification and/or deleted to ensure the plan meets the basic conditions.</p> <p>4.3.2 Gladman suggest that there is a lack of flexibility drafted in to the policies of the plan that would allow sustainable development to come forward within the plan period, additionally to that already being planned for. The lack of flexibility within the plan would not allow it to respond to rapid change nor meet the housing needs</p>
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	<p>Policy H6: Design Standards</p>	<p>Policy H6: Design Standards</p> <p>4.3.8 Policy H6 sets out 10 design criteria that all proposals for residential development are expected to adhere to. The Policy makes reference to proposals having regard to the 'Village Design Statement', however we suggest that the relevant wording is amended to reflect that regard should be had to the 'latest Village Design Statement .'</p> <p>4.3.9 Whilst Gladman recognise the importance of high quality design, planning policies should not be overly prescriptive and need flexibility in order for schemes to respond to sites specifics and the character of the local area. There will not be a 'one size fits all' solution in relation to design and sites should be considered on a site by site basis with consideration given to various design principles.</p> <p>4.3.70 Gladman therefore suggest that more flexibility is provided in the policy wording to ensure that a high quality and inclusive design is not compromised by aesthetic requirements alone. We consider that to do so could act to impact on the viability of proposed residential developments. Once again we suggest that regard should be had to paragraph 60 of the NPPF which states that: "Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles".</p>
	<p>Policy ENV1: Areas of Separation</p>	<p>Policy ENV1: Areas of Separation</p> <p>4.3.11 This policy simply carries forward proposed areas of separation from the emerging HLP without adding any further detail. Gladman suggest this policy is therefore unnecessary and suggest it is deleted from the plan. The Linton Neighbourhood Plan Examiner's Report (http://www.leeds.gov.uk/docs/Linton%20Neighbourhood%20Plan%20Examiner's%20Report.pdf) provides some clarity of this issue and recommended the deletion of a policy (B2) after concluding that 'it is not the role of neighbourhood plans to simply repeat existing policy'.</p>
	<p>Policy ENV2: Protection of Local Green Space</p>	<p>Policy ENV2: Protection of Local Green Space</p> <p>4.3.12 This policy seeks to designate a total of 5 sites as Local Green Space (LGS). Paragraph 76 of the Framework sets out the role of local communities seeking to designate land as LGS and makes clear that this designation should be consistent with the local planning of sustainable development in the wider area. It states that:</p>

