

HARBOROUGH DISTRICT COUNCIL

BURTON OVERY NEIGHBOURHOOD PLAN DECISION STATEMENT

1. Summary

- 1.1 Following an Independent Examination, Harborough District Council now confirms that the Burton Overy Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum on 10th January 2019.
- 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

Great Glen Library

Ruperts Way, Great Glen, Leicester
LE8 9GR

Monday: 14:00-17:00
Tuesday: 14:00-19:00
Wednesday: Closed
Thursday: 10:00-12:00
Friday: Closed
Saturday: 10:00-13:00
Sunday: Closed

2. Background

- 2.1 In May 2016 Burton Overy Parish Council, as the Qualifying Body, applied to the District Council for the designation of Burton Overy Neighbourhood Area. After validation of the application by Harborough District Council the consultation ran for a six week period from 15th June 2015 to 27th July 2015. The Burton Overy Neighbourhood Area was designated by the District Council on 31st July 2015 in accordance with the Neighbourhood Planning (General) Regulations (2012).
- 2.2 Following the submission of the Burton Overy Parish Neighbourhood Plan to the Council, the Plan was publicised for a six week period and representations were invited. The consultation period closed on 30th May 2018.
- 2.3 The Council, with the agreement of Burton Overy Parish Council, appointed an independent examiner, Mr Andrew Ashcroft, 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 15th October 2018, the Executive Committee agreed that all the Examiner's recommended modifications should be accepted and that the amended Neighbourhood Plan should proceed to a referendum (see Executive Committee 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 District Council agrees with the Examiner's recommendation that there is no reason to extend the Neighbourhood Plan area (Parish of Burton Overy) 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 District Council concurs with this view and that 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 Burton Overy to help it decide planning applications in the neighbourhood area?'**
- will be held in the Parish of Burton Overy.
- 3.5 The date on which the referendum will take place is agreed as **10th January 2019**.

Appendix 1: Executive Committee Resolution in respect of Burton Overy Neighbourhood Plan

Burton Overy Neighbourhood Plan Proposal Decision

RESOLVED:

RESOLVED that:

- (i) The Independent Examiner’s recommended changes to the Burton Overy Neighbourhood Plan in full, as set out in the schedule at Appendix A to the report, be accepted in full and the recommendation that the amended Burton Overy Neighbourhood Plan should proceed to a referendum of voters within the Parish of Burton Overy to establish whether the Plan should form part of the Development Plan for the Harborough District be noted;**
- (ii) Executive approves the holding of a referendum relating to the Burton Overy Neighbourhood Plan on 10th January 2019 that will include all of the registered electors in Burton Overy Parish.**

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

Ref no	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
1	Policy S1	Limits to Development	Development proposals on sites within the Limits to Development, or (in terms of new sporting facilities) close or adjacent to the Limits to Development as identified in Figure 3, will be supported where it complies with the policies of this Neighbourhood Plan.	No amendments	The policy meets the basic conditions
2	Policy S2	Development Proposals Outside the Defined Limits to Development	Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.	<p>Replace 'in line with.... Policies' with 'in accordance with the development plan in general, and policies CS2 and CS17 in particular'.</p> <p>Add a new paragraph after the three existing paragraphs under the heading 'Development in the Countryside' to read:</p> <p><i>This approach taken in Policy S2 reflects the approach adopted in the Core Strategy. That component of the development plan directs that new development in the countryside and in other settlements (including Burton Overy) will be strictly controlled (Policy CS17). It also indicates that Limits to Development around settlements will be used to shape their development. It is however refined by the second bullet point of the second part of that policy which comments that 'housing development will not be permitted outside Limits to Development unless at any point there is less than a five-year supply of deliverable</i></p>	To ensure that the neighbourhood plan is in general conformity with the development plan (the combination of the Core Strategy and the saved elements of the adopted Local Plan) until such time as the emerging Local Plan is itself adopted.

