

Leire Neighbourhood Plan

Consultation Statement



Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of The Neighbourhood Planning Regulations 2012. Section 15 (2) of Part 5 of the Regulations sets out what a Consultation Statement should contain.

According to the Regulations, a Consultation Statement:

- Contains details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- Explains how they were consulted;
- Summarises the main issues and concerns raised by the persons consulted;
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

Aims of the consultation process

The aims of the consultation process were to be inclusive and open in the preparation of the Leire Neighbourhood Plan (LNP) and to:

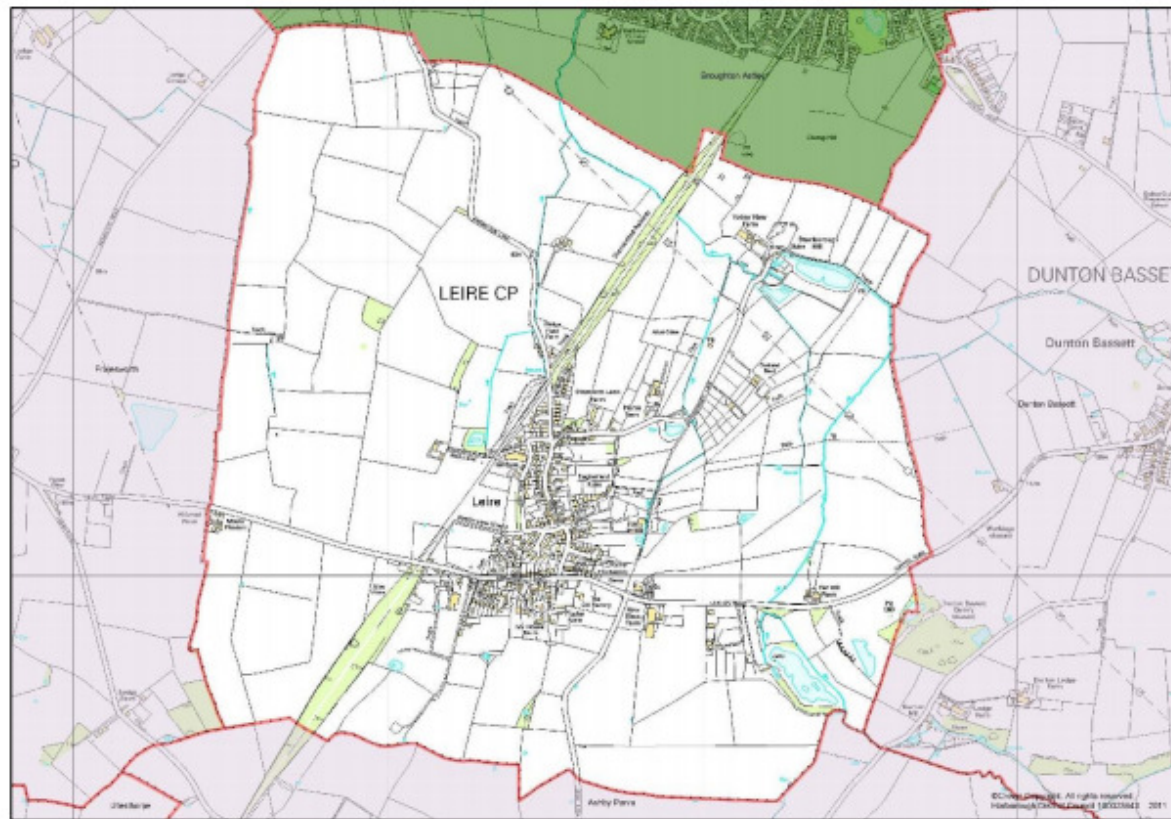
- Inform residents, local businesses, and other stakeholders about the neighbourhood planning process and to invite their participation so that local opinion informed and shaped the plan;
- Ensure that consultation events took place at critical points in the process;
- Engage in a variety of ways to make sure that as wide a range of people as possible were involved and that they could receive information and provide feedback in a way that suits them;
- Ensure that information was readily available and accessible to everyone;
- Make sure that consultation feedback was available as soon as possible after events.

Defining the Neighbourhood

The Parish Council applied to the local planning authority in 23rd November 2017 for the whole of the parish of Leire to be included in the Designated Area. Harborough District Council formally notified the Parish Council that it had made the designation on 4th December 2017.

The Leire Neighbourhood Plan seeks to demonstrate specific and local planning policies for the development and use of land within the Designated Area. The Neighbourhood Plan provides a vision for future development in Leire based on the views of the local community and supported by socio-economic and demographic data.

Leire Neighbourhood Designated Area



Preparing the plan

The Parish Council set up the Leire Neighbourhood Plan Advisory Committee (LNPAC) to undertake the development of the Plan. Members of the LNPAC were appointed by the Parish Council having volunteered in response to an open event held at Leire Village Hall on 16th April 2018. It originally consisted of seven residents including 1 Parish Councillor. The Parish Council agreed Terms of Reference for the LNPAC at its meeting on 8th May 2018.

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

LNPAC met on the following dates:

16th April 2018 (*Open Event, no minutes taken*), 18th June 2018, 2nd August 2018, 5th September 2018, 1st November 2018

10th January 2019, 7th March 2019, 22nd May 2019, 11th July 2019, 18th September 2019, 6th November 2019

15th January 2020

The minutes of the LNPAC can be found in the 'Documents' section of the Leire Parish Council website:

<https://www.leireparishcouncil.org.uk/neighbourhood-plan.html>

The Parish Council also resolved at its meeting on 8th May 2018 to commission an external consultancy (YourLocale) to provide professional support to the LNPAC to deliver the Plan. Funding was provided by grants from Locality and Awards for all which, in addition to funding professional support, covered the cost of community consultation and engagement.

At its meeting on 7th March 2019 at Leire Village Hall, LNPAC launched three theme groups:

- Environment.
- Housing and the built environment.
- Economy, transport and community assets.

Each of the groups were supported by a Your Locale facilitator with expertise in the relevant field. Further members of the community volunteered to participate in these groups, the aim being to explore in detail the issues that had been raised by residents in response to the questionnaire sent out in October 2018 and at the open event held on 26th September 2019.

These theme groups met regularly between April and November 2019.



Theme group launch open event March 2019

Communications

The LNPAC has been proactive in promoting the plan and providing regular updates to residents, including:

- The Parish Council was kept updated at its meetings by an agenda item, duly minuted, the minutes being available on the parish website;
- Participation was sought from residents and updates provided to them in the form of fliers, Christmas cards, leaflets, stalls at the village fete and in the parish noticeboard.
- Open meetings were held on 16 April 2018, 26th September 2018, 10th April 2019 and the 11th August 2019.
- Village Quiz nights were held in The Queens Arms Public House, Leire to raise awareness of the plan further on the 2nd and 16th May 2019
- A comprehensive questionnaire was hand delivered to each household in October 2018.
- An email list was set up of interested residents and regular updates was sent out via this.
- The village Facebook page was utilised to further engage with parishioners and was regularly updated with news and events.



Example of poster to advertise Meetings

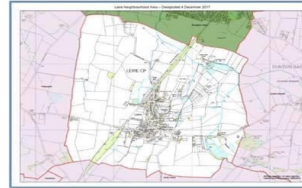
Leire Parish Neighbourhood Plan

Theme Group introductory meeting.

**Wednesday 10th April @ 7pm
Leire Village Hall**

For all those who have already signed up we look forward to seeing you.

All villagers welcome to attend meeting and be part of this next stage of the Village Plan.



Poster to advertise launch of theme groups.



Example of Facebook posts to keep residents informed.



Flier that went out to all parishioners.



Copy of Christmas card that went to all residents in December 2019



Poster to advertise quiz night to raise money

Consultation – list of people and bodies consulted

A letter was sent by post, email or hand delivered to all Regulation 14 consultation bodies on 9th July 2020. They were:

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| The Coal Authority | Homes & Communities Agency |
| Seven Locks Housing | The Environment Agency |
| Natural England | English Heritage (East Midlands) |
| Historic England | Highways Agency |
| Network Rail | Open Reach |
| British Telecommunications plc | British Gas |
| Harborough District Council | Anglian Water |
| National Grid | St Peter's Church, Leire |
| Severn Trent Water | Leicestershire Fire & Rescue |
| Lutterworth Volunteer Centre | Harborough District Council |
| Leicestershire & Rutland Wildlife Trust | |
| Leicestershire Ethnic Minority Partnership | |
| Federation of Gypsy Liaison Groups | |
| Interfaith Forum | |
| Leicestershire Centre for Integrated Living | |
| Harborough District Disability Access Group | |
| Leicestershire Police | |
| Leicestershire County Council | |

Adjoining Parishes

Dunton Bassett Frolesworth

Broughton Astley Claybrooke

Lutterworth Town Council

Representatives

Member of Parliament: Alberto Costa

Member of Parliament: Neil O'Brien

Councillor: Bill Liquorish

Councillors: Colin Golding and Mark Graves

Businesses

The Crab and Cow The Queens Arms

Cosby Clifton Computer Consultants Ltd

PCR Counselling South Leicestershire Riding Establishment

Landowners

Members of LNPAC worked with other members of the community to identify on a map all local landowners. Any of them that had land referred to in the Plan were sent a letter (the same as for Statutory Stakeholders).

The owners/occupiers of houses listed in the section of the plan "Non-Designated Local Heritage Assets" were initially approached by members of the Environment Theme Group to explain the intention and significance of listing them in the Plan. They were also sent the same letter provided to Statutory Stakeholders and a further letter specifically explaining why their property had been listed in the Plan.

Summary of findings from events and questionnaires

By involving residents, business owners and other stakeholders in the development of the Plan, it is both evidence-based and has been shaped by local opinion, with policies being tested as they were developed. There has been detailed analysis after each consultation event or questionnaire which has informed the next step of drafting the plan.

These reports, as well as others such as the Executive Summary, Strategic Environmental Assessment reports etc can be found on the Parish Council website: <https://www.leireparishcouncil.org.uk/neighbourhood-plan.html>

Regulation 14, Pre-Submission Consultation

This took place over a six-week period, from 13th July to 24th August 2020, the comments received were collated and, after an initial review by YourLocale, the LNPAC was asked to consider the comments and possible amendments to the plan.

Conclusion

The draft Neighbourhood Plan is now ready to be submitted to Harborough District Council which will publicise it for a further six weeks and then forward it, with accompanying documents and all representations made during the publicity, to an Independent Examiner who will review it and check that it meets the “basic conditions”. If the Plan successfully passes this stage, following any modifications, it will be put forward for a referendum.

The referendum question will be a straight “yes” or “no” on the entire Plan, as set out in the Neighbourhood Planning Regulations. People will not be able to vote for or against individual policies. If 50% or more of respondents vote for the Plan, it will be brought into force (“Made”) and become part of District-wide planning policy.

This Consultation Statement and the links to supporting documents are provided to comply with Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations.

Paul & Patrick Cawley Rock
Joint Chair
Leire Neighbourhood Plan Advisory Committee
November 2020

APPENDIX

Pre submission consultation responses

Leire Neighbourhood Plan

Pre-submission consultation responses

| No | Chapter/ Section | Policy Number | Respondent | Comment | Response | Amendment |
|----|----------------------|------------------|-----------------|--|--|-----------|
| 1 | Appendix 4 Page 7 | | Parishioner (1) | The Neighbourhood plan states “Leire has no formal housing requirement” so I do not understand why housing development is being proposed/considered on the land behind St Peters Close. This should therefore be removed from the plan. | <p>The decision was taken early in the process to consider a site for residential allocation. Just because there is no housing requirement through the Local Plan does not mean there will not be development in the Parish.</p> <p>Allocating a site for limited development through the NP affords greater protection against inappropriate development in more sensitive areas.</p> | None |
| 2 | | Policy H1 | Parishioner (1) | <p>The proposal to build 5 residential properties on the land to the rear of Orchard cottage is strongly opposed and should be excluded from the plan for the following reasons:</p> <ol style="list-style-type: none"> 1. As a single track access, the access drive way via St Peter’s close is unsuitable for this development. Its proximity to 2 St Peter’s Close is a massive issue. There is insufficient visibility | The site was selected following a comprehensive, independently led process which considered the merits of all sites that had been put forward. This site was judged the most appropriate as | None |

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| | | | | <p>and limited access and is inadequate for emergency vehicles, builders trucks, bin wagons and removal vehicles.</p> <ol style="list-style-type: none"> 2. No potential traffic survey has been undertaken. 3. The access drive was only recently widened, by the moving of a wall, presumably to help pave the way for this development. 4. St Peter's Close is already used as an over flow car park for the Queens Arms, St Peters Close residents and the Parish Church. Vehicles are constantly parked in St Peter's Close from Main St up to the proposed access making visibility extremely poor and dangerous. 5. Construction vehicles will not be able to negotiate the very limited access. 6. Due to the incline of the access road from St Peter's Close I have already witnessed cars getting stuck and unable to traverse the incline on icy days. 7. The site would have considerable adverse impact on the character of the area. This is a quiet residential Close, not a through road. 8. There is no existing footpath within the site as stated in H1 (c). 9. A previous planning application allowed for a maximum of one house on the site with access via Airedale Close. This has set a planning precedent for the site. Considering this the proposal to build five houses with inadequate access should not be included in the proposed plan as it is not a viable proposition. 10. The proposed development site is not a brownfield site, rather it is an unspoilt meadow at the heart of the village. 11. Item d) of policy H1 states that "the development will not create an adverse impact | <p>measured against 24 separate criteria.</p> <p>Leicestershire County Council has responded to this consultation and did not raise concerns.</p> <p>Access meets the LCC design guidance with appropriate visibility off an existing access point.</p> <p>A new public footpath is to be created. We will reflect this in the text.</p> | <p>Change to be made as indicated.</p> |
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| | | | | on the character of the area or undermine the amenity of neighbouring dwellings”, how has this conclusion been made without proper consultation of the immediate residents? | | |
| 3 | | | Parishioner (1) | <p>What consultation has been had with the local, affected, residents? I attended a Parish meeting at the village hall when the developer put forward their proposal... but how did the plot of land get earmarked for development without canvassing the opinion of the residents bordering the development site?</p> <p>We are very surprised and disappointed to find the inclusion of Policy H1 in the Plan, apparently sanctioned by Leire Parish Council, without the local residents being consulted or their opinions properly heard prior to this.</p> <p>Policy H1 should be removed from the plan as local community concerns have yet to be canvased or considered.</p> | <p>This pre-submission consultation represents the opportunity for all stakeholders including residents to express their opinions, as you have done. Further Parish-wide consultation was not possible because of the Coronavirus Pandemic.</p> <p>We understand that people living close to the development site will express concern, but the NP group and the PC has taken a Parish-wide view.</p> | None |
| 4 | | | Anglian Water | <p>Thank you for the opportunity to comment on the Leire Pre-submission Neighbourhood Plan. The following response is submitted on behalf of Anglian Water.</p> <p>Leire Parish appears to be located outside of the area served by Anglian Water. (We serve part of Harborough District but not Leire Parish). As such we have no comments to make on the content of the Neighbourhood Plan.</p> | Noted | None |

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| | | | | The views of Severn Trent Water who are responsible for both water and wastewater services within the Parish should be sought on the content of the Neighbourhood Plan | | |
| 5 | Page 17 Para 4 | | Parishioner (2) | The plan mentions the parish agreed that to future proof the neighbourhood plan a small residential allocation of 4 dwellings would be incorporated in the plan. Why therefore does Policy H1 state 5 houses? | The narrative on page 17 will be amended to say 5 dwellings. | Change to be made as indicated |
| 6 | Appendix 4 Page 7 | | Parishioner (2) | “Leire has no formal housing requirement” it is rated as zero by HDC, therefore the proposal to build further houses is not required and should be excluded as the site identified is totally unsuitable due to the limited access and its proximity to the side of No2 and the rear of No6 | The decision was taken early in the process to consider a site for residential allocation. Just because there is no housing requirement through the Local Plan does not mean there will not be development in the Parish. Allocating a site for limited development through the NP affords greater protection against inappropriate development in more sensitive areas. | None |
| 7 | | Policy H1 | Parishioner (2) | The proposal to build 5 residential properties on the land to the rear of Orchard cottage is strongly opposed and should be excluded from the plan for the following reasons; 12. The access drive way via St Peter’s close is unsuitable, being single track, dangerously close to number 2 St Peter’s Close, with limited visibility and totally inadequate for access by emergency vehicles. | The site was selected following a comprehensive, independently led process which considered the merits of all sites that had been put forward. This site was judged the most appropriate as measured against 24 separate criteria. Leicestershire County Council has responded to this | None |

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| | | | | <p>13. 5 houses could generate up to an additional 10/15 cars and with delivery vehicles and visitors would make this limited access a hazardous area.</p> <p>14. St Peter's Close is used as an overflow parking area for the Queens Arms public house and services/functions at the church, all causing further congestion on a relatively narrow road.</p> <p>15. The site would have considerable adverse impact on the character of the area. This is a quiet residential Close with some young families who play on the green space opposite the proposed access. This proposal would have a significant impact on the health and safety of residents</p> <p>16. There is no existing footpath within the site as stated in H1 (c).</p> | <p>consultation and did not raise concerns.</p> <p>Access meets the LCC design guidance with appropriate visibility off an existing access point.</p> | |
| 8 | | | Parishioner (2) | <p>It is noted that other potential sites in the village appear to have been disregarded without village-wide consultation. Why is this?</p> <p>I strongly request that policy H1 is removed from the draft Neighbourhood plan as this would effectively support an unwanted planning application that will be strongly opposed. Other proposed village developments have been rejected in the past as unacceptable and unnecessary, this proposal should be treated exactly the same.</p> | <p>This pre-submission consultation represents the opportunity for all stakeholders including residents to express their opinions, as you have done. Further Parish-wide consultation was not possible because of the Coronavirus Pandemic.</p> <p>We understand that people living close to the development site will express concern, but the NP group and</p> | None |

