

Proposed Modifications to Policy GD2

During the Examination of the Harborough Local Plan the Council has put forward modifications to Policy GD2 in order to make it sound. The Council's response to Matter 6.4 included some changes to the Policy. However, following the hearings further modifications are required to make the policy sound. The text below sets out the Council's suggested Main Modifications required to make the plan sound in light of the hearings.

Proposed modification to Policy GD2:

1. In addition to sites allocated by this local plan and neighbourhood Plans ~~In addition to sites allocated by this Local Plan and neighbourhood plans, d~~ **development within or contiguous with the existing or committed built up area of Market Harborough, Key Centres, the Leicester Principal Urban Area (PUA), Rural Centres and Selected Rural Villages will be permitted where:**

- ~~a. in the case of housing, it does not, cumulatively with other proposals, significantly exceed the target for the delivery of new homes in the Rural Centres and Selected Rural Villages specified in Policy H1 Provision of new housing;~~
- ~~b. it reflects the size of the settlement concerned and the level of service provision within that settlement;~~
- ~~c. it is physically and visually connected to and respects the form and character of the existing settlement;~~
- ~~d. it retains as far as possible existing natural boundaries within and around the site and the settlement, particularly trees, hedges, rivers and streams that have a visual, ecological or cultural significance; and~~
- ~~e. it does not harmfully diminish the physical and/or visual separation of neighbouring settlements.~~

a. it respects the form and character of the existing settlement and, as far as possible, it retains existing natural boundaries within and around the site, particularly trees, hedges and watercourses; or

b. it includes the redevelopment or conversion of redundant or disused buildings, or previously ~~development~~ **developed** land of low environmental value, and enhances its immediate setting.

~~2. Development involving the appropriate and efficient re-development of previously developed land which is not of high environmental value and reuse of buildings will be permitted where such re-use achieves the objectives of sustainable development.~~

2. In addition to sites allocated in this Local Plan and neighbourhood

~~plans, Residential development adjoining the existing or committed built up area of Market Harborough, Key Centres, the Leicester Principal Urban Area (PUA), Rural Centres and Selected Rural Villages, but excluding Green Wedges, will be permitted where:~~

~~**a. it is needed to meet the settlement's housing requirement in policy H1, taking into account existing completions and commitments; or**~~

~~**b. it is necessary to meet an identified district-wide housing need, or local housing need as evidenced through a housing needs survey or a neighbourhood plan; or**~~

~~a. it does not, cumulatively with other commitments, significantly exceed the individual settlement target for the delivery of dwellings; or c. it comprises the redevelopment, or conversion, of redundant or disused buildings, or the development of previously developed land of low environmental value, and enhances its immediate setting; and~~

~~**b-d. its scale, individually or cumulatively with existing and committed development,** it reflects the size of the settlement concerned and level of service provision within that settlement;~~

~~e-e. it is physically and visually connected to and respects the form and character of the existing settlement **and landscape**;~~

~~ef. as far as possible, it retains existing natural boundaries within and around the site, particularly trees, hedges and watercourses; and~~

~~eg. it **is not in a Green Wedge or Area of Separation**. does not harmfully diminish the physical and/or visual separation of neighbouring settlements.~~

Proposed Modifications to the Explanatory Text:

4.3.4 Delivering housing to meet identified need across the District is a vital element of the Local Plan and Policy H1 sets out target figures for the most sustainable settlements in line with Policy SS1. These target figures are linked to ensuring that the District's housing requirements are met and most development is directed to the most sustainable locations in the District. Policy GD2 supports the aims of the spatial strategy by ensuring that the settlement housing targets set out in Policy H1 are followed. While the term 'significantly exceed' in criterion a should be interpreted by the decision-maker in the context of local circumstances, as a rule of thumb the target should not normally be exceeded by more than about 10%.