	<p>Policy ENV3: Other Important Open Space</p>	<p><i>"Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period."</i></p> <p>4.3.13 Further guidance is provided at paragraph 77, which sets out three tests which must be met for the designation of LGS. It states that:</p> <p><i>'The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</i></p> <p><i>where the green space is in reasonably close proximity to the community it serves;</i></p> <p><i>where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</i></p> <p><i>Where the green area concerned is local in character and is not an extensive tract of land."</i></p> <p>4.3.14 Taking the requirements of the Framework and PPG into account, it is essential that when allocating LGS, plan makers can clearly demonstrate that the requirements for its allocation are met in full and that they are capable of enduring over the plan period and beyond. An environmental inventory has been undertaken to assess potential LGS designations scoring sites against 9 criteria with a possible score of 32. The sites that score more than 75% have been designated as LGS.</p> <p>4.3.15 Some of the criteria sites have been assessed against are not directly relevant to support the designation of LGS and there has been no consideration of whether the site is an extensive tract of land. The second criteria currently accounts for 20 of the possible 32 which could lead to a flawed assessment of some sites. To support the policy Gladman suggest a simple paragraph be added to each assessment to demonstrate how each of the criteria of LGS is met.</p> <p>Policy ENV3: Other Important Open Space</p> <p>4.3.16 Policy ENV3 identifies 24 'Important Open Spaces' within the Neighbourhood Plan Area. The areas defined as 'Important Open Spaces' will be safeguarded by ensuring that development does not compromise</p>
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	<p>Policy ENV7: Protection of Important Views</p>	<p>their integrity or value.</p> <p>4.3.17 Gladman note that this policy covers the areas that were not deemed to meet the tests of LGS as well as including the proposed LGS designations are also contained within this policy and question the necessity when these parcels are already covered by a stronger designation.</p> <p>4.3.18 Gladman suggest that the policy wording is amended to allow a decision maker to apply this policy consistently. We suggest that a balanced judgement exercise should be applied to any development proposals on the identified open spaces. Gladman suggest that development should be supported as long as there is no significant adverse impact on the open spaces identified and that where any adverse impacts occur mitigation or offsetting will be considered before refusal of a development proposal.</p> <p>Policy ENV7: Protection of Important Views</p> <p>4.3.19 This policy identifies 5 important views which the plan considers are important for the setting of Great Bowden and seeks for development to respect these important views. It is not sure what is meant by 'respect' and Gladman suggests that this is a subjective issue and the policy does not provide support for a decision maker to apply the policy predictably and with confidence.</p> <p>4.3.20 The evidence base to support the policy does little to indicate why a 360 degree view should be protected from Leicester Lane, other than providing a nice view of the surrounding fields. Gladman submit that development could come forward to the north of Leicester Lane without causing significant adverse impact on the setting of Great Bowden and there is insufficient evidence to support the protection the view within this plan. Gladman therefore suggest this element o f the policy is deleted.</p> <p>5 SITE SUBMISSION</p> <p>5.1 Land north of Leicester Lane</p> <p>5.1.1. Gladman Developments Ltd are promoting land north of Leicester Lane, Great Bowden for residential development (Appendix 1). The 2.52 hectare site presents an ideal opportunity to create a sustainable, high quality residential development situated in a sought-after location.</p> <p>5.1.2. A residential development on the site would incorporate both new market and affordable housing (of a variety of types, from affordable rented properties to discounted sale properties to help key workers and first time house buyers), to help meet the current and future housing needs of both Great Bowden and the district , responding to and complementing its surroundings to achieve seamless integration.</p> <p>5.1.3. The site is located adjacent to the western edge of the settlement of Great Bowden and would represent</p>
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		<p>a logical extension to the existing approved residential scheme to the east.</p> <p>5.1.4. The site is bounded to the north and west by countryside, to the east of the site is the existing permitted residential scheme and to the south is Leicester Lane.</p> <p>5.1.5. Great Bowden is a sustainable settlement in extremely close proximity to Market Harborough, the main market town within Harborough which has a wide range of high order services, facilities and employment provision. Provision of additional development in such close proximity to Market Harborough would prove to be extremely sustainable given the short distance which needs to be travelled to access a considerable level of services.</p> <p>5.1.6. Great Bowden is also an active and successful community and provides residents with direct access to community facilities including a pub, shop, post office and primary school.</p> <p>5.1.7. The site is capable of coming forward within the next 5 years and Gladman consider that the site is capable of delivering between 40 and 60 dwellings of varying sizes, types and tenures (including affordable housing delivered in accordance with planning policy).</p> <p>5.1.8. A high-quality housing development would be a positive addition to Great Bowden, complementing the character of the surrounding area in terms of character and quality. Gladman consider that the site is in a sustainable location and is available, achievable and deliverable and as such, it should be allocated in the GBNP for residential development.</p> <p>6 CONCLUSIONS</p> <p>6.1.1 Gladman recognises the Governments ongoing commitment to neighbourhood planning and the role that such Plans have as a tool for local people to shape the development of their local community. However, it is clear from national guidance that the GBNP must be consistent with national planning policy and the need to take account of up-to-date housing needs evidence and the direction contained in the emerging Local Plan.</p> <p>6.1.2 Through this consultation response, Gladman has sought to clarify the relation of the GBNP as currently proposed with the requirements of national planning policy and the wider strategic policies for the wider area.</p> <p>6.1.3 Gladman is concerned that the plan in its current form does not comply with basic conditions (a) and (d). The plan does not conform with national policy and guidance and in its current form does not contribute to the achievement of sustainable development. Gladman formally request to participate at the hearing session(s) should the Examiner decide it necessary to discuss these issues in a public forum.</p>
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Appendix 1



Key	
	Site Boundary
	Site with planning permission 16/01942/DOUT



GLADMAN
 Gateshead, Newcastle City
 Longfleet Business Park
 Newcastle, Tyne and Wear
 NE12 1JH
 Tel: 01275 288006
 Fax: 01275 288001
 www.gladman.co.uk