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				<i>housing sites and the proposal is in keeping with the scale and character of the settlement concerned'. In this context the District Council will need to determine any planning applications outside the Limits to Development based on a wider assessment of housing land supply in the District in combination with an assessment of their impact on the scale and character of Burton Overy'.</i>	
3	Policy H1	Housing Mix	New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Burton Overy as evidenced in the Parish Housing Needs Report (2016) and the 2017 HEDNA or more recent documents updating either of these reports. Dwellings of 3 bedrooms or fewer and single storey accommodation suitable for older people will be supported where in accordance with other policies. In any development proposal, dwellings of 4+ bedrooms should be in the minority.	No amendments	The policy meets the basic conditions
4	Policy H2	Development on Brownfield Sites	Development proposals for the redevelopment or change of use of redundant land or buildings within the village envelope are supported, provided the site has limited environmental, landscape or ecological value.	Replace 'are supported' with 'will be supported'. After site add 'concerned'. At the end of the first paragraph of supporting text on Brownfield sites add: 'Policy H2 applies to all forms of development within the village envelope. Given the nature of the policies in this Plan and the wider development plan it is anticipated that any new development proposals which may come forward within the	Clarity and to elaborate on the final part of the policy which addresses the way in which the policy would be applied based on the sensitivity of the site concerned.

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				<p><i>Plan period will be of a residential nature'</i> <i>At the end of the third paragraph of supporting text on Brownfield sites add: 'The final part of the policy includes a series of environmental safeguards. Plainly it is impractical to identify the full range of proposals which may come forward and their relationship to any particular site. Nevertheless, development proposals should also comply with the other policies in this Plan in general, and to Policies ENV2/3/4/5 in particular'</i></p>	
5	Policy H3	Windfall Sites	<p>Small scale development proposals within infill and redevelopment sites will be supported where:</p> <ul style="list-style-type: none"> a. It is within the Limits to Development for Burton Overy; b. It retains existing important natural boundaries such as trees and hedges; and c. It provides for a safe vehicular and pedestrian access to the site. d. It does not reduce garden space to an extent where it adversely impacts on the character of the area, the amenity of neighbours and the occupiers of the dwelling or has a significant detrimental environmental or heritage impact. 	<p>Insert 'the identified Limits to Development on Figure 3 including' between 'within' and 'infill' Delete criterion a. and renumber the remaining criteria accordingly. Insert 'and' after the second of the two remaining criteria In each of the three remaining criteria replace 'It' with 'They' At the end of the supporting text on Windfall sites add: 'As with Policy H2 Policy H3 applies to all forms of development. Given the nature of the policies in this Plan and the wider development plan it is anticipated that any new development proposals which may come forward within the Plan period will be of a residential nature'.</p>	<p>To bring clarity and grammatical correctness to the policy. The insertion of 'and' at the end of the second criterion will ensure that a developer would need to meet all the three criteria</p>
6	Policy DBE1	Design	<p>All new development proposals of one or more houses, replacement dwellings and extensions are encouraged to have regard for the following building</p>	<p>Replaced 'are encouraged to' with 'will be supported where they' In criterion c) delete 'continue to' in</p>	<p>So that the policy has the clarity required by the NPPF</p>

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			<p>design principles to a degree that is proportionate to the development:</p> <p>a) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, and proposals should clearly show within a Design and Access Statement how the general character, scale, mass, density and layout of the site, of the building or extension fits in with the aspect of the surrounding area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;</p> <p>b) Adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more;</p> <p>c) All new housing should continue to reflect the character and historic context of existing developments within the Parish and incorporate a diversity of materials. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;</p> <p>d) Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form;</p> <p>e) Development should be enhanced by biodiversity and landscaping with existing trees and hedges</p>	<p>the first sentence and <i>'However'</i> in the second sentence</p> <p>In criterion j) replace <i>'The use of street lights will not be supported'</i> with <i>'Avoid the use of street lighting'</i>.</p>	