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| | | | | | the PC has taken a Parish-wide view. | |
| 9 | Page 17 Para 4 | | Parishioner (3) | The plan mentions the parish agreed that to future proof the neighbourhood plan a small residential allocation of 4 dwellings would be incorporated in the plan. Why therefore does Policy H1 state 5 houses? | The narrative on page 17 will be amended to say 5 dwellings. | Change to be made as indicated |
| 10 | Appendix 4 Page 7 | | Parishioner (3) | “Leire has no formal housing requirement” therefore the proposal to build further houses is not required and should be excluded as the site identified is totally unacceptable to many residents of Leire. | The decision was taken early in the process to consider a site for residential allocation. Just because there is no housing requirement through the Local Plan does not mean there will not be development in the Parish. Allocating a site for limited development through the NP affords greater protection against inappropriate development in more sensitive areas. | None |
| 11 | | Policy H1 | Parishioner (3) | The proposal to build 5 residential properties on the land to the rear of Orchard cottage is strongly opposed and should be excluded from the plan for the following reasons; <ol style="list-style-type: none"> 1. The access drive way via St Peter’s Close is unsuitable, being single track, dangerously close to number 2 St Peter’s Close, with insufficient visibility and limited access. It is inadequate for emergency vehicle access. 2. No potential traffic survey has been undertaken to support the proposed inclusion. Five houses have the potential of generating 3 cars plus per household, delivery vehicles, services and visitors. This equates to a 41.6 % increase in | The site was selected following a comprehensive, independently led process which considered the merits of all sites that had been put forward. This site was judged the most appropriate as measured against 24 separate criteria. Leicestershire County Council has responded to this consultation and did not raise concerns. | None |

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| | | | | <p>traffic entering St Peter's Close. The access is unsuitable to meet this demand.</p> <ol style="list-style-type: none"> 3. As a separate issue the drive way was recently widened slightly, Land acquired from the neighbours property, wall demolished and rebuilt further back. As this is not the main drive it is clearly part of the wider proposed scheme by the owners. As far as I am aware no planning permission was sought. 4. St Peter's Close is effectively used as an over flow car park for the Queen's Arms and Church. Vehicles are constantly parked in St Peter's Close from Main St up to the proposed access and on Main Street outside the Queens Arms making visibility extremely poor and dangerous. Additional traffic will substantially increase the potential for accidents. 5. Construction vehicles will not be able to negotiate the very limited access. As an example when rebuilding the wall on the proposed drive the construction lorry could not access the drive without going on the green area opposite. 6. The site would have considerable adverse impact on the character of the area. This is a quiet residential Close with several young families with usage of the village green space opposite the proposed access. This proposal would have a significant impact on the health and safety of all Leire residents. 7. There is no existing footpath within the site as stated in H1 (c). And no room for a footpath on the proposed drive. This is unacceptable for pedestrians. 8. A previous planning application allowed for a maximum of one house on the site with access via Airedale Close. This has set a planning | <p>Access meets the LCC design guidance with appropriate visibility off an existing access point.</p> | |
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| | | | | precedent for the site. Considering this, the proposal to build five houses with inadequate access should not be included in the proposed plan as it is not a viable proposition. | | |
| 12 | | Policy H4 page 22 | Parishioner (3) | <p>What criteria was used to define the red boundary development line? Why have other more suitable green areas been excluded yet the proposed site behind St Peter's Close included with no logical explanation? All scoring systems are open to debate.</p> <p>Why are the new properties on Back Lane outside the boundary?</p> <p>All potential areas should be included or at least a minimum three rather than singling out one area that will have an extreme effect of the residents of St Peter's Close and the village as a whole.</p> | The methodology for defining the red-line boundary is explained on page 21. The site behind St Peter's Close is included as it is the residential allocation – the LtD methodology will be amended to clarify this. | <p>None</p> <p>Change to be made as indicated.</p> |
| 13 | | | Parishioner (3) | <p>General assumptions from a small minority of unaffected Leire residents and advisers should not drive the conclusions in the Housing provision section without the full involvement and consideration of Leire residents directly affected. We need to respect the interests of all Leire residents and not shift an unnecessary, unwanted, proposal on to a few.</p> <p>I strongly request that policy H1 is removed from the draft Neighbourhood plan as this would effectively support an unwanted planning application that will be very strongly objected to. Other proposed Leire developments have all be rejected on similar grounds that I have mentioned, this is no different. This proposal should be treated exactly the same to maintain propriety.</p> <p>The National Planning Policy Framework states; a) Plans should consider the case for setting out policies to resist inappropriate development of</p> | <p>We disagree with this assessment. Everyone in the Parish has been invited on numerous occasions to become involved in the development of the NP and the NP and its progress discussed at regular PC meetings and formal NP Advisory Committee meetings which were open to the public.</p> <p>The NP has regard for the NPPF as it is required to do as</p> | <p>None</p> <p>None</p> |

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| | | | | <p>residential gardens for example where development would cause harm to the local area as in this case.</p> <p>b) Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes. This has been ignored.</p> <p>c) The accessibility of a development and local car ownership levels need full consideration as well as safe and suitable access. Avoid unnecessary street clutter and allow for efficient delivery of goods and access by services and emergency vehicles. These National standards are not met in the Leire plan.</p> <p>d) Many other policies of the National policy framework have not been complied with.</p> <p>I request that the Policy H1 is withdrawn from the Leire plan.</p> <p>Finally, any future voting on the plan should not consist of one option only or a small minority will be unfairly treated. My view would be exclude all proposed areas or include a number.</p> | <p>demonstrated by the Basic Conditions Statement.</p> <p>There will be further opportunities to comment at Regulation 16 and at the referendum, at which everyone in the Parish on the electoral register will be eligible to vote.</p> | None |
| 14 | | | Natural England | <p>Leire Neighbourhood Plan Consultation</p> <p>Thank you for your consultation on the above dated 09 July 2020</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> | Noted | None |

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| | | | | <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p> | | |
| 15 | Leire Neighbourhood Plan Page 14 "Further Open Event" | | Parishioner (4) | <p>Can you please forward copies of "the emerging policies" "shared with the community by written correspondence"</p> <p>Please note - we did not receive this.</p> | The policies have been contained within an Executive Summary shared with the community alongside Regulation 15 Submission. We will clarify this. | Wording changed to 'Instead, the policies were shared with the community by written correspondence following Regulation 14 consultation'. |
| 16 | Sustainable Site Assessment May 2020 Doc 7 Appendix 5 Point 2 Section 22 | | Parishioner (4) | <p>"sites were presented to the community through a series of open web events"</p> <p>Can you please forward evidence of dates, times and content of these "Open Web Events"</p> <p>Please include how Leire residents were told about these events, including number of attendees – Please note - we were not told of these events.</p> <p>"The site in this report recommended for allocation was supported by most of the local community"</p> <p>Can you provide more detail please</p> | <p>Comments are being sought through this Regulation 14 consultation.</p> <p>The narrative will be changed to reflect the fact that these events did not formally happen. All information was on the Parish website but open web events did not take place.</p> | Change to be made as indicated. |

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| | | | | <p>1 – How was support shown 2 – By how many 3 – How were the “Local Community” asked to comment and when. Please note – We have not been asked for comment.</p> | | |
| 17 | Sustainable Site Assessment May 2020 Doc 7 Appendix 5 Point 4- The Criteria and RAG Scoring System 4.3 | | Parishioner (4) | <p>Can you please provide a detailed breakdown of how the points were applied to each identified site.</p> | This will be shared on submission. | None |
| 18 | | | Parishioner (4) | <p>As the proposed development is on land that has been undisturbed for over twenty years and is adjacent to a pond area, can you confirm that both a Site Species Survey and Habitat Survey have been carried out.</p> <p>Please note – Bats have lived in this area for over twenty years. A badger has been sighted and reported to the Leicestershire and Rutland Badger Group. Dragonflies and damselflies are long term visitors to our adjacent garden. Owls and cuckoos have been familiar sounds over many years.</p> <p>As you will appreciate having not received previous communications shared with other members of the community we are not in a position to respond fully to the proposed plan.</p> | <p>These surveys are not a requirement of allocations through neighbourhood plans. Detailed site surveys will be undertaken at planning application stage and any conditions identified then.</p> <p>All members of the community have been given the opportunity to become involved in the NP as it has progressed</p> | <p>None</p> <p>None</p> |

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| | | | | That response will follow as soon as we have the requested information. | | |
| 19 | Section 1, pages 7 and 8 Section 5.1, pages 17, 18, 20 and 21 | | Parishioner (4) | We are deeply concerned that the process of developing the draft plan has not been as transparent as claimed. There are a number of documents which are said to have been distributed to parishioners but most of these have not been received by us or, we understand, a number of others in close proximity to the proposed development site off St Peter's Close. The same is true of notices of "Open Web Events". | All documentation detailed in the plan that was delivered to residents was hand delivered to every house in the village personally. 'Open web events' please see comment above. | |
| 20 | Policy H1 and accompanying paragraphs Figures 3 and 17 Appendix 5, especially paragraph 4.3 and Table 1 Appendix 7 | | Parishioner (4) | Furthermore, on learning of the existence of this material (through the draft village plan) we requested copies. Our request, along with other questions and requests for information has been largely ignored. We were told that the planning group could not "engage in specific communication". Requesting material not previously made available which is relevant to understanding the plan and processes behind it is not "engaging in specific communication" – it is a request for material parishioners are entitled to under Freedom of Information legislation, a point we have made but which has been completely ignored. There are no published minutes for the planning group since January 2020. Surely, if nothing else, there must have been a meeting to approve and authorise the release of the draft plan, set the consultation period etc., be that a real or virtual meeting. The omission of a number of appendices from the initial publication constitutes an incomplete plan. The lack of a complete plan being published at the outset erodes the consultation period available to interested parties. | As mentioned, all documentation was made available upon the submission of the draft plan. There were no meetings of the planning group following the January 2020 meeting as the plan was in the hands of YourLocale for completion. It was then sent to the Leire PC for approval before submission to HDC. | |

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| | | | | <p>There are, as is presumably known, contradictory dates published for the consultation period. We have seen nothing to categorically clarify the dates to the wider parish and it is perfectly possible that there will be those who will think they have missed the cut-off date of 17th August when in reality the consultation period doesn't close until 24.</p> <p>Harborough District Council Neighbourhood Plan Toolkit recommends that consultation periods on neighbourhood plans should fall outside of Christmas and key school holiday periods for very obvious reasons and yet those are the very periods chosen for consultation on this draft plan – we would be interested in the logic of this timing.</p> | <p>The dates were incorrectly typed on one version of the consultation reply form which was uploaded in error to the PC website. All documentation / posters around the village / facebook posts / PC emails, all gave the correct dates.</p> | |
| 21 | | | Parishioner (4) | <p>OBJECTION 1</p> <p>WE DO NOT SUPPORT THE PRINCIPLE OF A GREENFIELD RESIDENTIAL ALLOCATION</p> <p>SUMMARY OF OBJECTION</p> <p>A greenfield Residential Allocation in Leire is inappropriate and does not meet the necessary 'basic conditions' set out in the Neighbourhood Planning PPG. It represents an unsustainable approach to development and undermines the strategic policies contained within the recently adopted Local Plan.</p> <p>Recent 'Development Management' decisions in Leire, including a Dismissed Appeal, confirm that such an approach is unsustainable.</p> | | |

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| | | | <p>The Residential Allocation is an unnecessary duplication at this stage and the housing situation can be formally reviewed in the future as part of the Neighbourhood Plan process.</p> <p>There appears to be confusion about the number of dwellings sought by a Residential Allocation.</p> <p>A GREENFIELD RESIDENTIAL ALLOCATION IN LEIRE IS INAPPROPRIATE AND DOES NOT MEET THE NECESSARY 'BASIC CONDITIONS' SET OUT IN THE NEIGHBOURHOOD PLANNING PPG</p> <p>As a starting point, a 'Housing Provision' paragraph (Section 5.1 on page 17) of the draft NP confirms that HDC's minimum target number of residential dwellings required to be approved in Leire by 2031 is ZERO. This has established the scale of housing expected to take place in the Neighbourhood Area and reflects the sustainability hierarchy of settlements found in Appendix F of the Harborough Local Plan. The latter confirms that the settlements towards the bottom of the hierarchy - including Leire - are considered relatively unsustainable and therefore "less suitable to accommodate future development, <i>particularly housing</i>" (our emphasis).</p> <p>With the above in mind, we do not agree that a greenfield Residential Allocation in Leire is appropriate, as set out in the 'Housing provision' paragraphs (Section 5.1 on page 17). Furthermore,</p> | | |
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| | | | <p>with reference to paragraph 065 of the Neighbourhood Planning PPG, we don't consider that such an Allocation meets the necessary 'basic conditions' because:-</p> <p>d) the draft NP does not contribute to the achievement of sustainable development</p> <p>A Residential Allocation in Leire is not consistent with the Planning principle that all plan-making should help to achieve sustainable development. It would not guide development to sustainable solutions, especially in light of the sustainability appraisal undertaken for the recently adopted Local Plan.</p> <p>e) the draft NP is not in general conformity with the strategic policies contained in the Local Plan</p> <p>A Residential Allocation in Leire undermines the overarching direction and wider vision of the Local Plan in respect of housing supply.</p> <p>For the above reasons we do not concur with the assertion in the 'How the NP supports sustainable development' paragraphs (Section 1 on page 8) of the draft NP that its aim and policies are centered on the achievement of sustainable development. Fundamentally, we feel that the principle of a greenfield Residential Allocation should not be supported and we note that in the PC's 12/11/19 meeting Minutes it was confirmed that "none of</p> | | |
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these [potential] sites are without problems” (reference 5912).

RECENT ‘DEVELOPMENT MANAGEMENT’ DECISIONS IN LEIRE, INCLUDING A DISMISSED APPEAL, CONFIRM THAT SUCH AN APPROACH IS UNSUSTAINABLE

A number of ‘Development Management’ decisions are considered to be particularly relevant to the principle of a Residential Allocation in Leire.

The map below shows the location of two 2018 Refusals adjacent to Eaglesfield End as well as a 2016 Dismissed Appeal at Leire Lodge. These are discussed below, along with another refusal for affordable housing off Frolesworth Road.



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| | | | <p><u>Relevant Appeal Decision</u></p> <p>The recent Appeal decision confirms that significant weight should be given to the unsustainable nature of Leire. In dismissing a scheme for three dwellings to the west of Leire Lodge, the Inspector concluded that sustainable travel options to essential services would be limited and so the occupiers of the proposed development would likely rely on the private car for day to day living. Notably, he took the following into consideration:-</p> <ul style="list-style-type: none"> ● roads that link Leire with the surrounding villages are mainly narrow, unmarked and unlit and do not have segregated pavements ● the infrequent nature of the single bus service that stops in the village ● the rural nature of the public rights of way network <p>The Inspector gave regard to the NPPF’s rural housing section but concluded that the development “should be directed towards <i>areas that are sustainable and well served by local services to reduce the need to travel and cut down on the potential associated impacts on the environment</i>” and, inter alia, dismissed the Appeal on this issue. The Appeal Site is in very close proximity to the proposed Residential Allocation.</p> <p><u>Relevant Refusals for four dwellings and the PC’s Objection</u></p> | | |
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| | | | <p>The two recent refusals for four dwellings at Eaglesfield End are also considered to be especially relevant to this unsustainable argument. Refusal Reason no. 1 confirmed that the proposed new dwellings would be sited in a location on the edge of the village which is a settlement with poor accessibility to local services, community facilities and public transport. It went on to say that future occupiers would lack viable transport alternatives and would be overly reliant on the use of the private motor vehicle. It concluded that the proposal represented an inappropriate and unsustainable form of development and the identified harm <u>significantly and demonstrably outweighed the proposal's benefits</u>, with no other material considerations coming into play. Notably, the PC Objected to both Applications and said that they were not able to support the development because:-</p> <p>“The Harborough District Local Plan <u>does not select Leire for development</u> as there are no amenities such as School, Post Office, Shop etc” (our emphasis)</p> <p>With regard to the recently adopted Local Plan, the District Council has given a ZERO target for Leire and so the stance on development has not changed. There is still no School, Post Office, Shop etc. Consequently, such a scheme should clearly still be seen as harmful and unsustainable.</p> <p><u>Relevant Refusal in respect of affordable housing</u></p> | | |
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In 2009, an Outline Application (with some matters reserved) for **nine affordable dwellings off Frolesworth Road** was refused for two Reasons. The first one stated that a genuine local housing need had not been demonstrated and therefore represented an unjustified (and harmful) residential development. The second Reason stated that it is reasonable to conclude that occupiers would be more or less completely reliant on the use of a private motor car, resulting in an unsustainable form of development.

The **'Area of Separation' paragraphs (Section 5.2 on pages 41 and 42)** of the draft NP confirms that Broughton Astley abuts the Parish and that the significant 2020 development slightly encroaches over the boundary. However, the draft NP does not discuss whether or not this development - or the 2030 development - (shaded in red in **Figure 14 on page 41**) could meet the local affordable housing need in a much more sustainable manner than the remote Residential Allocation being proposed. On this point, **Appendices 3 and 4** of the draft NP do not provide specifics of the affordable housing need.