Rev	Date	By	Revision notes
Status			

INFORMATION

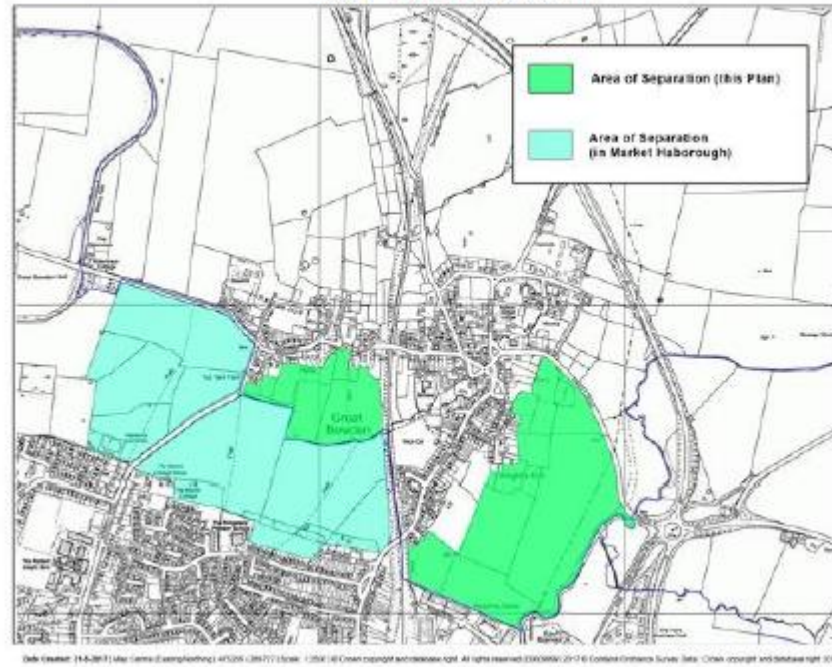
Project
Leicester Lane, Great Bowden

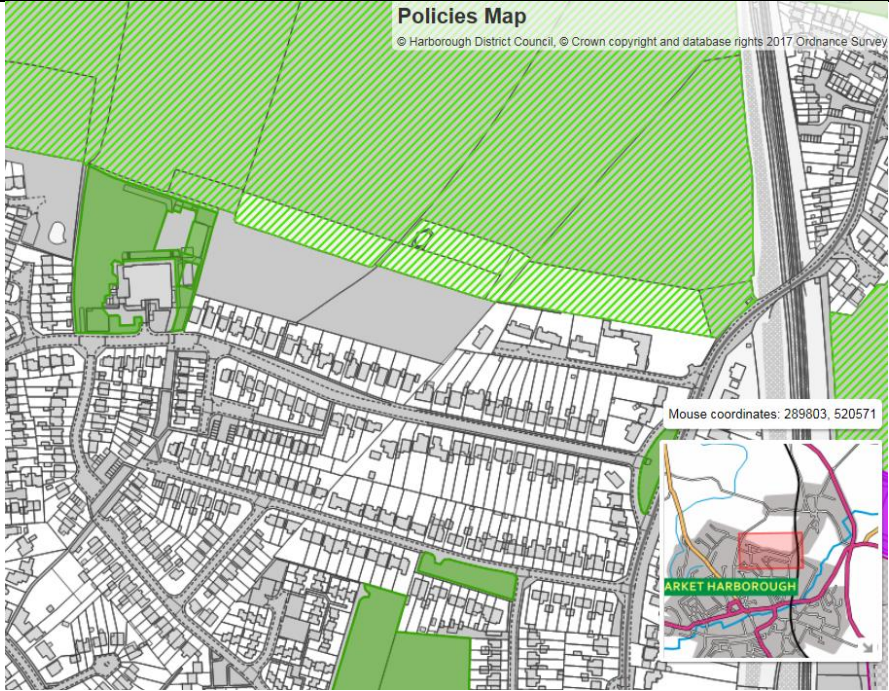
Title
LOCATION PLAN

Drawn by SCB	Issue date 21 June 2016
Title checked by SCB	Title checked date 7 Oct 2016
Highways checked by SCB	Highways checked date 7 Oct 2016
Topo checked by SCB	Topo checked date 18 Oct 2016
Scale(s) 1:2,500 at A3	
Drawing No 2016-077 AL	

<p>Harborough District Council Council Offices Adam and Eve Street LE16 7AG</p>	<p>Policy H1</p> <p>Policy H2</p> <p>Policy H3</p> <p>Policy H5</p> <p>Policy ENV1</p>	<p>On an accessibility note the green colour for vision and policies is very difficult to read</p> <p>Policy H1 – the pre submission version Local Plan does not propose additional houses in Gt Bowden during the Plan Period to 2031. The Policy states ‘until such a time as there is an increase in housing need across the Harborough District which is reflected in an agreed increase in the housing target for Great Bowden,’ – it is unclear who agrees the housing target. This is an LPA function for strategic housing delivery and some rewording of the policy may be required to take account of this.</p> <p>Policy H2 – limits to development define shape and form so that line in para 1 is unnecessary. Map is very hard to read.</p> <p>Policy H3 – the three dwellings or fewer need not necessarily be appropriate in all situations. Some sites may have greater capacity for dwellings. Restricting windfall to three or fewer may have the unforeseen effect of encouraging larger houses, undermining Policy H4 which encourages smaller dwellings.</p> <p>Policy H5 repeats the pre submission Local Plan policy and could therefore be considered redundant</p> <p>Policy ENV1 has slightly confusing wording. Unsure whether it adds anything more than the pre submission Local Plan Policy GD6, but it is understandable why the community wishes to include this policy as the area of separation is much valued.</p> <p>The area of separation shown on fig 4 page 38 of the submission version plan shows an area of separation in Markey Harborough. While the NDP policy does not affect this area, the proposed submission version Local Plan indicates a revised area to that shown in figure 4. Land to the east of Ridgeway Primary School has been proposed for exclusion. For accuracy this should be amended.</p> <p>Please see plans below</p>
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Fig. 4 Areas of Separation



	<p>Policy ENV4</p> <p>Policy ENV5</p>	 <p>Policy ENV4 identified as being of at least local historical is confusing wording</p> <p>Policy ENV5 map is unclear. The Policy could be considered too restrictive as the Ridge and Furrow surrounds most of the village especially when considered in conjunction with other policies in the Neighbourhood Plan.</p> <p>The NP refers both to core strategy and new local plan. Need to check consistency of use – the NDP should refer to pre submission local plan.</p>
<p>Environment Agency</p>	<p>Policy ENV12</p>	<p>This Policy does not conflict with the requirements of the NPPF and therefore the Environment Agency is comfortable with the wording of the Policy as submitted.</p>