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			<p>preserved whenever possible. Where this is demonstrably not practicable, they should be replaced with new plantings on a two-for-one basis, using native species, either on site or elsewhere in the parish;</p> <p>f) Within new residential layouts provision should be made for wildlife, including roof design and construction meeting RSPB guidelines for internal bird nest boxes, and use of hedges (or fences with ground level gaps) to maintain connectivity of habitat for hedgehogs;</p> <p>g) Where possible, enclosure of plots should be of native hedging, rural wooden open fencing, or brick/stone wall of rural design;</p> <p>h) Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, as appropriate, and incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change; ensuring appropriate provision for the storage of waste and recyclable materials;</p> <p>i) Having regard to climate change, development should incorporate sustainable drainage systems with viable long-term maintenance regimes to minimise vulnerability to flooding from streams, dykes and surface water run-off, by ensuring appropriate provision for the storage of waste and recyclable materials; all developments must consider</p>		

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			<p>impacts both within the site and in the surrounding area of the development within the development period;</p> <p>j) The use of street lighting will not be supported unless it is deemed necessary for reasons of safety, in which case it should be sympathetic in design and luminosity to the surrounding area. Development must limit the impact on light pollution of artificial externally visible light sources, including security lights.</p>		
7	Policy ENV1	Local Green Spaces	<p>Within the area of Local Green Space sites designated in this policy and identified on the map below (figure 4), development is ruled out, other than in very special circumstances.</p> <p>THIS PLAN (supported by inventory scores, see above)</p> <p>‘Fish ponds field’ (inventory site number 045)</p> <p>Springs Field (pasture land east of Scotland) (143) (also as HDC LGS BO2)</p> <p>Banks Field (‘Main Street Pasture’) and verges (144) (includes HDC LGS BO1)</p> <p>HDC PROPOSALS, 2015</p> <p>Main Street Spinney (Perry’s) (147) (as HDC LGS BO/3)</p> <p>Strip of Land along the front of the Old Heather Garden (165) (as HDC LGS BO7)</p> <p>Traffic Island bearing the village sign (999) (as HDC LGS BO/6)</p>	<p>Replace the policy with the following:</p> <p><i>‘The following areas as shown on Figure 4 are designated as Local Green Spaces</i></p> <p><i>Fish Ponds Field (045)</i></p> <p><i>Springs Field (143)</i></p> <p><i>Banks Field (144)</i></p> <p><i>Main Street Spinney (Perry’s) (147)</i></p> <p><i>Strip of Land along the front of the Old Heather Garden (165)</i></p> <p><i>Traffic island bearing the village sign (999)</i></p> <p><i>New development will not be supported on land designated as local green space except in very special circumstances.’</i></p> <p>Replace the second paragraph of the supporting text with:</p> <p><i>Six sites are designated as Local Green Spaces (LGS). The list includes five sites</i></p>	<p>so that it has regard to paragraph 78 of the NPPF. The second modifies the way in which the six LGSs are listed in the policy. The third makes consequential changes to the supporting text.</p>

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				<p><i>(entirely or partially) proposed as LGS in the emerging Harborough Local Plan 2011-2031. The sites have been assessed against a series of factors identified in paragraph 77 of the NPPF. The summary below identifies how they performed against the various factors.</i></p> <p>In the third paragraph replace <i>'Statutory protection'</i> with <i>'The designation of the six local green spaces'</i></p> <p>In the 'Summary of evidence' include equivalent details for sites 147/165/999</p>	
8	Policy ENV2	Protection of Sites of Environmental (Natural and Historical) Significance	The sites indicated on the map below and in the Environmental Inventory (see Appendix 5)) have been identified as being of local significance for wildlife (biodiversity) and/or history. They are important in their own right and are locally valued. Development proposals that affect them will be expected to protect or enhance the identified features.	<p>Replace <i>'on the map below'</i> with <i>'on Figures 5a and 5b'</i></p> <p>Replace <i>'will be expected.... identified features'</i> with <i>'should:</i></p> <ul style="list-style-type: none"> • <i>protect and enhance habitats and populations of priority species where appropriate;</i> • <i>protect and enhance river and waterway corridors;</i> • <i>provide contributions to wider biodiversity improvements in the vicinity of the development concerned; and</i> • <i>protecting and features of geodiversity interest and</i> 	To ensure that the policy has regard to national policy