THE RESIDENTIAL ALLOCATION IS AN UNNECESSARY DUPLICATION AT THIS STAGE AND THE HOUSING SITUATION CAN BE FORMALLY REVIEWED IN THE FUTURE AS PART OF THE NEIGHBOURHOOD PLAN PROCESS

Housing in Leire is supported without an Allocation

With reference to **paragraph 044 of the Neighbourhood Planning PPG**, there is no evidence which demonstrates a need for a greenfield Residential Allocation in Leire. ‘The Neighbourhood Plan and what we want it to achieve’ paragraphs (Section 1 on page 7) of the draft NP states that “where the Local Plan contains policies that meet the needs and requirements of Leire they are not repeated here”. However, in our opinion, there is unnecessary duplication because Harborough DC’s recently adopted Local Plan provides suitable policies and criteria for (limited) housing in the countryside. This includes housing to meet an identified need and a rural worker, rural exception sites, isolated homes in the countryside in accordance with NPPF and replacement dwellings. In terms of the draft NP’s overarching vision and objectives, we consider this to be a better fit overall.

Furthermore, the draft NP includes sufficient support for residential units via proposed **Policy H4**. Notably, this takes local housing need into account because it states that development proposals for windfall development, conversion and extension of existing buildings will be supported where they help to meet an identified housing need in Leire Parish. There has been no assessment about potential previously-developed windfall sites and conversions in Leire and how

they have a lower level of harm when compared to a greenfield Allocation.

In addition, proposed **Policy H2** in the draft NP requires at least 50% of two-dwelling schemes to be a 'small' dwelling with two or fewer bedrooms. So, just one or two windfall sites would achieve the smaller dwelling requirement set out in proposed **Policy H1** (a total of two units).

Windfall rate

The 'Housing Provision' paragraphs (Section 5.1 on page 17) of the draft NP emphasise the wish to "future proof" the NP. However, given the history of windfall sites coming forward in Leire - as confirmed in the same Section - there is no need for a Residential Allocation at this stage because approximately 11 units will come forward by 2031. It is of particular relevance that the NP is to be formally reviewed on a five year cycle, as confirmed in the '**Monitoring and Review**' paragraphs (Section 6 on page 55) and therefore the potential need for ANY Residential Allocation can be revisited. There is no justification for it now.

THE NUMBER OF DWELLINGS SOUGHT IN A RESIDENTIAL ALLOCATION APPEARS INCONSISTENT AND CONFUSING

Notwithstanding all of the above, we are confused about the number of dwellings associated with the proposed Residential Allocation. This is because:-

The ‘Housing Provision’ paragraphs (Section 5.1 on page 17) - the housing theme group discussed the evidence of need in the Parish and agreed that to “future proof” the Neighbourhood Plan a small residential allocation of four dwellings would be incorporated into the Neighbourhood Plan. This residential allocation is in addition to windfall units that have provided about one unit per annum over the last ten years.

Proposed Policy H1 - Land is allocated to the rear of Orchard Cottage on Main street, accessed from St Peter’s Close for five residential units as shown in Figure 2.

The ‘Residential Allocation’ paragraphs (Section 5.1 on page 18) - to help establish the availability of adequate and appropriate land for residential development to provide for an additional six residential units by 2031 the Parish Council issued a “call for sites”.

We feel that this is a particularly pertinent point given the discussion the Parish Council had on the 8/10/19 (confirmed in the **Minutes on their website - reference 5899**) in response to a presentation about a proposed housing development on the land to the rear of Orchard Cottage. This included an infill unit along Main Street and four dwellings to the rear (not five as set out in proposed **Policy H1 and Figure 2 on page 19**).

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| 22 | | | Parishioner (4) | <p>OBJECTION 2</p> <p>WE OBJECT TO THE SSA PROCESS IN APPENDIX 5</p> <p>SUMMARY OF OBJECTION</p> <p>Without any information on the Red, Amber and Green (RAG) breakdown, the local community cannot input into the Site selection for the Residential Allocation.</p> <p>The traffic light system that has been used is too simple and we also have some comments on Table 1.</p> <p>NO DETAILS OF THE SSA PROCESS HAVE BEEN PROVIDED RESULTING IN A TOTAL LACK OF TRANSPARENCY</p> <p>The 'Residential Allocation' paragraphs (Section 5.1 on page 18) of the draft NP explains that all of the seven potential residential sites were subjected to a professional Sustainable Site Assessment (SSA) and that this <u>detailed SSA process is described in Appendix 5</u>. Due to the lack of information actually provided on the seven sites, we cannot agree that this is the case. No maps have been prepared and details of the process cannot be viewed - despite making a formal request. The total RAG score simply gives the community an overall conclusion.</p> <p><u>No opportunity to comment on the RAG breakdown</u></p> | | |
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Paragraph 4.3 in Appendix 5 of the draft NP explains that a scoring system, based on a Red, Amber or Green (RAG) score, was applied to each criterion and LISTED FOR EACH identified site. It is not at all clear how the criteria have been applied to any of the sites - this is a fundamental part of any public consultation.

From our point of view, it has not been demonstrated that this key process has been done in an open, transparent, consistent or objective way. Consequently, we feel that the evidence provided to support the choices made and the approach taken is not sufficiently robust.

It is of note that the importance of transparency has been acknowledged in **paragraph 4.3** in respect of the methodology for scoring.

THE RAG TRAFFIC LIGHT SYSTEM USED IS TOO SIMPLE

Limited score choices

We feel that the traffic light system used is far too simple for such an assessment because it can easily lead to a skewed conclusion. It needs a more nuanced approach. For example, it is difficult to agree that *“less than substantial harm”* to the ‘significance’ of a designated Heritage Asset should be considered as amber / neutral when the Government makes it clear that, in such cases,

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| | | | <p>GREAT WEIGHT should still be given to the asset's conservation (paragraphs 193 and 196 of the NPPF). In Table 1, this level of harm is given the same score as a 'capacity for 6 dwellings'.</p> <p>If a traffic light system is to be used, then we feel that it should comprise five categories (as listed below) rather than just three. Notably, there are more scores available in the Environmental Inventory in Appendix 7 of the draft NP (six points from 0-5 compared to just three points in the SSA).</p> <ul style="list-style-type: none"> ● Strongly Positive - dark green ● Slightly Positive - light green ● Neutral - amber ● Slightly Negative - light red ● Strongly Negative - dark red <p><u>The need for 'weight'</u></p> <p>Paragraph 4.3 of Appendix 5 explains that a different methodology for scoring to give varying weights to different criteria was considered by the HTG but rejected as it would have been more complicated, less transparent to the community and could possibly be more subjective. We cannot agree with this stance, especially as the NPPF uses the word 'weight' a total of 18 times and Planning decisions involve a 'Planning balance'.</p> <p>As just one example, the importance of 'weight' is highlighted in paragraph 193 of the NPPF. This explains that, when considering the impact of a</p> | | |
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proposed development on the 'significance' of a designated heritage asset, great weight should be given to the asset's conservation and that this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

COMMENTS ON TABLE 1

Following on from the above, we would also like to make the following comments on the framework shown in **Table 1 in Appendix 5** of the draft NP:-

- In terms of **site capacity (issue 1)**, it is noted that only the land to the rear of Orchard Cottage was divided into two potential sites. We do not understand, for example, why potential Site no. 3 was not also divided into 3a and 3b.
- With regard to **ownership (issue 6)**, it is not necessarily the case that a multiple ownership is more problematic than a single ownership site
- We are not aware of any **Landscape and Visual Impact Assessments (LVIA)** that have been undertaken to inform the RAG score for **issue 7**
- When looking at **walking distances (issue 16)**, the first cut off point of 200m appears to be restrictive because up to 300m is considered to be an 'easy walking distance' and there is a consensus that facilities within 400m (5-6 minute walk) of a proposed development are ideally located.

● The score for **local biodiversity considerations** in **Issue 10** does not specifically mention priority habitats or green corridors. There is no reference to the wildlife scores referred to in **Appendix 7 (Environmental Inventory)** of the draft NP. We feel that the results of the Environmental Inventory (carried out between May and October 2019) should be made available for all seven potential housing sites - especially as significant species and habitats were checked and recorded.

As adjacent neighbours we are aware of a variety of wildlife using Site 4 / 4a, including bats and badgers. The latter has been reported and is currently being investigated. Without being able to see the accompanying map (which we have been told “cannot be found”), we assume that map reference 427 relates to the Housing Allocation. We cannot agree with the score of ‘1’ that has been given in the wildlife category - as a minimum we feel that it should have a score of 2 because it is of known local biodiversity importance. The roosting and foraging bats could elevate it to a score of 3 and so more information is required.

Section 15 of the NPPF states that Plans should allocate land with the least environmental value, with the **‘habitats and biodiversity’ section** emphasising the need to protect / enhance biodiversity and priority species. It goes on to confirm that Plans should identify, map and safeguard components of local wildlife-rich

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| | | | | habitats,including <u>wildlife corridors and stepping stones</u> that connect them. Looking back at Issue 10 , there is no acknowledgement of a potential connection with the nearby St Peters Churchyard (which scored a 3 in the wildlife category). Paragraph 175 of the NPPF explains that Planning applications can be refused if significant harm to biodiversity can be avoided by locating the development on an alternative site with less harmful impacts | | |
| 23 | | | Parishioner (4) | <p>OBJECTION 3</p> <p>WE OBJECT TO THE CHOSEN RESIDENTIAL ALLOCATION IN POLICY H1</p> <p>SUMMARY OF OBJECTION</p> <p>The Residential Allocation represents inappropriate backland development which does not have local support. It is not a sustainable development supported by Paragraph 11 of the NPPF in respect of the adverse effects on the designated Heritage Assets, the local flooding problem and the highway situation.</p> <p>Development Management decisions confirm that the residential allocation at Policy H1 would cause unacceptable harm.</p> <p>Notwithstanding the above, we also have Objections to the wording of Policy H1.</p> | | |

THE CHOSEN RESIDENTIAL ALLOCATION REPRESENTS INAPPROPRIATE BACKLAND DEVELOPMENT WHICH DOES NOT HAVE LOCAL SUPPORT

We don't agree with the narrow definition of 'backland' development as described in the 'Limits to development' paragraphs (Section 5.1 on page 21) of the draft NP. As we understand it, 'backland' development is usually defined as development on land behind the rear building line of existing housing or other development. It can be land that was formerly used as gardens OR is partially enclosed by gardens. The main factor is that the development, as opposed to access to the development, doesn't adjoin a public highway. With this in mind, we consider the proposed Residential Allocation in Policy H1 to be a classic 'backland development' and we are very concerned about the problems that can accrue from such schemes, especially in such a sensitive area. It is often very difficult to design a satisfactory form of backland development due to issues of scale, layout, access, overlooking and separation distances. We are not at all convinced that a housing development here could have an acceptable impact on the amenity of neighbouring properties, including ours.

The 'Limits to development' paragraphs (Section 5.1 on page 20) of the draft NP explain that "the spaces between and around buildings contribute significantly to the special character of the village

and maintaining residential amenity. It is important to have regard to the impact any development would have on the setting and layout of the surrounding area". In our opinion, the poor access arrangement would have particularly harmful impacts - the route to the five dwellings would be extremely contrived and too restrictive. There would be adverse effects on neighbouring properties (in particular noise disruption and disturbance), as well as road safety and visual amenity. It is of particular note that the access point itself lies within the Conservation Area and is directly opposite the designated St Peter's Close amenity green space.

On this point, we note that the draft NP confirms that there is a lack of support for 'tandem' and 'backland development' (the '**Limits to development**' paragraphs in Section 5.1 on page 21). We therefore feel that the principle of Policy H1 is not supported at a local level.

THE CHOSEN RESIDENTIAL ALLOCATION IS NOT SUSTAINABLE DEVELOPMENT IN RESPECT OF THE ADVERSE EFFECTS ON DESIGNATED HERITAGE ASSETS

Proposed Policy H1 (and its accompanying paragraphs) does not refer to the designated Heritage Assets that are affected by the Allocation - namely the Conservation Area (which the Allocation partly lies within) and the nearby Listed Building. Unlike proposed Policy H4 (for windfall

development, conversion and extensions), it does not include a criterion to *'preserve and where possible, enhance the setting of any Heritage Asset where the setting of that Heritage Asset would be affected by the proposal'*.

At a national level, **Section 16 of the NPPF** highlights the importance of the 'significance' of affected Heritage Assets, including any contribution made by their setting. It also makes it clear that, when considering the impact of a proposed development on the significance of a designated heritage asset, GREAT WEIGHT should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

In our opinion, proposed **Policy H1** does not give full consideration to the impact on the Conservation Area (at the access point) and its setting, as well as the nearby Listed Building. **Paragraph 11(bi) of the NPPF** highlights the importance of policies in the NPPF which protect assets of particular importance. Footnote 6 confirms that this includes designated Heritage Assets and so we cannot agree that this chosen Residential Allocation accords with the presumption in favour of sustainable development. The Historic Environment provides *"a strong reason for restricting the overall scale, type and distribution of development"*.

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| | | | | <p>Furthermore, we note that ‘The Neighbourhood Plan and what we want it to achieve’ paragraphs (Section 1 on page 7) of the draft NP state that the policies only “protect important buildings and structures of historical and architectural interest”. We feel that the importance of the setting of Listed Buildings, as well as Conservation Areas, should be acknowledged in this Section too.</p> <p>THE RESIDENTIAL ALLOCATION IS NOT SUSTAINABLE DEVELOPMENT IN RESPECT OF THE ADVERSE EFFECTS ON THE LOCAL FLOODING PROBLEMS</p> <p>The local flooding problem is well known to the Parish Council (as confirmed in meeting Minutes) and the Resilience to flooding paragraphs (Section 5.2 on page 46) of the draft NP explain that “<i>the current flood risk mapping underestimates the extent of flooding that can now be expected</i>”.</p> <p>We concur with this conclusion, and since new dwellings have been completed in and around Main Street, we ourselves have experienced serious surface-water flooding problems at both the front and rear of our property. The adjacent photo shows flooding in our rear garden, adjacent to the Residential Allocation.</p> | | |
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We feel that an additional map should accompany **Figure 17** in the draft NP to show the local problems over recent years. It is of concern that there is no reference in proposed **Policy H1** to the local surface water problem and draft **Policy ENV13** simply lists requirements for those areas shaded on the EA map and housing developments that are adjacent to watercourses. Consequently, there is no rigorous control of surface water flooding and we consider an initial Flood Risk Assessment an essential part of any Site selection.

On a national level, **Section 14 of the NPPF** confirms that strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. It goes on to say that they should consider cumulative impacts in, or affecting, local areas susceptible to flooding. **Paragraph 157** states that all plans should apply a sequential, risk-based approach to the location of

development so as to avoid, where possible, flood risk to people and property.

In our opinion, we don't feel that **Policy H1** gives full consideration to the local flooding problems and risks. **Paragraph 11(bi)** of the NPPF highlights the importance of policies in the NPPF which protect areas of particular importance. Footnote 6 confirms that this includes areas at risk of flooding and so we cannot agree that this chosen Residential Allocation accords with the presumption in favour of sustainable development. The flooding problems provide "a strong reason for restricting the overall scale, type and distribution of development".

THE RESIDENTIAL ALLOCATION IS NOT SUSTAINABLE DEVELOPMENT IN RESPECT OF THE HIGHWAY IMPACTS

The access provision for the chosen Residential Allocation in **Policy H1** would be an issue and it is widely acknowledged that vehicle access to 'backland' residential development can be problematic, especially for emergency and refuse vehicles.

The '**Vision for Leire**' paragraphs (**Section 4 on page 15**) states that the overall vision includes minimising the impact of increased traffic. We do not feel that proposed **Policy H1** achieves this and the adjacent photo helps to demonstrate the existing pressures in St Peter's Close and the road

safety problems that would be exacerbated by the intensification of the restricted access point.

From what we have read, there has been no input from the Highways department in terms of design requirements and it has not been demonstrated that adequate turning circles and passing points could satisfactorily be incorporated into a scheme for five dwellings. Nor has it been demonstrated that sufficient land is available within the irregular-shaped plot to provide sufficient parking spaces and a suitable bin collection point (note the bin at the proposed access point in the photo). Furthermore, domestic disputes and legal issues between the host dwelling and the backland properties can develop over which the Council has no authority to intervene.



Paragraph 108 of the NPPF states that *“In assessing sites that may be allocated for development in plans...it should be ensured that (b) safe and suitable access to the site can be achieved for all users”*. With reference to **paragraph 109**,

this proposed development should be prevented on highway grounds because there would be an unacceptable impact on highway safety and the residual cumulative impacts on the road network in Leire would be severe. In summary, we don't feel that this Residential Allocation gives full consideration to the impact on highway safety and the adverse impacts would significantly and demonstrably outweigh the benefits - as per **Paragraph 11(bii)** of the NPPF.

**DEVELOPMENT MANAGEMENT DECISIONS
CONFIRM THAT THE RESIDENTIAL ALLOCATION IN
POLICY H1 WOULD CAUSE UNACCEPTABLE HARM**

Relevant Appeal Decision

The 2016 Appeal was dismissed for the erection of **three detached dwellings to the west of Leire Lodge** just to the north of the Residential Allocation in proposed **Policy H1** and in coming to his decision, the Inspector explained that:-

“the appeal site does allow clear views of the edge of the settlement and out into the open countryside beyond, from within the village. Whilst I accept there are some visual detractors in such views, these are limited and the elongated nature of the site and the access road that runs in line with it allows the appreciation of open hillside fields, hedgerows and trees which contribute significantly to the wider rural setting of the village. The proposed development would be of a higher

density and its more formal suburban scale and arrangement, together with interrupting views of the wider rural setting of the settlement, would cause harm to its appearance”.

He concluded that the proposed development would not be sensitive to the character, appearance and local distinctiveness of the area. We feel that these concerns are just as valid for the proposed Residential Allocation.

Relevant Refusals for four dwellings

The two recent refusals (2018) for the erection of **four detached dwellings at Eaglesfield End** are also considered to be relevant, especially as it is assumed (in the absence of any map to accompany the **SSA in Appendix 5**) that this is Site 7 which was given a positive / green score of 8 as part of this NP process.

The Decision Notices confirmed that the development would:-

- have an adverse effect upon the rural character and appearance of the Site and the rural setting of Leire
- be contrary to the aims and objectives of the NPPF
- by virtue of its location and amount of development will neither preserve or enhance the character of the Conservation Area - causing less than substantial harm which was not considered to

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| | | | <p><u>outweigh the public benefit, including delivery of housing</u></p> <p>The map in our Objection 1 showed the close proximity of these Sites to the Residential Allocation in Policy H1.</p> <p>THE WORDING OF POLICY H1</p> <p>Paragraph 041 of the Neighbourhood Planning PPG confirms that a policy in a NP should be:-</p> <ul style="list-style-type: none"> ● drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining Planning applications ● concise, precise and supported by appropriate evidence ● distinct to reflect and respond to the unique characteristics and planning context of the specific Neighbourhood Area for which it has been prepared. <p>With this in mind, and notwithstanding our overall Objection to Policy H1, we have a number of Objections to its wording:-</p> <p>a) The site mix will comprise two 2-bed bungalows, two 3-bed houses and one 4-bed house. Any house can be substituted for a bungalow of any size</p> | | |
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| | | | <ul style="list-style-type: none"> ● The proposed wording does not take account of the latest and up-to-date evidence of housing need. The ‘Leire today’ paragraphs (Section 2 on page 10) of the draft NP confirm that there is a significant under representation of <u>small</u> housing units and Appendix 3 of the draft NP discusses the need for <u>smaller homes of one AND (not or) two bedrooms</u> which would be suitable for residents needing to downsize, small families and those entering the housing market. However, 60% of the proposed Residential Allocation would have more than two bedrooms and no one-beds are proposed at all. Furthermore, it seems to support three potentially very large bungalows (with more than 4 bedrooms). <p>b) a minimum of two of the dwellings will be affordable</p> <ul style="list-style-type: none"> ● This criterion does not state the nature of the affordable units - a) affordable housing for rent, b) starter homes, c) discounted market sales housing and d) other affordable routes to home ownership. Paragraph 62 of the Neighbourhood Planning PPG confirms that <i>“Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required”</i> ● The conclusion in Appendix 4 of the draft NP states that consideration should be given to developing shared ownership products which allow people to buy a share of the dwelling from around 25% of its value, with the ability to staircase up as | | |
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| | | | <p>circumstances change. How is this reflected in the proposed Policy?</p> <ul style="list-style-type: none"> ● We question whether the proposed scheme has a realistic prospect of being delivered as set out, in terms of viability. There is no mention of a viability study or the potential scenario of the developer arguing that the quoted mix is not viable. It should be made clear that more than five dwellings would not be acceptable if such an argument was to be made. <p>c) the existing footpath within the site will be extended to an adoptable standard to link to Main Street and serve the site</p> <ul style="list-style-type: none"> ● We are not aware of any existing footpath within the Site and so its position / extent should be clarified, especially given the position of the mature tree adjacent to Main Street (and the potential infill in this location presented at the PC meeting referred to in our Objection 1) ● The shaded Residential Allocation area shown in accompanying Figure 2 does not extend to Main Street - if this is a requirement the details of this should be clarified at this stage and the shading extended ● The wording of this requirement conflicts with the description of the Policy which only refers to access from St Peter's Close <p>d) the development will not create an adverse impact on the character of the area, or undermine the amenity of neighbouring dwellings</p> | | |
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| | | | | <ul style="list-style-type: none"> ● We feel that this needs to be more prescriptive at this stage and set parameters as to how this can be achieved. For example, the general location / order of the bungalows and the houses should be confirmed as well as the number of storeys within. This should take the sensitive residential / garden boundaries and the archaeological site (as per proposed Policy EN5) into consideration. ● Also, it should be made clear that the bungalows should provide solely single storey accommodation and should not, for example, be chalet bungalows with rooms in the roof. Permitted Development rights should also be removed to ensure that dormers etc are not subsequently added by the owners. ● Parameters regarding refuse collection should be included in the Policy wording along with a requirement for landscaping buffers alongside our garden (with a minimum depth specified <p>e) all roads and footpaths should be constructed to Leicestershire County Council’s adoptability standards</p> <ul style="list-style-type: none"> ● It should be demonstrated - before an Allocation is proposed - that this can be satisfactorily achieved as it forms a fundamental part of a ‘backland’ development | | |
| 24 | | | Parishioner (4) | <p>OBJECTION 4</p> <p>WE DO NOT AGREE WITH THE EXTENT OF THE ‘LIMITS TO DEVELOPMENT’ BOUNDARY</p> | | |

SUMMARY OF OBJECTION


A ‘Limits to Development’ boundary is not felt to be necessary, but if one is to be retained we Object to the extent of it.


This is because it should not include the land to the rear of Orchard Cottage on sustainability grounds - the Residential Allocation should be deleted and the boundary reduced accordingly (to only include residential curtilages).

THE EXTENT OF THE ‘LIMITS TO DEVELOPMENT’ SHOWN FIGURE 3 (referred to in Policy H4) IS UNSUSTAINABLE

We don’t feel that a ‘Limits to Development’ boundary in Leire, as set out in proposed **Policy H4**, is appropriate because the Harborough Local Plan has removed this designation in favour of criteria-based policies across the District. Notwithstanding this, we would like to raise an Objection to the extent of the proposed boundary shown in **Figure 3 (on page 22)**.

The **‘Limits to development’ paragraphs (Section 5.1 on page 20)** of the draft NP explain that ‘Limits to Development’ are used to define the extent of a built-up part of a settlement accommodating sustainable growth locations. It states that *“They distinguish between areas where in planning terms development would be acceptable “in principle” such as in the main settlement and where it would*

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| | | | <p><i>not be “sustainable”, such as in the open countryside”. We don’t agree that the area to the rear / east of Orchard Cottage can be classed as a “sustainable” growth location (as set out in our other Objections).</i></p> <p>The area in question should not be included in the ‘Limits to Development’ boundary - it is currently open countryside with no justification for an unsustainable Residential Allocation. As we do not agree with the proposed greenfield Residential Allocation, we cannot agree with the boundary position associated with it.</p> <p>In the event that the Residential Allocation is removed from the draft NP, then the ‘Limits to Development’ boundary should be significantly reduced to only include residential curtilages.</p> | | |
| 25 | | | <p>Additional Material:</p> <p>1. Further pictures of surface water/flooding issues – our front drive in Airedale Close, June 2020. See Objection 2</p>  | | |

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| | | | | <p>2. Evidence of bat activity in our garden – adjoining the land at the rear of Orchard Cottage/St Peter’s Close. The following photo is of a bat caught in our rear garden – as noted above – by our cat, July 2020. Bats can be seen flying in our garden and over the proposed development site most evenings through late spring to early autumn. See Objection 3</p>  | | |
| 26 | Appendix 4, Page 24 Conclusion | | Parishioner (5) | <p>“.... to service local employment such as the School and public house” Is this intended? There is now no play school and there are two public houses (one of which is mainly a restaurant) but which employs local people</p> <p>I think the draft plan is an excellent document and everyone involved in its preparation should be congratulated on all their hard work and the quality of the plan. I would like to the numerous people involved to be made aware of this comment.</p> | <p>Noted. The narrative is correct as it states ‘such as ...’</p> <p>Many thanks for this comment which will be brought to the attention of those involved.</p> | <p>None</p> <p>None</p> |
| 27 | Pages 53 and 54 on the Communications | | Parishioner (6) | <p>Given that there is a drive to rollout 5G during the lifetime of the plan, should something robust be included as regards telephone mast locations? This may be quite difficult to convey as having read the whole plan, it doesn’t read as though Leire is necessarily an</p> | <p>The policy requires any above ground network installations to be sympathetically located and designed to integrate into the landscape. This was</p> | <p>None</p> |

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| | Infrastructure | | | ideal location for a mast. Furthermore at the end of last year there was talk on the national news of residents having little or no say in where masts should be situated. I don't know what (if anything) can be included in the plan | drafted with installations such as telephone masts in mind. | |
| 28 | Pages 22, 23 and 24 relating to design quality | | Parishioner (6) | If we want to 'enhance' the parish and maintain the look and feel of a village, should we be emphasising the need for a more traditional look to new builds and not simply in keeping with the surrounds? | It is considered sufficient to require development to enhance and reinforce local distinctiveness. Otherwise, the Policy could be overly prescriptive. | None |
| 29 | | | Historic England | <p>Neighbourhood Plan for Leire</p> <p>Thank you for consulting Historic England about your Neighbourhood Plan.</p> <p>The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available online via the Heritage Gateway (www.heritagegateway.org.uk) (http://www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local</p> | Noted | None |

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| | | | <p>Civic Society or local historic groups in the production of your Neighbourhood Plan.</p> <p>Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-</p> <p><https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/></p> <p>You may also find the advice in “Planning for the Environment at the Neighbourhood Level” useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:</p> <p><http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf></p> <p>If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local Plans” as this relates equally to neighbourhood planning. This can be found at</p> <p><https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/></p> <p>If you have any queries about this matter or would like to discuss anything further, please do not hesitate to</p> | | |
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| | | | | contact me. | | |
| 30 | Page 6 | | Parishioner (7) | Reference is made to Hinckley & Bosworth Borough Council, which should, of course, read Harborough District Council. Reference is also made to complying with European regulations which presumably is not necessarily relevant now that we have left the European Union. | Thank you for pointing this out. The reference will be changed to Harborough. | Change to be made as indicated. |
| 31 | H1 page 18 | | Parishioner (7) | We note that this Neighbourhood Plan will be taken into account as part of the Statutory Development Plan and we are therefore surprised that Policy H1 on page 18 has been included. As stated in the document, Harborough District Council has set a target of zero houses required in Leire by 2031 and we fully support this view. Since the Census in 2011, a number of houses have been built in Leire, including a 6 bedroomed house in Andrews Close which reduced garden space available to the adjacent property. There is therefore no need for further housing in Leire and the Neighbourhood Plan should make this clear and Policy H1 on page 18 should therefore be removed. In addition, the proposed site accessed off St Peter's Close is not suitable. We note that paragraph e) of Policy H1 states that "all roads and footpaths should be constructed to Leicestershire County Council's adoptability standards; " The Highway Authority, Leicestershire County Council, would not adopt any roads and footpaths associated with such a development, as it does not meet their published requirements in terms of size and suitability of access off St Peters Close. This is a further reason for deleting the proposal from the Neighbourhood Plan. As well as removing Policy H1 from the Neighbourhood Plan, the map in Figure 3, Policy H4, Limits to Development on page 22 should also be revised to exclude this area. | Allocating a small site for residential development does not make the NP fail to conform to the Local Plan. The decision was taken early in the process to consider a site for residential allocation. Just because there is no housing requirement through the Local Plan does not mean there will not be development in the Parish. Allocating a site for limited development through the NP affords greater protection against inappropriate development in more sensitive areas. It is understood that LCC will not adopt the roads and footpaths but the development is intended to achieve the same standards. | None None None |

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| | | | | <p>We look forward to receiving confirmation that Policy H1 has been removed from the Leire Neighbourhood Plan.</p> <p>Thank you for the detailed work which has been undertaken. It is unfortunate that the final stage of public consultation has not taken place due to the coronavirus pandemic.</p> | <p>Thank you for this comment. We share your disappointment that the final open event could not take place as intended.</p> | <p>None</p> |
| 32 | Policy H1 | | Parishioner (8) | <p>Thank you for providing the opportunity to comment on the Neighbourhood plan. Our objection relates to the proposed allocation accessed off St Peters close where we have the following concerns;</p> <ul style="list-style-type: none"> • The present access arrangements are unlikely to be suitable and won't meet the required 6.5m width to meet Leics County Council standards. • Related to the above, the necessary highways works to facilitate the proposed access to the site would harm the character of the Leire conservation area through transforming the environment where the access is proposed which would not be in keeping with the character of the area. <p>The justification for the allocation is also not clear as the site assessment setting out a comparative assessment of each of the individual sites has not been made available. The appendix 2 document is a summary whereas one would expect to see a comprehensive comparative assessment. This should be accompanied by a map,</p> | <p>The site was selected following a comprehensive, independently led process which considered the merits of all sites that had been put forward. This site was judged the most appropriate as measured against 24 separate criteria.</p> <p>Leicestershire County Council has responded to this consultation and did not raise concerns.</p> <p>Access meets the LCC design guidance with appropriate visibility off an existing access point.</p> <p>The detailed assessments will be shared on submission of the NP.</p> | <p>None</p> <p>None</p> <p>Assessments to be made available</p> |

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| | | | | <p>showing all the sites considered, to allow residents to properly compare each site assessment and thus take a more informed position.</p> <p>As a consequence of the above concerns relating to policy H1 it is considered that the plan would fail to meet the basic conditions particularly the need to have regard to national policy, contribute to the achievement of sustainable development. It is also not considered to be consistent with the Harborough Local Plan.</p> | The process followed has been successfully applied in over 50 NPs locally and none has been deemed to fail to meet the basic conditions. | None |
| 33 | Page 49 Policy : Protection and Enhancem ent of Community section a and b | | Parishioner (9) | The access onto St Peters close from the proposed development at the rear of Orchard Cottage will create problems due to the amount of parking on St Peters Close and Main Street due to the proximity of the Queens Arms. Apart from the danger this would create it could lead in the future to the imposition of yellow line parking restrictions which could then justifiably be progressed to the rest of the village. Do we want that in our village? | Noted – however this does not change the overall assessment of the site as the most suitable of those that were made available for development. | None |
| 34 | Page 48 5.3 Infrastruct ure, Community facilities para 9 | | Parishioner (9) | There is no 'Recycling Area' | Thank you for pointing this out. We will remove this reference. | Change to be made as indicated. |
| 35 | Page 6 Introductio n | | | Why a reference to 'Hinckley and Bosworth' | This has been changed to Harborough | Change made as indicated. |
| 36 | | | Parishioner (9) | As the HDC housing provision target for Leire by 2031 is 'Zero' it seems we are only creating room for even more development in the next plan after 2031 if we allocate any development area now, other than 'Windfall' development, in this plan when there is no need for it. | The decision was taken early in the process to consider a site for residential allocation. Just because there is no housing requirement through the Local Plan does not mean there will | None |

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| | | | | | not be development in the Parish. Allocating a site for limited development through the NP affords greater protection against inappropriate development in more sensitive areas. | |
| 37 | Foreword P4 | | Parishioner (10) | <p>1. Quote 'The Neighbourhood Plan will form the basis for planning decisions applicable to Leire Parish, up to 2031.... It is the District Council as the Local Planning Authority who will continue to determine planning applications, but they will have to consider the policies in the Neighbourhood Plan when reaching their decision.</p> <p>This will lend great weight to the proposed site in H1 and as such will make it very difficult to object when planning permission is requested</p> | Noted | None |
| 38 | Page 6 Paragraph 3 | | Parishioner (10) | <p>1. Quote' the NP ..' It must also be in general conformity with national, county and district wide (i.e. Hinckley and Bosworth) planning policies. This means that it cannot be prepared in isolation. It will need to take into account, and generally work with, the grain of the borough-wide and national policies unless there are good reasons for not doing so.'</p> <p>If we need to work with district wide planning which states that we need 0 housing in Leire. Why are we suggesting that we should build 5 extra houses in Leire?</p> | The NP must be prepared positively and contribute to the achievement of sustainable development. Allocating a small site for development meets this requirement along with other NP policies. | None |
| 39 | Page 7 | | Parishioner (10) | <p>1. Quote 'Once submitted to the Local Planning Authority, the draft Plan carries weight in the</p> | Noted. | None |

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| | Paragraph 1 | | | <p>planning system. Legislation and guidance requires that the more advanced the preparation of the Plan the greater the 'weight' that may be given to its contents.' Making this draft plan extremely important when it is sent to Harborough.</p> <p>By adding a proposal of 5 houses (H1) in the draft to Harborough District Council this will add great weight to any planning application – even whilst it is still a draft.</p> | | |
| 40 | Page 7 Paragraph 4 | | Parishioner (10) | <p>1. Quote' the Plan focuses on those planning issues which consultation shows matter most to the community and to which it can add the greatest additional value.' One of these is ' Seek ways of addressing the problems of traffic congestion.'</p> <p>By adding the entrance of the proposed site of 5 extra houses off St Peter's Close (11 houses) you are adding 45% more traffic to a very busy junction in the middle of the village and which may affect a large number of residents of the village. This junction is near the Queen's Arms pub and the church. Also, when construction traffic appear this will add to traffic levels for a considerable time right in the heart of the village making it both dangerous for pedestrians (including children walking from school buses) and drivers</p> | Noted. The scale of development is such that the impact is not considered to be significant. | None |
| 41 | Page 17 | | Parishioner (10) | <p>1. QUOTE 'HDC then apportioned this District-wide housing provision target in line with the settlement hierarchy outlined above, this gave a minimum target number of residential dwellings required to be approved by 2031 and was set by</p> | The reference of 4 is to be changed to 5 as this written in error. | Change to be made as indicated. |