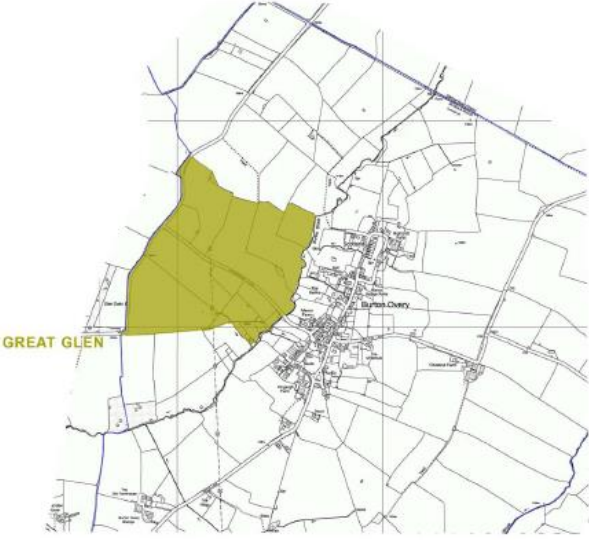
Ref no	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
				<p><i>enhancing them to improve connectivity of habitats, amenity use, education and interpretation'</i></p> <p>Insert a new paragraph at the end of the policy to read: <i>'The protection to be given to given to each individual site shown on Figure 5a and 5b will be commensurate with its status within the hierarchy of international, national and locally listings. Appropriate weight will be given to their importance and the contribution that they make to wider ecological networks'</i></p> <p>At the end of the fifth paragraph of supporting text under the heading of 'Other sites of environmental significance' add: <i>'In this regard the policy takes account of paragraph 113 of the NPPF. In particular it acknowledges the potential for the environmental significance of different sites to have greater weight in the development management process based on their position in the hierarchy of protected sites'</i></p>	
9	Policy ENV3	Biodiversity General	Development proposals that cannot avoid (through, for example, locating to an alternative site with less harmful impacts), adequately mitigate, or, as a last resort, compensate for, the loss of a nationally or locally identified site of biodiversity value will not be supported.	<p>Delete the third paragraph of the policy.</p> <p><i>Insert the deleted element of the policy as an additional paragraph at the end of the existing supporting text under the heading 'Biodiversity'.</i></p>	I am satisfied that the first, second and fourth components of the policy meet the basic conditions. The fourth element is, by definition,

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			<p>Development proposals that conserve or enhance biodiversity, and incorporate biodiversity in and around them, will be supported.</p> <p>Where a development proposal will affect a protected species, an up to date ecological assessment should be undertaken prior to development, and mitigation measures will be required as a development condition.</p> <p>In addition, the Plan designates three wildlife corridors as follows (map Fig. 6).</p> <p>a) Riparian corridor along Burton Brook, following the entire eastern and southern Burton Overy parish boundary to its southernmost tip.</p> <p>b) Riparian corridor along the Washbrook, from the parish boundary at the Gartree Road, downstream to the western edge of the parish where it borders with Great Glen.</p> <p>c) Woodland and hedgerow habitat corridor, running from where the Washbrook meets the parish boundary with Great Glen, north along the ancient boundary hedge line to the Gartree Road.</p>		<p>very distinctive to the neighbourhood area. It is precisely the type of approach envisaged by the Localism Act.</p> <p>The third component of the policy is more related to planning application requirements rather than operating as a policy.</p>
10	Policy ENV4	Biodiversity, Woodland, Trees and Hedges	<p>Development proposals that will adversely affect trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted. Proposals for new build housing should be designed to retain such trees and hedges wherever possible. Where destruction cannot be avoided developers</p>	<p>In the first part of the policy replace ‘will be resisted’ is replaced with ‘will not be supported’.</p>	<p>Whilst the difference is subtle the language used in the submitted Plan is absolute. It will prevent HDC from considering all material planning considerations</p>