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| | | | | <p>HDC for Leire at zero. The housing theme group discussed the evidence of need in the parish and agreed that to “future proof” the Neighbourhood Plan a small residential allocation of 4 dwellings would be incorporated into the Neighbourhood Plan.’</p> <p>Why is the proposed housing project in the plan when the target is zero and the committee proposed 4 dwellings but have 5 dwellings in H1?</p> | | |
| 42 | H1 | | Parishioner (10) | <ol style="list-style-type: none"> 1. The proposed access off St Peters Close is unlikely to meet the requirements for size and suitability required by the County Council for adoptability. 2. There is no existing footpath on the site. – see your image on footpaths in the plan page 43 Figure 16. <p>‘d) the development will not create an adverse impact on the character of the area, or undermine the amenity of neighbouring dwellings; ‘</p> <ol style="list-style-type: none"> 3. By multiplying the number of houses using St Peter’s Close by nearly 50% there will be an adverse impact on the surrounding houses and the middle of Leire. <p>‘e) all roads and footpaths should be constructed to Leicestershire County Council’s adoptability standards;’</p> <ol style="list-style-type: none"> 4. The proposed access will not meet adoptable standards. | <p>Noted. This will be determined at planning application stage.</p> <p>A new public footpath is to be created. We will reflect this in the text.</p> <p>This is not considered to be a significant impact.</p> <p>Noted. The development is to be constructed to these standards by the developer.</p> | <p>None</p> <p>Change to be made as indicated.</p> <p>None</p> <p>None</p> |
| 43 | H2 | | Parishioner (10) | <p>c) There is a safe vehicular and pedestrian access to the site;</p> <ol style="list-style-type: none"> 1. There is not the width of the access to put a pedestrian access to the site. <p>f) It does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.</p> <ol style="list-style-type: none"> 2. There would be a significant unacceptable loss of amenity for the neighbours of the | <p>The width meets Highways standards.</p> | <p>None</p> <p>None</p> |

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| | | | | proposed plan. The increase in traffic, proximity of traffic to neighbouring dwellings and to pedestrians in St Peter's Close and also the busy and dangerous junction with Main Street, would have a significant and lasting adverse impact on the character of the area and the amenity of neighbouring dwellings. | This policy relates to windfall sites – but it is not considered that the allocation will impact significantly on residential amenity. | |
| 44 | H5 | | Parishioner (10) | h) Housing plots should accommodate discreet storage containers compliant with the refuse collection system; By proposing the 5 house development in H1, there would be at least 10 more bins on St Peter's Close or Main Street which would have to be dragged a considerable distance from the houses. After adoption, if this were to happen, access would be required weekly by a bin lorry. | Noted | None |
| 45 | EN 9 Views | | Parishioner (10) | Could the proposed building site in H1 impact on the views stated in view 2 and view 5? | We believe that view 2 is sufficiently far away so that it would not be a significant impact. There would be no impact on view 5. | None |
| 46 | POLICY ENV 13 Flood risk | | Parishioner (10) | Would H1 – being built near the higher part of the village- have an impact on the flooding on the road at the lower part of Main Street in the village? Any increase in road surface and buildings in this area must add to the probability of flooding lower in the village, particularly in the area of the road by the village hall. | The environment agency has not considered this an issue. | None |
| 47 | General comments | | Parishioner (10) | Policy H1 should be removed from this draft Neighbourhood Plan as Leire is required to have zero dwellings by Harborough District Council as stated in appendix 5 item 1.3. Existing developments such as the 2 houses being built on Frolesworth Road and future single “backyard” developments will easily meet the capacity of housing being proposed here. The inclusion of H1 in the Plan gives great weight to this development when planning permission is sought. Such | The site was selected following a comprehensive, independently led process which considered the merits of all sites that had been put forward. This site was judged the most appropriate as measured against 24 separate criteria. | None |

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| | | | <p>a development would cause permanent damage to the quality of life for all residents of Leire in the area and, which we are told by the report and by the council, is unnecessary to consider until 2036 at the earliest.</p> <p>H1's inclusion was that it had most 'greens' but could the categories in appendix 5 meet more reds?</p> <ul style="list-style-type: none"> • Item 6 - multiple ownership - the site and access are owned by several people, • Item14 - impact on existing vehicular traffic • Item 15 - safe vehicular access to and from the site. <p>The proposed access to the favoured site in H1 is via St Peters Close and what is presently a very narrow access for vehicles. This area is already totally congested with residents' overflow parking, parking for the Queens Arms, parking for the church, parking by rambler's groups etc. The additional strain of a development of this size will be a danger to safety and wellbeing of residents. This narrow access will mean that builders' vehicles, delivery vehicles, service vehicles etc. will have great difficulty negotiating the turn into the drive off St Peters Close and this would also be a potential hazard to the access of emergency services. When attempts were made by the land owners to widen this drive, in order to enable future development, the brick delivery vehicle had to mount the pavement and the "important village green space" in order to reverse into this access.</p> <p>The inclusion of H1 would also have a devastating impact to our house and quality of life. All vehicle access for building work, delivery vans and dustbin lorries to the new houses would pass intolerably close to the side wall of our house. There would be considerable ongoing noise and vibration from passing traffic and the constant</p> | <p>Leicestershire County Council has responded to this consultation and did not raise concerns.</p> <p>Access meets the LCC design guidance with appropriate visibility off an existing access point.</p> | |
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| | | | | <p>danger of impact with the building or damage due to the weight and proximity of vehicles. The plan would make our house into an island with roads on 3 sides.</p> <p>Also, we would meet with great difficulty when requiring to access our house on that side. We require access several times a year to perform routine maintenance etc. If the proposed development in H1 were to proceed, any major maintenance to our property might entail temporarily needing to close this access. Would this be possible?</p> <p>As well as removing H1 from the neighbourhood Plan I would urge the committee to revise the map in Policy H4 , Figure 3, to exclude this area.</p> | | |
| 48 | Appendix 5 item 2.2 | | Parishioner (11) | <p>This paragraph states that the selection of proposed sites for development that were considered were “presented to the community through a series of open web events.....the site in this report recommended for allocation was supported by most of the local community etc.”. I do not accept that there was any public discussion of these sites or that there were any open web events or that there is any evidence of support by “most of the community”. The only potential public meeting that I am aware of was a planned meeting scheduled for March at the Queens Arms, which was cancelled.</p> | <p>Discussion took place at open events about potential sites and at meetings of the Advisory Committee and Parish Council.</p> <p>No web events ultimately took place however neighbourhood plan documentation was available on the Parish Council website.</p> <p>All meetings were widely publicised. An Executive Summary has been prepared to share the findings more widely.</p> | None |
| 49 | H1 pages 18 and 19 | | Parishioner (11) | <p>This policy should be removed completely from the Neighbourhood Plan because;</p> | <p>The site was selected following a comprehensive, independently led process</p> | None |

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| | | | | <p>1) There is no requirement for any additional housing in Leire between 2016 and 2036 as stated in appendix 5 item 1.3. Existing developments such as the 2 houses being built on Frolesworth Road and future single “backyard” developments will easily meet the capacity of housing being proposed here.</p> <p>2) The inclusion of the proposed development behind St Peter’s Close would lend great weight to any future planning application by the owners. This would unfairly and unreasonably prejudice HDC against the many objections which the residents would raise. Your introduction to the Plan states that “once submitted to the LP Authority the DRAFT plan carries weight in the planning system”.</p> <p>3) Applying policy H4 (methodology), which lists the criteria for determining the limits for development, to the village prior to allocating the land designated for future development, results in it’s exclusion from consideration as it is presently” non residential land which relates more closely to the countryside such as agricultural, paddock, meadow, woodland and/or another green field use”. Either your limits for development should include all possible building land or exclude this development equally.</p> <p>4) The proposed access to the favoured site is via St Peters Close and what is presently a very narrow access for vehicles to Orchard Cottage. This area is already totally congested with residents’ overflow parking, parking for the Queens Arms, parking for the church, parking by ramblers groups etc.. The additional strain of a</p> | <p>which considered the merits of all sites that had been put forward. This site was judged the most appropriate as measured against 24 separate criteria.</p> <p>Leicestershire County Council has responded to this consultation and did not raise concerns.</p> <p>Access meets the LCC design guidance with appropriate visibility off an existing access point.</p> <p>The methodology will be extended to include the allocated site, which was always the intention.</p> <p>LCC highways will be consulted when the planning application is submitted. Any conditions that are imposed will need to be met prior to development being approved. LCC made no adverse comments through this consultation.</p> | <p>Change to be made as indicated.</p> <p>None</p> |
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| | | | | <p>development of this size will be a danger to safety and wellbeing of residents. Any builders' vehicles, delivery vehicles, service vehicles etc. will have great difficulty negotiating the turn into the drive off St Peters Close and this would also be a potential hazard to the access of emergency services. When attempts were made by the land owners to widen this drive, in order to enable future development, the brick delivery vehicle had to mount the pavement and the "important village green space" in order to reverse into driveway. Yet according to page 24 item (e) "proposals should minimise the impact on general amenity and give careful consideration to noise odour and light". The proposed access is currently an entrance drive for Orchard Cottage to which we require access several times a year to perform routine maintenance etc. to the side of our property. If the proposed development were to proceed, any major maintenance to our property might entail temporarily needing to close this access. Orchard Cottage are unaffected by this as they have the original main exit on to Main Street at the front of the property. A new development would be isolated by such a requirement.</p> <p>5) Delivery vehicles etc. would pass intolerably close to the side wall of our house. There would be considerable ongoing noise and vibration from passing traffic and the constant danger of impact with the building or damage due to the weight and proximity of vehicles.</p> <p>6) There is no existing footpath exiting the site on to Main Street. Any pedestrians or cyclists attempting to share the driveway with vehicles would be in great danger.</p> | <p>A new public footpath is to be created. We will reflect this in the text.</p> | <p>Change to be made as indicated</p> <p>None</p> |
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| | | | | <p>7) Item d) of policy H1 states that “the development will not create an adverse impact on the character of the area or undermine the amenity of neighbouring dwellings”. This is plainly not true, as the increase in traffic, proximity of traffic to neighbouring dwellings and to pedestrians in St Peter’s Close and also the busy and dangerous junction with Main Street, would have a significant and lasting adverse impact on the character of the area and the amenity of neighbouring dwellings.</p> <p>8) The development selected in Policy H1 is said to have been chosen according to the criteria detailed in Appendix 5 item 4.4, having no amber or red impediments. There are several categories which could be concluded to produce “reds”, such as item 6 (multiple ownership - the site and access are owned by several people), item 14 (impact on existing vehicular traffic) and item 15 (safe vehicular access to and from the site). Tables of criteria such as that used here are totally subjective and dependent on personal interpretations.</p> <p>9) Policy H1 paragraph e) says that all roads and footpaths should be constructed to Leics County Council adoptability standards. The proposed access off St Peters Close is unlikely to meet the requirements for size and suitability required by the County Council for adoptability.</p> | <p>The scale of development is not considered to be significant.</p> <p>There is inevitably an element of subjectivity – this is unavoidable, but the process was independently-led and followed a tried and trusted process.</p> <p>Noted. This will be determined at planning application stage.</p> | <p>None</p> <p>None</p> |
| 50 | General comments | | Parishioner (11) | <p>There are statements littered throughout this plan such as “emerging policies were share (sic) with the community by written correspondence” (page 14)and “ sites were then presented to the community through a series of open web events” (appendix 5 item 2.2) which are untrue, or, if they are true, were kept from the residents of our acquaintance. The only discussion</p> | <p>Noted. The consultation events were hampered significantly by the impact of the Coronavirus but the Parish Council did what it could to keep the community informed</p> | None |

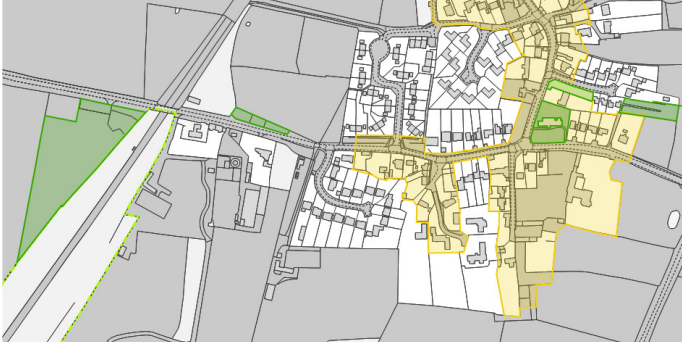
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| | | | | <p>regarding the plot of land behind us was when Messrs Andrew Granger made a presentation to the council in October of last year and which was said by our Parish Council at that meeting to involve an unnecessary development in an unsuitable location.</p> <p>We are very surprised and disappointed to then find it's inclusion in this document without any notice, and apparently sanctioned by Leire Parish Council.</p> <p>I would strongly urge that policy H1 be removed from this draft Neighbourhood Plan because it gives unwarranted council backing to a development that has long been talked about by the land owners but for which planning permission has never been sought. Such a development would cause permanent damage to the quality of life for all residents of Leire in the area and, which we are told by the report and by the council, is unnecessary to consider until 2036 at the earliest.</p> <p>Policy H4 should either be removed or applied equitably so that all potential development sites are included for future consideration. If the purpose of this document is to identify an area for future development within the village to prevent having an unwanted development imposed on the village AND that this is not just a back door planning application by the owners of the land identified in the draft then all potential sites considered by the committee should be included in order to better ensure that one can meet all planning application requirements.</p> | during these difficult and challenging times. | |
| 51 | | | Harborough District Council | <p>See separate document with responses. + (via email)</p> <p><i>Document N still does not appear to be available so I have not been able to double check the listed buildings. Although the list of local heritage assets appears to be a draft, as it still contains</i></p> | The relevant Appendix will be available on submission. | None |

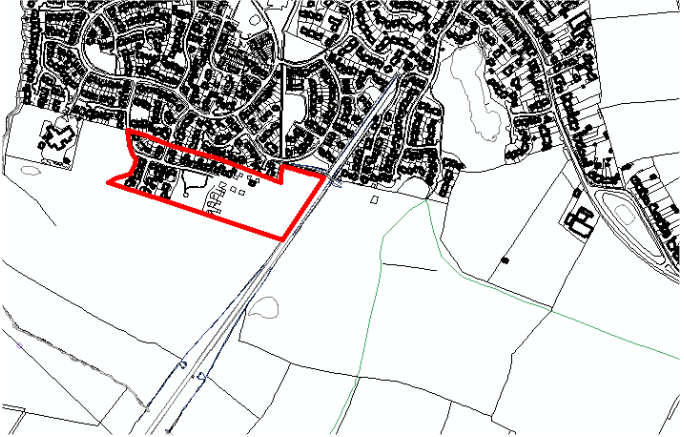
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| | | | <p><i>red notes regarding photos for a few entries and entry no 9 appears to have some information missing, it appears well considered. It is good to see use of the HE advice note 7 which is reflected in both the consideration of entries and the presentation of the content</i></p> <p><i>The plan has clearly considered the heritage of Leire and I have nothing further to add.</i></p> <p><u>Comments on Reg 14 Leire Neighbourhood Plan Development Management Comments</u></p> <p>We note two recent refusals for 4 dwellings on the site (17/01826 and 18/01753) and a refusal for the land a little further along (eastwards) which was also dismissed at appeal (15/01999). Whilst any potential Neighbourhood Plan allocation may overcome refusal reasons on sustainability grounds, the development of the site by four large dwellings was considered to be contrary to the rural character and appearance of the area and to cause harm to the character and appearance of the Conservation Area. A public Right of Way runs along or close to the south boundary of the site, and (as noted by the Inspector on the adjacent site) views out to the countryside are possible from this. We have previously found that the development of the site by housing will interrupt these views, and cause harm to the Conservation Area, an irreplaceable heritage asset. All the decision notices are available on our website and we recommend that those writing the Neighbourhood Plan policies read these.</p> <p>It may be that a proposal for three dwellings, which have a modest bespoke design, a scale and appearance in keeping with the countryside/edge of settlement location, and with high-quality materials may be acceptable were it to be supported by the</p> | <p>Unfortunately, it appears that these comments relate to the wrong site. The site allocated behind Orchard Cottage was within the Limits to Development set by HDC in its Core Strategy 2006-2028 and has been designed as a low-density site that meets the County Council’s design guidance utilising an existing access.</p> <p>The comments here are therefore inappropriate.</p> | None |
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| | | | <p>Neighbourhood Plan, but we recommend a cautious approach to allocating this particularly sensitive and constrained site.</p> <p>I trust this information is helpful: it is our informal opinion, given in good faith and without prejudice to the position of the Council in its determination of any application which may be submitted.</p> <p><u>Strategic Planning Comments</u></p> <p>Page 6:</p> <ul style="list-style-type: none"> • Top 2 lines and 3rd paragraph – should refer to ‘district-wide (i.e. Harborough) approved strategic planning policies’ not Hinkley and Bosworth Borough. • 3rd paragraph – 2nd sentence should refer to ‘Harborough’ not Hinckley and Bosworth and last sentence should read ‘the grain of the district-wide and <p>Page 9:</p> <p>5th sentence – insert ‘century’ after 19th.</p> <p>Page 15:</p> <p>1st para –it continues, by 2031, to thrive as a vibrant and distinctive Village, to continue to respect and reflect the views of its community.....</p> <p>Page 17:</p> <p>2nd paragraph (2nd sentence) – Current figures are from submission version of Local Plan. Should reflect para. 5.1.11 of Adopted Local Plan which states <i>‘Of this, about 8,792 dwellings have already been built or committed (through the granting of planning permission or through allocation in neighbourhood plans) with a further 225 anticipated on windfall sites. Policy</i></p> | <p>Agreed</p> <p>Agreed</p> <p>Agreed</p> <p>We would rather keep the reference to ‘to continue’ do demonstrate that it has this attribute currently.</p> <p>Agreed</p> | <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>None</p> <p>Change to be made as indicated.</p> |
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| | | | | <p><i>H1 therefore provides housing land for a minimum of a further 3,975 dwellings)</i>'.</p> <p>Page 17: last paragraph – mentions ‘a small residential allocation of 4 dwellings’. Then first paragraph of page 18 refers to appropriate land for residential development to provide for an additional 6 residential units by 2031. The allocation is for 5 dwellings. Should these figures tally?</p> <p>Policy H1: Suggest deleting second part of criterion f). Don’t understand why it is needed or if is enforceable (DM should be asked for comments). Criterion g) unnecessary as plan should be read as a whole. A more focussed map of the allocation site boundary would be helpful.</p> <p>Page 19: Windfall development: Supporting text mentions ‘no more than 2 new dwellings on any site’ – this could result in not making best use of land (potentially PDL). The requirement is not however reflected in the Policy H2. The policy only mentions ‘if it involves two dwellings...’ (criterion e) but there is nothing limiting sites to a maximum of 2 dwellings. A site for 3 or more could come forward and be acceptable under the policy (and may well be an appropriate development for the site).</p> <p>Page 21: 1st paragraph – Is this para just referring to sustainable <u>residential</u> development (comprising windfall sites and the residential site allocation). There are likely to be other forms of</p> | <p>Yes – the figures will tally in the Submission version.</p> <p>Agreed</p> <p>We will make the map more focussed.</p> <p>Agreed. We will remove the reference to two dwellings</p> <p>The intention is that this will apply to all development. We will clarify this by saying this will include all development.</p> | <p>Change to be made as indicated.</p> <p>Change to be made as indicated. Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> |
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| | | | | <p>development which are permissible in Limits to Development.</p> <p>Page 23:</p> <ul style="list-style-type: none"> • Policy refers to Leire Village Design Guide but Appendix 6 document is entitled Leire Housing Design Guide. What is the correct title? • Its title would imply that it only applies to housing development. Yet the supporting text on page 23 says <i>'its aim is to safeguard the distinctive character and rich heritage of Leire and to guide any new development in a way that ensures it is sympathetic.....'</i>. Needs to be clarified. <p>Design Guide:</p> <ul style="list-style-type: none"> • Design Code One – a design and access statement is submitted to the local planning authority (HDC) as part of the planning application process. It is not for the Parish Council to approve before construction can start on site. • Suggest referring to 'development proposals' rather than 'construction proposals' in the Design Guide. • There is no Design Code Four – jumps from three to five. <p>Page 27:</p> <p>Appendix 7 (Environmental Inventory) is not available on the Parish Council's website despite being referred to several times in section 5.2.</p> <p>Page 28</p> | <p>We will change the Appendix to say 'Village Design Guide'</p> <p>Agreed. We will remove the reference to the design and access statement and make the other changes suggested.</p> <p>We believe that this was on the website and has been referred to elsewhere.</p> | <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>None</p> |
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| | | | | <p>Policy ENV 1 – Protection of Local Green Space refers to ‘evidence base Appendix 8’ – but this is not available on the website. Would be useful to be able to marry up the LGS with the map (i.e. 436 – St. Peter’s church yard)</p> <p>Page 29: Figure 6/ENV 2 Important Open Spaces. Some are identified as OSSR sites from the LP. In addition to the 3 shown in yellow, the Frolesworth Road allotments and Frolesworth Road recreation ground are also identified in the LP as OSSR sites. The Frolesworth Road children’s play park is shown as a LP OSSR site but it is not designated in the LP and should be shown in amber. (see LP Policies map below). Policy will need amending accordingly.</p>  <p>The policy implies that all the sites are shown on Figure 6 but they are not all shown/named on the map.</p> <p>Page 34: Listed Buildings – refers to Supporting Information, Document N but not on the PC’s website.</p> <p>Page 37: Policy ENV6 (Tracks, roads and hedges of historical significance) – There is already an</p> | <p>Environmental Inventory to be made available at Submission. We will put the numbers against the description in the policy.</p> <p>Agreed. List and map to be amended and reconciled.</p> <p>The document will be on the website on submission.</p> <p>This will be changed to Env 7. Subsequent figure numbers will be changed.</p> | <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> |
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| | | | | <p>ENV6 (Local heritage assets). Policies in this section from this point need renumbering. The policy references Figure 10 but it should be Figure 12. The policy identifies 12 species-rich, ancient hedges as non-designated heritage assets – it isn't clear what this means in terms of policy approach (i.e. similar to ENV 7?).</p> <p>Page 41</p> <p>Figure 14. Not sure why areas attached to BA are shown as 'Development current or by 2020', 'Development by 2020' and 'Development by 2030'. Not correct to show these categories and potentially misleading. The only land currently with planning permission and being built is shown in map below (Land off Crowfoot Way). Map needs amending.</p>  <p>Page 42:</p> <p>Policy ENV 9 and supporting text:</p> <ul style="list-style-type: none"> • Should refer to Figure 15 (13 and 14 referred to at present) • No Appendix 10 on PC website | <p>Policy Env 7 (now Env 8) will be changed to show the policy intent.</p> <p>This was taken from the latest HDC SHLAA map which showed these sites as suitable for development within the timescales identified.</p> <p>We will clarify this.</p> <p>This will be addressed on submission of the NP</p> | <p>Change to be made as indicated</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated</p> |
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| | | | | <p>Page 44: Policy ENV11 – ‘in the Plan Area’ not necessary.</p> <p>Page 46: Policy ENV 13 – Criterion 2 – suggest ‘strongly’ unnecessary.</p> <p>Page 49: Policy re: Community facilities does not have a reference number.</p> <p>Page 50: Policy (Employment and business development) does not have a reference number. Should it say ‘suitable or viable’ rather than just suitable?</p> <p>Page 51: Policy does not have a reference number.</p> <p>Page 54: Policy does not have a reference number. Suggest final sentence: <i>‘Where above ground networks installations are required, they should be sympathetically located and designed to integrate into the landscape.’</i></p> | <p>Agreed</p> <p>Agreed</p> <p>Agreed – policy reference to be added</p> <p>Agreed – this will be added in.</p> <p>Noted. This will be added in.</p> <p>Agreed.</p> | <p>Change to be made as indicated</p> <p>Change to be made as indicated</p> <p>Change to be made as indicated</p> <p>Change to be made as indicated</p> <p>Change to be made as indicated</p> |
| 52 | | | <p>Harborough District Council – further response on the residential site allocation</p> | <p>Thank you for asking for DM comments on the potential site allocation in Leire Neighbourhood Plan. We note the following constraints:</p> <p>~ Airedale Farm is a Listed Building, with any outbuildings likely to be curtilage-listed</p> <p>~ the westernmost part of the site is in Leire Conservation Area</p> <p>~ the field has previously been notified to us as an area of Archaeological interest</p> | <p>Response from Andrew Granger – Agents for the site:</p> <p>As discussed, we have been working and engaging with the Leire Neighbourhood Plan Group throughout the process, attending various meetings and amending the illustrative site layout to reflect discussions around the identified housing need, housing mix and character of</p> | <p>None</p> |

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| | | | <p>~ the site is narrow, particularly towards its western end, with dwellings adjacent to the north and south</p> <p>~ both Orchard Cottage and The Cottage are attractive buildings which make a positive contribution to the character of the Conservation Area and would be considered to be non-designated heritage assets</p> <p>We have the following comments:</p> <p>~ the proposed access appears to have a width which accords with the Highway Design Guide, however from Google 'streetview' images, it appears that the access is bounded on both sides by a brick wall. This means that LCC Highways are likely to ask for an additional 0.5m width each side of the access, which may be impossible to achieve given third party ownership;</p> <p>~ part of the site appears to contain both the garden of Orchard Cottage, and the outbuildings/building of Airedale Farm. The access drive goes through the curtilage of Orchard Cottage which could lead to an unacceptable decrease in private amenity space for this property;</p> <p>~ the western part of the site is the most sensitive, given its constrained size, location within the Conservation Area, proximity to adjacent dwellings, and setting/fabric of the listed building. We are particularly concerned about the proposed bungalow just to the east of Airedale Farm, and that this may affect the setting of the Listed Building. We recommend that this is removed from the scheme;</p> <p>~ we are also concerned that part of Airedale Farm appears to be within the red line denoting the</p> | <p>the village, amongst other matters. The Neighbourhood Plan Group should be applauded for the work done to date, how they have engaged with landowners/consultants and also for the positive steps they are taking in respect of planning positively to meet an identified housing need in the village.</p> <p>With regards to the constraints identified below, the site has for a significant period of time been located within the identified Limits to Development, which in our view forms the village boundary, until this policy was replaced in the adopted Harborough Local Plan. The site is located within the 'village boundary' and within the Limits to Development as retained in the Leire Neighbourhood Plan. The illustrative layout prepared demonstrates that the proposed dwellings have been sited away from the Listed Building so as to minimise any impact on Airedale Farm as this was discussed with and accepted by the</p> | |
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| | | | <p>allocation, although a clause within the policy could address this (see below);</p> <p>~ officers believe that the site rises from the west to the east and it is important that any proposed dwellings are sympathetic to the area and street scene (not 'towering above' existing dwellings)</p> <p>Considering all the above, we find that 2-3 dwellings (of a modest size and designed to clearly meet a locally-identified need) are more likely to be acceptable than the proposed 5. Leire NP body may wish to consider including the following clauses to any policy, should they decide to allocate the site:</p> <p>~ have a high quality, bespoke design which demonstrates it meets a locally-identified need;</p> <p>~ respects the character and appearance of Leire Conservation Area and the setting of Airedale Farm;</p> <p>~ takes the opportunity for repair and sensitive re-use of Airedale Farm;</p> <p>~ provides appropriate archaeological investigation prior to submission of any planning application;</p> <p>~ has an access which accords with the Leicestershire Highway Design Guide;</p> <p>~ retains and suitably protects good quality and important trees;</p> <p>~ safeguards residential amenity</p> | <p>Neighbourhood Plan Group. If the site is allocated within the Neighbourhood Plan as proposed a Heritage Statement and Archaeological Desk Based Assessment would be submitted to Harborough District Council with any future planning application.</p> <p>Regarding access, our Highways consultant has commented, as follows:</p> <p>'The site access drawing provided shows a width of 4.75m for the first 5m behind the highway. Figure DG20 and subsequent table within the LCC Design Guidance outlines that a width of 4.25m should be provided for a minimum distance of 5m behind the highway for between two and five dwellings. The table states "in all cases add 0.5m if bounded by a wall, fence, hedge, line of trees or other similar obstruction on one side, 1m if bounded on both sides".</p> <p>Whilst it is acknowledged that the site is bound on one side by a wall for the first 5m, no wall, fence or tree line bounds</p> | |
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| | | | | <p>I hope this is helpful. It represents the informal opinion of officers, given in good faith and without prejudice to the position of the Council in its determination of any application which may be submitted. Please do not hesitate to contact me if you have any other questions or would like further advice.</p> | <p>the site on the eastern side of the access for the first 5m therefore, a width of 4.75m as shown is suitable for the proposed development. This width, in accordance with both Manual for Streets and LCC Design Guidance, will enable simultaneous two-way vehicle movement without vehicles required to wait on the highway.'</p> <p>A site visit would clarify the position on the access and the context, rather than an assessment via Google 'streetview'.</p> <p>In addition, there is also a separate pedestrian footpath linking the site with Main Street, which was discussed and agreed with the Neighbourhood Plan Group.</p> <p>We dispute the point on site levels as the existing properties on St Peter's Close are higher than the proposed site and in addition a number of the properties proposed are bungalows so there would be no issue of overlooking or impacting on the streetscene. Additionally, the development</p> | |
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| | | | | | <p>is unlikely to be highly visible from Main Street as the properties are sited to the rear of the site.</p> <p>In our view the site is both deliverable and developable and the landowners are comfortable to put forward a scheme that accords with the identified housing mix. It is our belief that allocating and subsequently developing out a single site in the village would have less impact and harm on the character of the village than 'spreading the development across multiple sites'. It also ensures a scheme remains viable when building out smaller units.</p> | |
| 53 | | | <p>Parishioner (12)</p> <p>I trust that these comments will be accepted. The email from Leire Parish Council on 6th July 2020 giving a link to the draft plan stated: <i>"There will be a period for consultation between 13th July and 24th August"</i>. However, on the comment form it states: <i>"Please return by 17th August 2020"</i>. This deadline would have been met had the Parish Council email indicated this earlier deadline.</p> <p>Firstly, I am impressed at the detail contained within the draft plan which provides extremely comprehensive survey details involving a tremendous amount of research and information collection.</p> | <p>Noted. The comments are included.</p> <p>Thank you for these comments.</p> | <p>None</p> <p>None</p> | |

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| | | | <p>The published draft is clear, logical, well illustrated and easy to read.</p> <p>These comments apply to 5.1 Housing/Residential Allocation Pages 17-19 and Appendix 5, Sustainable Site Assessment.</p> <p>On Page 17 it states that: "<i>a minimum target number of residential dwellings required to be approved by 2031 (and) was set by HDC for Leire at zero.</i>"</p> <p>So, there was no need to allocate any land in Leire for housing development, but the housing theme group on the Leire Plan Advisory Committee thought otherwise and went ahead to plan for the development of 5 new houses. Such planning was incredibly intricate and exceptionally comprehensive. Any prospective developer has now been presented with a golden opportunity to use all this information to easily gain immediate planning permission to build, which negates HDC's zero housing growth for Leire.</p> <p>The final choice of the precise site for these new houses is concerning. There doesn't appear room for the proposed access road, together with pavements, into the site. The house on St. Peter's Close next to the new road would be very close to the road and traffic will cause noise and disturbance to the residents. Construction traffic noise, in particular, and possible vibration, would be relatively intolerable within the house.</p> <p>The site allocation will be subject to seven considerations (page 18): consideration d) states "<i>the development will not create an adverse impact on the character of the area, or undermine the amenity of neighbouring dwellings.</i>"</p> | <p>The NP does not negate the Local Plan target of zero homes but rather plans positively for growth to meet a local need. Development will happen in Leire over the Plan period – the allocation of a small site helps to protect other areas from inappropriate development.</p> <p>Your comments in relation to the preferred site are noted. However, these do not amount to reasons to refuse development. The site was considered the most suitable for development following a comprehensive and independently led assessment process of all available sites.</p> | <p>None</p> <p>None</p> |
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| | | | <p>I contend that the development would not meet condition d) and that traffic noise disturbance, particularly to the house next to the new road, together with replacing a view over a field to one of a built environment for the residents of St. Peter's Close is visually and environmentally intrusive.</p> <p>The access road would be built along the boundary of the Leire Conservation Area (appendix 6); surely this is not desirable.</p> <p>I was very aware of the whole Neighbourhood Plan Advisory Committee's role, attended open events and filled in the questionnaire. I was made aware of the meetings of the Advisory Committee by email from the Parish Council, but I did not attend any meeting nor access any feedback. I was rather interested therefore to read paragraph 2.2 Appendix 5: <i>"A total of eight sites were assessed for residential suitability through a robust SSA process and the three highest scoring sites have been negotiated with site owners for potential inclusion in the NDP. The sites were then presented to the community through a series of open web events as the options for development and their opinions sought. The site in this report recommended for allocation was supported by most of the local community and it will now be subject to an allocation through the NDP."</i></p> <p>I must have missed any reference to these sites being presented <i>"though a series of open web events"</i>. No matter now, as I see that <i>"most of the local community support the site allocated for housing development"</i>. This together with <i>paragraph 5.5 appendix 5: "Allocating this site exceeds</i></p> | <p>The narrative will be changed to reflect the fact that these events did not formally happen. All information was on the Parish website but open web events did not take place.</p> | |
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| | | | | <p><i>the HDBC target by 5 units and the site is confirmed to be developable and deliverable by the owners and their planning consultant".</i></p> <p>I am surprised that the owners of the land have presumptively engaged a planning consultant to advise on the site development.</p> <p>Any builder reading the Leire draft plan will already be preparing to seek planning permission as all the necessary preliminary information and permissions have been completed so planning permission for five houses will simply be a formality.</p> <p>My wife and myself are dissenting voices so are not part of "<i>most of the local community</i>" which apparently support the proposal. Had we been more aware of these proposals earlier then we would have made dissenting comments. We accept, however, that we are in the minority and unfortunately can look forward to construction traffic rumbling through the village in the near future.</p> | | |
| 54 | | | Parishioner (13) | <p>Just a quick line to say I have read at least most of the documents that I received online and would like to congratulate those who have obviously worked hard to draw up such as substansive document</p> <p>While I would not say I agree with every line I do think nit picking is not on and bearing in mind my age – nearer 90 than 80 – I think it would be wrong for old stagers to try to influence a plan that regretfully will not affect those of my age group as it will out younger neighbours.</p> <p>So well done and keep up the good work.</p> | Thank you for this comment | None |
| 55 | | | Leicestershire County Council | Leicester county council | | |