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			will be required to plant replacement native species trees (on a two-for-one basis) or hedges using native species either on the site or elsewhere in the parish. Mature farmland hedgerows of ecological, historical and/or landscape significance (map, Fig. 7) should be retained and protected wherever possible. Where loss is unavoidable, it must be minimised and mitigated by replacement planting of locally appropriate native species providing a net gain in length and quality.		in determining any planning applications which might affect such biodiversity interests.
11	Policy ENV5	Ridge and Furrow	The surviving areas of Ridge and Furrow fields are non-designated heritage assets and any harm arising from a development proposal will need to be balanced against their significance as heritage assets.	Insert full stop after ‘heritage assets’. Replace the remainder of the policy with the following: ‘Proposals for new development within the ridge and furrow fields shown on Figure 9 will not be supported unless the benefits arising from the development would outweigh the harm to the heritage asset of the field or fields concerned.’	As submitted the policy is not a policy. It simply comments that any harm from development proposals affecting ridge and furrow fields will need to be balanced against their significance as heritage assets. In its response to the clarification note the Parish Council confirmed that the approach intended is to give priority to their protection against development except where the benefits from development outweigh the harm to their status

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					as non-designated heritage assets. Given the nature of other policies in the Plan this matter may be of academic interest given that the various fields are located outside the identified Limits to Development
12	Policy ENV6	Protection of Important Views	<p>Development proposals should respect the open views and vistas as shown in Figure 10 above. Proposals which would have an unacceptably detrimental impact on these views and vistas will not be supported.</p> <ol style="list-style-type: none"> 1. From the Great Glen/Kings Norton Road extensive views in all directions including South East towards the Washbrook and Burton Overy village and north towards Kings Norton. 2. From the public footpath alongside the Washbrook leading from Burton Overy to Great Glen looking north towards Burton Overy village, west over the Washbrook and east over the fields to Maynes Lane. 3. From the top of Carlton Lane with far reaching views in all directions including west towards the village, east to Carlton Curliou and north towards Kings Norton. 4. From the public footpath between Burton Overy and Kibworth at the top of the ridgeline looking east 	<p>In the second paragraph of the policy replace ‘unacceptably’ with ‘unacceptable’.</p> <p>As a footnote to Figure 10 add: ‘The primary view direction is shown by the longest line, while shorter lines indicate the less distant or significant components of the complete 90° - 180° view or panorama’.</p> <p>Add an additional paragraph of supporting text after the two existing paragraphs on pages 48/49 to read: ‘Policy ENV6 does not offer support for development that would have an unacceptable detrimental impact on the eight identified views. Plainly this will be a matter of judgement for Harborough District Council as it applies its development management function throughout the Plan period. However, in general terms the Plan would not support the following types of development:</p> <ul style="list-style-type: none"> • One which blocked a view (e.g. 	<p>On the application of the policy the Parish Council advised that its intention would be to resist development that either blocked a view (e.g. by being at a viewpoint so close to it so that the described vista could no longer be seen/appreciated, or obscured a target landmark, like a church spire, the skyline formed by a nucleated village, a distinctive woodland, a parish-defining distant horizon), or introduced an incongruous element (a group of executive</p>