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| | | | <p>Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in this consultation.</p> <p>Highways</p> <p>Specific Comments Regarding point e of Policy H1, the Leicestershire Highways Authority would not typically adopt developments of five or fewer dwellings.</p> <p>General Comments 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. 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. 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</p> | <p>Noted. The site is to be constructed to Highways standards to be funded by the developer.</p> <p>Noted</p> | <p>None</p> <p>None</p> |
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| | | | <p>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 provided as a commuted sum.</p> <p>In 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 ie they would be able to operate without being supported from public funding.</p> <p>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 Policy, Economy & Community, Chief Executive's Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA T: 0116 305 7309 E: nik.green@leics.gov.uk For further information visit: http://www.leics.gov.uk/index/environment/planning/neighbourhoodplanning.htm</p> <p>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</p> | | |
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| | | | <p>implementation would be subject to available resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures.</p> <p>Flood Risk Management</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)). | <p>These general comments are noted but inappropriate at this stage of the process.</p> | <p>None</p> |
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| | | | <ul style="list-style-type: none"> • • 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. Policy, Economy & Community, Chief Executive's Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA T: 0116 305 7309 E: nik.green@leics.gov.uk For further information visit: http://www.leics.gov.uk/index/environment/planning/neighbourhoodplanning.htm</p> <p>Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing</p> | | |
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| | | | <p>watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path and are retained in public open space to ensure that access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained. LCC, in its role as LLFA will not support proposals contrary to LCC policies. For further information it is suggested reference is made to the National Planning Policy Framework (March 2012), Sustainable drainage systems: Written statement - HCWS161 (December 2014) and the Planning Practice Guidance webpage. Flood risk mapping is readily available for public use at the links below. The LLFA also holds information relating to historic flooding within Leicestershire that can be used to inform development proposals. Risk of flooding from surface water map: https://flood-warning-information.service.gov.uk/long-term-flood-risk/map Flood map for planning (rivers and sea): https://flood-map-for-planning.service.gov.uk/ Planning Developer Contributions If there is no specific policy on Section 106 developer contributions/planning obligations within the draft Neighbourhood Plan, it would be prudent to consider the inclusion of a developer contributions/planning obligations policy, along similar lines to those shown for example in the Adopted North Kilworth NP and the Adopted Great Glen NP albeit adapted to the circumstances of your community. This would in general be consistent with the relevant District Council's local plan or its policy on planning obligations in order to mitigate the impacts of new development and enable appropriate local infrastructure and service provision in accordance with the relevant legislation and regulations, where applicable. North Kilworth Adopted Plan Great Glen Adopted Plan Mineral & Waste Planning</p> | | |
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| | | | <p>The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development. Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood. You should also be aware of Minerals and Waste Safeguarding Areas, contained within the adopted Minerals and Waste Local Plan. These safeguarding areas are there to ensure that Policy, Economy & Community, Chief Executive's Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA T: 0116 305 7309 E: nik.green@leics.gov.uk For further information visit: http://www.leics.gov.uk/index/environment/planning/neighbourhoodplanning.htm</p> <p>non-waste and non-minerals development takes place in a way that does not negatively affect minerals resources or waste operations. The County Council can provide guidance on this if your neighbourhood plan is allocating development in these areas or if any proposed neighbourhood plan policies may impact on minerals and waste provision.</p> <p>Property Education Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look to the availability of school places within a two-mile (primary) and three-mile (secondary) distance from the development. If there are not sufficient places then a claim for Section 106 funding will be requested to provide those places.</p> | <p>These general comments are noted</p> | <p>None</p> |
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| | | | <p>It is recognised that it may not always be possible or appropriate to extend a local school to meet the needs of a development, or the size of a development would yield a new school.</p> <p>However, in the changing educational landscape, the Council retains a statutory duty to ensure that sufficient places are available in good schools within its area, for every child of school age whose parents wish them to have one. Strategic Property Services No comment at this time. Adult Social Care It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people’s choices are often limited by the lack of suitable local options.</p> <p>Environment Specific Comments</p> <ul style="list-style-type: none"> • Page 24. Policy H5: Design Standards. Point h could be reworded to read “compliant with the refuse <i>and recycling</i> collection system” to incorporate authority recycling systems. • Pages 35 & 36: number formatting is inconsistent. <p>General Comments</p> <p>With regard to the environment and in line with Government advice, Leicestershire County Council (LCC) would like to see Neighbourhood Plans cover all aspects of the natural environment including climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land.</p> | <p>Agreed</p> <p>Noted. This will be rectified</p> <p>General comments noted but inappropriate at this stage in the process.</p> | <p>Change to be made as indicated</p> <p>Change to be made as indicated</p> <p>None</p> |
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| | | | <p>Climate Change</p> <p>The County Council through its Environment Strategy is committed to reducing greenhouse gas emissions in Leicestershire and increasing Leicestershire’s resilience to the existing and predicted changes in climate. Furthermore, LCC has declared a climate emergency along with most other UK councils. The County Council has committed to becoming carbon neutral as a Policy, Economy & Community, Chief Executive’s Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA T: 0116 305 7309 E: nik.green@leics.gov.uk For further information visit: http://www.leics.gov.uk/index/environment/planning/neighbourhoodplanning.htm</p> <p>council by 2030 and to working with others to keep global temperature rise to less than 1.5 degrees Celsius, which will mean in effect needing to achieve carbon neutrality for Leicestershire by 2050 or before. Planning is one of the key levers for enabling these commitments to be met and to meeting the legally binding target set by the government for the UK to be carbon neutral by 2050. Neighbourhood Plans should in as far as possible seek to contribute to and support a reduction in greenhouse gas emissions and to increasing the county’s resilience to climate change.</p> <p>Landscape</p> <p>The County Council would like to see the inclusion of a local landscape assessment taking into account Natural England’s Landscape character areas; Leicester, Leicestershire and Rutland Landscape and Woodland Strategy; the Local District/Borough Council landscape character assessments and the Landscape Sensitivity and Green Infrastructure Study for Leicester and Leicestershire (2017) which examines the sensitivity of the landscape, exploring the extent to which different</p> | | |
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| | | | <p>areas can accommodate development without impacting on their key landscape qualities. We would recommend that Neighbourhood Plans should also consider the street scene and public realm within their communities, further advice can be found in the latest 'Streets for All East Midlands' Advisory Document (2006) published by English Heritage.</p> <p>LCC would encourage the development of local listings as per the National Planning Policy Framework (NPPF) and LCC have some data on the social, cultural, archaeological and historic value of local features and buildings (https://www.leicestershire.gov.uk/leisure-and-community/history-and-heritage/historic-environment-record)</p> <p>Biodiversity</p> <p>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 clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment, providing net gain for biodiversity, 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 or management of open spaces on enhancing biodiversity and habitat connectivity, such as hedgerows and greenways. Also, habitat permeability for habitats and species which addresses encouragement of movement from one location to another such as the design of street lighting,</p> | | |
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| | | | <p>roads, noise, obstructions in water, exposure of species to predation and arrangement of land-uses.</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.</p> <p>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. Policy, Economy & Community, Chief Executive's Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA T: 0116 305 7309 E: nik.green@leics.gov.uk For further information visit: http://www.leics.gov.uk/index/environment/planning/neighbourhoodplanning.htm</p> <p>Contact: planningecology@leics.gov.uk, or phone 0116 305 4108</p> <p>Green Infrastructure</p> <p>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> | | |
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| | | | <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 CIL (Community Infrastructure Levy) schedules, enabling communities to potentially benefit from this source of funding. Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for 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>Brownfield, Soils and Agricultural Land</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> | | |
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| | | | <p>Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They 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.</p> <p>Neighbourhood planning groups should consider mapping agricultural land classification within their plan to enable informed decisions to be made in the future.</p> <p>Natural England can provide further information and Agricultural Land classification. Policy, Economy & Community, Chief Executive’s Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA T: 0116 305 7309 E: nik.green@leics.gov.uk For further information visit: http://www.leics.gov.uk/index/environment/planning/neighbourhoodplanning.htm</p> <p>Strategic Environmental Assessments (SEAs)</p> <p>Information for Neighbourhood Planning groups regarding Strategic Environmental Assessments (SEAs) can be found on the Neighbourhood Planning website (www.neighbourhoodplanning.org) and should be referred to. As taken from the website, a Neighbourhood Plan must meet certain basic conditions in order to be ‘made’. It must not breach and be otherwise compatible with EU obligations. One of these obligations is Directive 2001/42/EC ‘on the assessment of the effects of certain plans and programmes on the</p> | | |
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| | | | <p>environment’ (Environmental Assessment of Plans and Programmes Regulations, 2004, available online). This is often referred to as the SEA Directive. Not every Neighbourhood Plan needs a SEA, however, it is compulsory to provide when submitting a plan proposal to the local planning authority either:</p> <ul style="list-style-type: none"> • A statement of reasons as to why SEA was not required • An environmental report (a key output of the SEA process). <p>As the UK prepares to leave the EU in 2020, Neighbourhood Planning groups should remain mindful of any future changes which may occur to the above guidance.</p> <p>Impact of Development on Household Waste Recycling Centres (HWRC)</p> <p>Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district area and 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 HWRC 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 relevant Legislation Regulations.</p> <p>Communities Consideration of community facilities is a positive facet of Neighbourhood Plans that reflects the importance of these facilities within communities and can proactively protect and develop facilities to meet the needs of people in local communities. Neighbourhood Plans provide an opportunity to;</p> | | |
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| | | | <p>1. Carry out and report on a review of community facilities, groups and allotments and their importance with your community.</p> <p>2. Set out policies that seek to;</p> <ul style="list-style-type: none"> • protect and retain these existing facilities, • support the independent development of new facilities, and, • identify and protect Assets of Community Value and provide support for any existing or future designations. <p>3. Identify and support potential community projects that could be progressed.</p> <p>You are encouraged to consider and respond to all aspects of community resources as part of the Neighbourhood Planning process. Further information, guidance and examples of policies and supporting information is available at www.leicestershirecommunities.org.uk/np/useful-information. Economic Development 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. Policy, Economy & Community, Chief Executive's Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA T: 0116 305 7309 E: nik.green@leics.gov.uk For further information visit: http://www.leics.gov.uk/index/environment/planning/neighbourhoodplanning.htm</p> <p>Superfast Broadband 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. All new developments (including community facilities) should</p> | | |
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| | | | | <p>have access to ultrafast broadband (of at least 100Mbps). Developers should take active steps to incorporate adequate broadband provision at the pre-planning phase and should engage with telecoms providers to ensure ultrafast broadband is available as soon as build on the development is complete. Where practical, developers should consider engaging several telecoms providers to encourage competition and consumer choice.</p> <p>Equalities 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 NIK GREEN (MRS) Policy Officer E: neighbourhoodplanning@leics.gov.uk</p> | | |
| 56 | | | Parishioner (14) | <p>We refer to the proposal for the inclusion of Policy H1 for the development of 5 properties into the Draft Plan.</p> <p>Our understanding of the Plan is that there is no specific requirement for additional development in the village at this time.</p> <p>The site referred to in Policy H1 seems to be very restricted, especially in terms of access from St Peters Close, for both vehicular and pedestrian movements.</p> | <p>The decision was taken early in the process to consider a site for residential allocation. Just because there is no housing requirement through the Local Plan does not mean there will not be development in the Parish.</p> <p>Allocating a site for limited development through the NP affords greater protection against inappropriate development in more sensitive areas.</p> | None |

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| | | | | <p>This would be especially difficult for heavy service vehicles such as those used in the short term in the construction process, but more importantly, for routine services such as HDC waste collection, the ever increasing levels of deliveries from supermarkets and other on-line services, plus, of course the daily movements of residents and visitors.</p> <p>Also, this would be exacerbated by the frequent parking at the bottom of St Peters Close by visitors to The Queens Arms public house, over and above the parking of St Peters Close residents.</p> <p>The proposed “fait accompli” incorporated in the Plan within the scope of Policy H1 in our opinion should be removed.</p> | The preferred site was deemed most suitable from the available sites following a comprehensive and independently led process. | |
| 57 | Page 6 – How the Plan fits into the planning system – 3 rd paragraph | | Parishioner (15) | Reference is made that the Neighbourhood Plan must be in line with the European regulations on strategic environmental assessment and habitat regulations. Given the UK’s exit for Europe, does this regulation apply? | At the moment this still applies whilst we are in transition away from the EU. | None |
| 58 | Page 6 – The Neighbourhood Plan and what we want it to achieve – bullet points | | Parishioner (15) | <p>The draft Neighbourhood Plan includes a number of bullet points:</p> <ul style="list-style-type: none"> • Protect the countryside – why then does the neighbourhood plan positively promote development in what is currently open countryside when there are other non-countryside options available? • Seek ways of addressing traffic congestion – the neighbourhood plan positively promotes a development with a proposed access via St Peters Close. The lower part of St Peters Close where it | <p>The NP contains numerous policies that protect the countryside from inappropriate development.</p> <p>The level of additional traffic generated would not be classed as severe and has not been objected to by either the</p> | <p>None</p> <p>None</p> |

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| | | | | <p>joins Main Street is regularly congested with traffic (cars and vans) from:</p> <ul style="list-style-type: none"> ○ Current residents of St Peters Close; ○ Family and friends visiting the current residents of St Peters Close; ○ Visitors to The Queens Arms public house; ○ Visitors to St Peters Church; ○ Ramblers; ○ Other visitors generally. <ul style="list-style-type: none"> ● The lower part of St Peters Close is regularly congested such that extreme caution is needed when approaching the entrance to the cul-de-sac from the North. Any development which will involve access will significantly add to this congestion. <p>The congestion as it is, is such that it would prevent emergency services being able to gain access to the current residents of St Peters Close.</p> | District Council Planners nor the County Highways on these grounds. | |
| 59 | Page 17 Para 4 | | Parishioner (15) | <p>The neighbourhood plan refers to HDC apportioning the district wide housing provision target to give a minimum target by 2031 and was set by HDC for Leire at zero. Why does the committee consider that it should therefore include any housing provision in the neighbourhood plan given there is a clear statement of no need to do so.</p> <p>In addition, why does the committee think any housing provision should be included now for consideration when even in 11yrs time being 2031 HDC consider it should be zero.</p> | The NP plans positively to help meet a local need and by so doing secures significant additional protection against inappropriate development elsewhere in the Parish. NPs that allocate housing carry significantly more weight to help protect the village against future development proposals. This was regularly explained and discussed at the NP meetings that have taken place throughout the process. | None |
| 60 | Page 17 Para 4 | | Parishioner (15) | <p>The plan mentions the parish agreed that to future proof the neighbourhood plan a small residential allocation of 4 dwellings would be incorporated in the plan. Why therefore does Policy H1 state 5 houses?</p> | Reference to 4 dwellings is to be changed to 5 | Change to be made as indicated |

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| | | | | What factors determined the need to “future proof” and go against the HDC requirement for zero houses as set out above. | The locally identified need for smaller dwellings, affordable housing and housing suitable for older people. The National Planning Policy Framework affords powers to NPs to resist inappropriate development where it allocates residential development in certain circumstances. | |
| 61 | Page 18 Para 1 | | Parishioner (15) | The Parish Council issued a “call for sites” to provide for an additional 6 residential units. Why is there reference to 6 residential units? How were the landowners identified to which the “call for sites” was hand delivered? | The final number has been revised following comments received. The call for sites was sent to all known landowners with sites suitable for residential development. | None |
| 62 | Page 18 Para 2 | | Parishioner (15) | 7 sites were offered. What criteria was applied to determine the suitability or otherwise of the 7 sites to meet the future housing needs of the village be that 4, 5 or 6 or more dwellings? Are the committee prepared to disclose and make available for discussion the other 6 sites? | The criteria is contained in the appendix. The full assessments will be made available on submission of the NP. | None |
| 63 | Appendix 4 Page 7 | | Parishioner (15) | “Leire has no formal housing requirement” therefore the proposal to build further houses is not required and should be excluded as the site identified is totally unacceptable to many residents of Leire. | Not having a specific housing target does not mean that there will be no development – allocating a site helps meet a locally identified need and affords greater protection. | |
| 64 | Policy H1 | | Parishioner (15) | 1. There is no requirement for any additional housing in Leire between 2016 and 2036 as stated in appendix 5 item 1.3 2. The inclusion of the proposed development behind St Peter’s Close would lend great weight to any | The site was selected following a comprehensive, independently led process which considered the merits of all sites that had been put forward. This site was judged | None |