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			<p>to Burton Brook and with extensive views north south and east over the valley towards Carlton Curlieu and Kibworth.</p> <p>5. From the public footpath close to the village hall leading from Rectory End looking north and west over the Glebe land and beyond towards the Great Glen/Kings Norton road.</p> <p>6. From the public footpath leading from Carlton Lane to Main Street looking north, northeast and northwest along the fields bounding the eastern edge of the village.</p> <p>7. Looking north and east from Scotland Lane over the pasture land east of Scotland Lane known as Spring Field towards Elms Lane.</p> <p>8. North and south along Main Street, taking in three Important Open Spaces with trees of landscape value and a vista that characterises the rural appearance of the village.</p>	<p><i>by being at a viewpoint so close to it so that the described vista could no longer be seen/appreciated); or</i></p> <ul style="list-style-type: none"> • <i>one which obscured a target landmark, like a church spire, the skyline formed by a nucleated village, a distinctive woodland, a parish-defining distant horizon); or</i> • <i>one which introduced an incongruous element (such as a group of new homes, commercial development, a wind turbine/solar array) into an otherwise rural landscape.'</i> 	<p>homes, warehouse, turbine, solar array) into an otherwise rural landscape. This clarification is helpful and I recommend that key elements of the response are captured within the supporting text. I also recommend a technical modification to the policy itself.</p>

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13	Policy ENV8	Area of Separation	<p data-bbox="815 300 1003 319">Fig. 12: Areas of Separation</p>  <p data-bbox="651 874 1151 885">All rights reserved (0100058343) 2017 © Contains Ordnance Survey data : Crown Copyright and database right 2017</p> <p data-bbox="595 895 1218 1066">To protect the geographical and visual separation between Burton Overy and neighbouring expanding settlements, an Area of Separation between Burton Overy and Great Glen is designated in the location shown in Fig. 12 (above).</p> <p data-bbox="595 1075 1227 1283">Development will not be supported which, either individually or cumulatively, would demonstrably adversely affect or diminish the present open and undeveloped character of the area, unless located and designed to preserve the physical and functional separation of the villages.</p>	<p data-bbox="1256 304 1464 331">Delete the policy</p> <p data-bbox="1256 339 1733 367"><i>Delete figure 12 and the supporting text</i></p>	<p data-bbox="1861 304 2159 587">It would represent a strategic proposal which is not included within either the saved elements of the Local Plan, or in the Core Strategy or in the emerging Local Plan.</p> <p data-bbox="1861 628 2159 1123">The Plan offers no substantial reasoning for the designation of an Area of Separation in general terms, and in particular an explanation as to why other development plan policies would be incapable or ineffective of maintaining the distinction between Burton Overy and Great Glen in particular.</p> <p data-bbox="1861 1165 2130 1375">The countryside in the proposed Area of Separation is not significantly different from the wider countryside which</p>

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					<p>surrounds the village to the north, east and the south.</p> <p>The distance between the western part of Burton Overy and the eastern extent of Great Glen is not so critical to warrant such an approach.</p>
14	Policy ENV9	Flooding	<p>Development proposals of appropriate scale and where relevant will be required to demonstrate that:</p> <ol style="list-style-type: none"> 1. Its location takes geology, flood risk and natural drainage into account, including undertaking a hydrogeological study whose findings must be complied with in respect of design, groundworks and construction; 2. Its design includes, as appropriate, sustainable drainage systems (SuDS), other surface water management measures and permeable surfaces; 3. It does not increase the risk of flooding elsewhere. 	<p>Replace ‘will be required to’ with ‘should’.</p> <p>Insert ‘and’ after the second criterion.</p> <p>Insert a new paragraph after the existing three paragraphs under the heading ‘Flooding...ditches’ to read:</p> <p><i>‘For the purpose of Policy ENV9 ‘appropriate scale’ is defined as all proposals in Flood Zones 2 & 3 and also in Flood Zone 1 if the development site is an area greater than one hectare or is less than a hectare but in an area with critical drainage problems (as notified by the Local Planning Authority)’.</i></p>	<p>To shift its focus from a procedural requirement (for information to be included in a planning requirement) to an absolute requirement in order to secure planning permission where the proposed development is compliant with other policies in the Plan. I also recommend that the policy is modified so that it becomes clear that a developer has to comply with each of the three requirements</p>
15	Policy CF1	The retention of Community	Development leading to the loss of an existing community facility or which detrimentally impacts	At the beginning of the policy insert the following as a new paragraph: ‘The following	To bring the clarity to the policy required by

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		Facilities and Amenities	<p>on an existing community facility in such a way that it loses amenity value (including but not limited to the village hall and pub) will not be supported unless it can be demonstrated that:</p> <p>a. There is no longer any need or demand for the existing community facility; or</p> <p>b. The existing community facility is no longer economically viable; or</p> <p>c. The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.</p>	<p>are identified as community facilities in the neighbourhood area:</p> <ul style="list-style-type: none"> • Village Hall • St Andrews Church • The Book Exchange • The Bell Pub <p>In the first part of the policy as submitted delete '(including....pub)'</p> <p>At the end of the supporting text immediately before the policy add: '<i>It applies to the four facilities detailed in this section of the Plan to reflect their importance to the well-being of the community.</i>'</p>	the NPPF.
16	Policy E1	Re-use of Agricultural and Commercial Buildings	<p>The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:</p> <p>a) The use proposed is appropriate to the rural location;</p> <p>b) The conversion/adaptation works respect the local character of the surrounding area;</p> <p>c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;</p> <p>d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site;</p>	Insert 'and' after the fourth criterion.	To ensure that a developer needs to comply with all the five criteria (insofar as they apply to the rural building concerned)

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			e) There is no significant adverse impact on neighbours through noise, light pollution, increased traffic levels or increased flood risk.		
17	Policy E2	Broadband Infrastructure	<p>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 may be recommended through the lifetime of the Plan.</p> <p>Proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported. This may require aboveground network installations, which must be sympathetically located and designed to integrate into the landscape.</p>	<p>At the end of the third paragraph of supporting text under the heading ‘Broadband Infrastructure’ add</p> <p><i>‘General advice from Leicestershire County Council to all neighbourhood planning groups is that new developments (including community facilities) should have access to superfast broadband (of at least 30Mbps)’. In addition, 30 Mbps is the recognised industry standard for superfast broadband. The policy requires this to be a minimum to reflect future increases in standards. On this basis the Plan expects that Broadband speeds be delivered to industry standards in place at the time when individual planning applications are determined.’</i></p>	<p>I am satisfied that the policy is robust and evidence-based. Nevertheless, I recommend a modification to the supporting text so that the origin of the policy approach is clear and transparent.</p>
18	Policy E5	Working from Home	<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 noise, fumes, odour or other nuisance associated with the work activity; and</p> <p>b) Any extension or free-standing building shall be</p>	<p>Insert ‘Insofar as planning permission is required’ at the beginning of the policy. Replace E5 with E3 in the policy title.</p>	<p>To ensure accuracy</p>

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			designed having regard to policies in this Plan and should not detract from the quality and character of the building to which it is subservient by reason of height, scale, massing, location or the facing materials used in their construction.		
26	Community Action ENV3	Area of Separation	Burton Overy Parish Council and parish residents will work with Harborough District Council and the Parish Council of Great Glen to delineate and designate an Area of Separation in that parish on review of its Neighbourhood Plan to ensure that development respects the intention of policy Env8.	Delete the Community Action	This Action overlaps with Policy ENV8 (Area of Separation). Earlier in this report I have recommended that Policy ENV8 is deleted (paragraphs 7.61 -7.69). In these circumstances I also recommend the deletion of this Community Action.
27		General text	Entire document	Modification of general text (where necessary) to achieve consistency with the modified policies.	Where consequential changes to the text are required directly as a result of my recommended modification to the policy concerned I have highlighted them in this report. However other changes to the general text may be required elsewhere in the Plan as a result of the

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					recommended modifications to the policies. It will be appropriate for HDC and the Parish Council to have the flexibility to make any necessary consequential changes to the general text. I recommend accordingly.