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| | | | | <p>future planning application by the owners. This would unfairly and unreasonably prejudice HDC against the many objections which the residents would raise. Your introduction to the Plan states that “once submitted to the LP Authority the DRAFT plan carries weight in the planning system.</p> <p>3. Applying policy H4 (methodology), which lists the criteria for determining the limits for development results in the land to the north of St Peters Close being excluded as it is presently” non-residential land which relates more closely to the countryside such as agricultural, paddock, meadow, woodland and/or another green field use”. Either your limits for development should include all possible building land or exclude this development equally.</p> <p>4. The justification for the allocation is also not clear as the site assessment setting out a comparative assessment of each of the individual sites has not been made available. The appendix 2 document is a summary whereas one would expect to see a comprehensive comparative assessment. This should be accompanied by a map, showing all the sites considered, to allow residents to properly compare each site assessment and thus take a more informed position.</p> <p>5. The access driveway via St Peter’s close is unsuitable, being single track, dangerously close to number 2 St Peter’s Close, with insufficient visibility and limited access. It is inadequate for emergency vehicles.</p> | <p>the most appropriate as measured against 24 separate criteria.</p> <p>Access meets the LCC design guidance with appropriate visibility off an existing access point.</p> <p>LCC has raised no objections to the selected site other than commenting that it is not likely to adopt it.</p> <p>This will be made available in the Submission of the NP</p> <p>Access meets Highways design guidance and they raised no objections.</p> <p>The standards require access of 4.7 m</p> | <p>All Appendices to be made available.</p> <p>None</p> <p>None</p> |
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| | | | | <p>6. The present access arrangements are unlikely to be suitable and won't meet the required 6.5m width to meet Leics County Council standards.</p> | A traffic survey is not required on a development of this size. | None |
| | | | | <p>7. No potential traffic survey has been undertaken to support the proposed inclusion and is needed. Five houses have the potential of generating 3 cars plus per household, delivery vehicles, services and visitors. The access is unsuitable to meet this demand.</p> | Noted. This is not an issue for the PC | None |
| | | | | <p>8. As a separate issue the driveway was recently widened slightly, no doubt as part of the wider proposed scheme by the owners. As far as I am aware no planning permission was sought so how was this allowed to take place so what steps will the parish council take to address this?</p> | Noted. Access meets Highways design guidance. | None |
| | | | | <p>9. St Peter's Close is effectively used as an overflow car park for the Queens Arms and Parish Church. Vehicles are constantly parked in St Peter's Close from Main St up to the proposed access and on Main Street outside the Queens Arms making visibility extremely poor and dangerous. Additional traffic will substantially increase the potential for accidents. Photographic evidence has been obtained to prove this.</p> | Noted. Access meets Highways design guidance. | None |
| | | | | <p>10. Construction vehicles will not be able to negotiate the very restricted access to the proposed development site. As an example, when rebuilding the wall on the proposed drive the construction lorry could not access the drive and had to park on the green to be able to deliver construction material. Large delivery vehicles and Harborough District Waste Collection lorries regularly have to</p> | | |

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| | | | reverse up the close and sometimes this is after they have already accessed the close and realised how tight it is so then have to reverse down, do a 3 point turn by the Queens to reverse back up. | Noted | None |
| | | | 11. According to page 24 item (e) "proposals should minimise the impact on general amenity and give careful consideration to noise odour and light". | Noted. Construction is temporary. | None |
| | | | 12. A construction site would have considerable adverse impact on the character of the area. This is a quiet, residential cul-de-sac with several young families with usage of the village green space opposite the proposed access. This proposal would have a significant impact on the health and safety of all local Leire residents. | The character of the area will be maintained through the design of the works. | None |
| | | | 13. The necessary highways works to facilitate the proposed access to the site would harm the character of the Leire conservation area through transforming the environment where the access is proposed which would not be in keeping with the character of the area. | A new public footpath is to be created. We will reflect this in the text. | Change to be made as indicated. |
| | | | 14. There is no existing footpath within the site as stated in H1 (c). Any pedestrians or cyclists attempting to share the driveway with vehicles would be in great danger. | The design of the development will enhance the character of the area. | None |
| | | | 15. Item d) of policy H1 states that "the development will not create an adverse impact on the character of the area or undermine the amenity of neighbouring dwellings". This is plainly not true. | This does not set a precedent. | None |
| | | | 16. A previous planning application allowed for a maximum of one house on the site with access via | | |

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| | | | | <p>Airedale Close. This has set a planning precedent for the site. Considering this, the proposal to build five houses with inadequate access should not be included in the proposed plan as it is not a viable proposition.</p> <p>17. Policy H4 page 22 – What criteria was used to define the red boundary development line? Why have other more suitable green areas been excluded yet the proposed site behind St Peter’s Close included with no explanation?</p> <p>18. Why have properties on Back Lane which are outside the red boundary been allowed? All potential areas should be included or excluded. No one area should be singled out.</p> | <p>The methodology is defined on page 21 of the draft NP</p> <p>The methodology is defined on page 21 of the draft NP</p> | <p>None</p> <p>None</p> |
| 65 | | | Parishioner (15) | <p>As a consequence of the above concerns relating to policy H1, it is considered that the plan would fail to meet the basic conditions particularly the need to have regard to national policy, contribute to the achievement of sustainable development. It is also not considered to be consistent with the Harborough Local Plan.</p> <p>A number of statements have been made throughout this plan such as “emerging policies were shared with the community by written correspondence” (page 14)and “ sites were then presented to the community through a series of open web events” (appendix 5 item 2.2) . We were not aware of such communications. The only discussion regarding the plot of land to the north of St Peters Close was when agents acting for the landowner made a presentation to the council in October of last year. I attended the meeting and heard a number of the parish councillors say that the proposal involved an unnecessary development in an unsuitable location.</p> | <p>The Basic Conditions Statement demonstrates conformity with the Local plan and NPPF.</p> <p>The consultation process was as thorough as it could be in the circumstances of the Coronavirus.</p> | None |

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| | | | | We are very surprised and disappointed to then find its inclusion in this document without any notice, and apparently sanctioned by Leire Parish Council. | | |
| 66 | Page 6 | | Parishioner (16) | Reference is made to Hinckley & Bosworth Borough Council, which should, of course, read Harborough District Council. Reference is also made to complying with European regulations which presumably is not necessarily relevant now that we have left the European Union. | Noted – will change to Harborough This statement remains accurate during the transition to leaving the EU. | Change to be made as indicated. None |
| 67 | H1 page 18 | | Parishioner (16) | We note that this Neighbourhood Plan will be taken into account as part of the Statutory Development Plan and we are therefore surprised that Policy H1 on page 18 has been included. As stated in the document, Harborough District Council has set a target of zero houses required in Leire by 2031 and we fully support this view. Since the Census in 2011, a number of houses have been built in Leire, including a 6 bedroomed house in Andrews Close which reduced garden space available to the adjacent property. There is therefore no need for further housing in Leire and the Neighbourhood Plan should make this clear and Policy H1 on page 18 should therefore be removed. In addition, the proposed site accessed off St Peter's Close is not suitable. We note that paragraph e) of Policy H1 states that "all roads and footpaths should be constructed to Leicestershire County Council's adoptability standards; " The Highway Authority, Leicestershire County Council, would not adopt any roads and footpaths associated with such a development, as it does not meet their published requirements in terms of size and suitability of | The decision was taken early in the process to consider a site for residential allocation. Just because there is no housing requirement through the Local Plan does not mean there will not be development in the Parish. Allocating a site for limited development through the NP affords greater protection against inappropriate development in more sensitive areas. The site was selected following a comprehensive, independently led process which considered the merits of all sites that had been put forward. This site was judged the most appropriate as | None |

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| | | | | <p>access off St Peters Close. This is a further reason for deleting the proposal from the Neighbourhood Plan. As well as removing Policy H1 from the Neighbourhood Plan, the map in Figure 3, Policy H4, Limits to Development on page 22 should also be revised to exclude this area.</p> <p>We look forward to receiving confirmation that Policy H1 has been removed from the Leire Neighbourhood Plan.</p> | <p>measured against 24 separate criteria.</p> <p>Leicestershire County Council has responded to this consultation and did not raise concerns.</p> <p>Access meets the LCC design guidance with appropriate visibility off an existing access point.</p> | |
| 68 | | | Parishioner (16) | <p>Thank you for the detailed work which has been undertaken. It is unfortunate that the final stage of public consultation has not taken place due to the coronavirus pandemic.</p> | <p>Noted thank you. We are also disappointed that the final open event could not take place.</p> | None |
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| 69 | | | Parishioner (17) | <p>Concerned about implications for traffic at the junction of St Peter's Close and Main Street where there is often congestion already due to parked cars outside the pub.</p> | <p>Noted. The traffic impact from the additional journeys is not considered to be severe.</p> | None |
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| 70 | | | Parishioner (18) | <p>A very good and concise proposed Draft VILLAGE plan. I have lived in Leire for 55 years and always had the village at heart, serving on the Parish Council as Councillor and Chairman from 1973 to retiring in 2007. During my 55 years Leire has always been classed by Harborough D.C. as a Restraint Village and I hope we can hold on to that categorization. It is also very important to protect the community facilities and open spaces that are important to the community such as Jubilee Walk, Playing Field and Stemborough Lane (which is a safe haven for walkers with children, dogs, horses etc. and playing "Pooh Sticks" at the bridge! and of course the Lane is part of the Leicestershire Round)</p> <p>There are just one or two minor comments I would like to point out. The Annual Flower and Produce Show in the Village Hall (which I started 50 years ago) is a competition for villagers only to compete for 14 trophies and prize money in various categories (sample enclosed) so only with a financial donation from the Village Fete do we survive. No money for charity I am afraid.</p> <p>Regarding Jubilee Walk, this was jointly purchased for the village by Mrs Avery and Mr. James (Jim) Redfern and to be run by the Parish Council.</p> <p>I have a query over my Field O.S. 163 through which the Leicestershire Round Footpath runs. Some 30 years ago it was assessed for herbage as an old pasture meadow. It used to grow Cowslips, Cuckoo Flowers and Blue-leg Mushrooms, and many old herbs. I was instructed not to plough this meadow up. I cannot remember who it was I met over this visit. I see two other fields - 323 and 328 are included as sites of Natural Environment but not the footpath field. I wonder why?</p> <p>One last comment. Residential Occupation – Policy H1(d) the proposed development access would certainly undermine the amenity of neighbouring dwellings, especially taking into account delivery vehicles.</p> | <p>Noted thank you. The NP will not impact on the categorisation of the parish and the need to support community facilities and protect open spaces is shared.</p> <p>The fields were surveyed and the results contained in the environmental inventory. This will provide the reasons for the different classifications.</p> <p>Concerns over the proposed allocation are noted.</p> | None |
| 71 | | | Parishioner (19) | <p>I was not invited to contribute or comment on the development of this plan.</p> <p>I was not invited to any meetings</p> <p>The plan in relation to the Vale Cottage site is inaccurate. Ridge of furrow designation is wrong.</p> <p>I oppose the allocation and selection of suitable sites for affordable housing and I state that in my opinion the selection was not carried out with full consultation of all interested parties. Again I was not made aware or invited to contribute to this.</p> | <p>The whole village was invited at various key stages to be involved in the NP and many people took up this opportunity through direct involvement or through attendance at meetings that were open to the community.</p> <p>We have removed the reference</p> <p>Noted. All landowners who submitted sites were able to comment on their assessment and the assessments amended</p> | <p>None</p> <p>We have omitted this from the NP</p> <p>None</p> |

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| | | | | <p>Leire Parish Council has strategically and purposely victimised my family and I. They have created significant stress and suffering to us, isolated and alienated us as ethnic minorities in the rural countryside.</p> <p>A complaint has been made to the District Council accordingly.</p> <p>Your comments are welcomed.</p> | <p>to take their comments into account.</p> <p>We disagree with this assessment and will be happy to cooperate with HDC should the need arise.</p> | None |
| 72 | | | Andrew Granger & Co Ltd | <p>Andrew Granger & Co Ltd specialises in the promotion of strategic land for residential development and commercial uses. As a company, we are heavily involved in the promotion of client's land through various Neighbourhood Plans and also have vast experience in contributing to the Local Plan preparation process throughout the country.</p> <p>On behalf of our client, we are seeking to work with the Leire Neighbourhood Plan Group through the Neighbourhood Plan process, to promote the subject site, Land rear of Orchard Cottage, Main Street, Leire (Appendix 1) for residential development.</p> <p>This document provides a written submission to the draft Leire Neighbourhood Plan as part of the Regulation 14 consultation, which commenced 13-07-2020 and concludes 24-08-2020.</p> <p>The submission is accompanied by the following documents:</p> <p>Site Location Plan (Appendix 1) identifying the site boundary outlined in red Illustrative Layout (Appendix 2)</p> | Noted | None |

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| | | | | demonstrating how the development could be delivered 1.4.3.Highway Access Design (Appendix 3) detailing that a safe and suitable access to the site can be achieved | | |
| 73 | | | Andrew Granger & Co Ltd | <p>Planning Policy Context</p> <p>Leire is identified in the Harborough District Council [HDC] Local Plan (Adopted April 2019) as an 'Other Village or Rural Settlement', where Table D.23 states 'New housing will be limited to housing to meet an identified need (either through a housing needs survey or neighbourhood plan)...'.</p> <p>The adopted Local Plan does not identify any individual housing requirement for Leire, and there are no residential housing allocations made within the adopted Local Plan.</p> <p>However, it is understood that through the Neighbourhood Plan it has been established that allocating a small site for 5 dwellings would assist in meeting an identified need, which in addition would help support local services.</p> <p>The site is located within the defined village boundary for Leire, as identified at Figure 3 of the Neighbourhood Plan. The site is not subject to any environmental designations.</p> | Noted | None |
| 74 | | | Andrew Granger & Co Ltd | <p>3. Site Context & Development Potential</p> <p>3.1. The proposed development site measures approximately 0.34 hectares (0.85 acres) and is located to the east of Leire, within the built up area of the village, as shown in red in Appendix</p> | Noted | None |

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| | | | <p>1. The site is within single ownership, owned by one family, who are committed to bringing forward the site in a sympathetic manner that would benefit the village.</p> <p>3.2. Leire has a limited number of local services and facilities including a Public House, Restaurant, Recreation Facilities and a Church. The village is located in close proximity to further services and employment opportunities in Broughton Astley (approx. 2.5 miles), Lutterworth (approx. 4.5 miles) and Dunton Bassett (approx. 1.7 miles).</p> <p>3.3. The proposed development site is well placed with regards to its proximity to the local services within Leire. It is located to the rear of Orchard Cottage, Main Street with access onto Main Street or via St Peter's Close and is a short walk from the Crab & Cow and the Queens Arms. The site is currently vacant, with no existing or previous use required to be relocated as part of the development.</p> <p>3.4. The site has clearly defined boundaries; it is bound to the north, south and west by residential development and further open land to the east. The site has an enclosed feel and development of the site would not impact on views in and out of the village. Existing mature trees and hedgerows around the site boundaries would be retained as part of the development scheme with enhanced planting proposed.</p> <p>3.5. The site is not subject to any environmental designations and is not located within an area of significant flood risk.</p> <p>3.6. In promoting the site through the Neighbourhood Plan process, we propose that the site</p> | | |
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| | | | <p>could deliver 5 dwellings. The development would deliver a mix of 2, 3 and 4 bedroom properties, including bungalows. This would assist in meeting the identified housing need for the Parish. We would be happy to discuss this further with the Neighbourhood Plan Group and would welcome any feedback.</p> <p>3.7. The site will be accessed via St Peter's Close and an Access Drawing (Appendix 3), prepared by WYG, is provided to demonstrate that a safe and suitable access can be achieved. The development will be served by a shared surface access, with a minimum width of 4.75m for the first 5m behind the highway, in accordance with Leicestershire County Council's Highways Design Guide. Suitable visibility splays from the access are achievable based on the likely vehicle speeds along St Peter's Close. Suitable turning areas will be provided within the site as to ensure vehicles can enter and egress the site within a forward gear, as to not impact upon highway safety.</p> <p>3.8. Furthermore, as part of the proposed development we would be seeking to provide for a pedestrian footpath linking the site with Main Street, as shown on the Illustrative Layout at Appendix 2. We would be happy to discuss the specific details of any arrangement with the Neighbourhood Plan Group and Parish Council.</p> <p>3.9. We consider that the site is capable of delivering a high quality residential development, which is sensitively designed to take account of the site's location adjacent to existing residential development at St Peter's Close and Airedale Close, as per the Illustrative Layout at Appendix 2. Development of the site would be in line with the principles of sustainable development outlined in Paragraph 8 of the National Planning Policy</p> | | |
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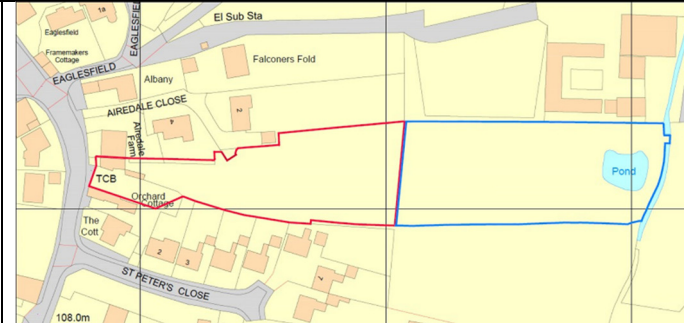
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| | | | | <p>Framework (Adopted February 2019), in particular the following statement:</p> <p>‘To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being’</p> <p>3.10. In promoting this site, we are seeking to proactively work with the Parish Council and the Neighbourhood Plan Group to develop a high quality scheme that appropriately assimilates into the village form.</p> | | |
| 74 | | | <p>Andrew Granger & Co Ltd</p> | <p>4. Comments on the Neighbourhood Plan</p> <p>4.1. On behalf of our client, the Hemsley Family, we wish to make the following observations on the Leire Neighbourhood Plan.</p> <p>4.2. In respect of the part 4 ‘Vision’ we propose that a further statement is included within the Vision to tie in with Policy H1: Residential site allocation to reflect the positive and proactive approach to the delivery of new homes within the Neighbourhood Plan. We propose the following wording be included ‘To identify a site or sites for housing development that will deliver a mix of housing opportunities to meet local and district wide needs.’</p> <p>4.3. In respect of Policy H1: Residential site allocation, we support the proposal to allocate a site for development within the Neighbourhood Plan to meet</p> | <p>We believe that the reference to supporting sustainable development is sufficient.</p> | <p>None</p> |

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| | | | <p>the identified housing need. We believe this to be a proactive approach, which aligns with the aims of the NPPF and enables the Parish Council/Neighbourhood Plan Group to resist speculative applications should local planning policy be amended in the future.</p> | Noted | None |
| | | | <p>4.4. We support the allocation of Land rear of Orchard Cottage, Main Street and will work proactively with the Neighbourhood Plan Group to bring forward a scheme and layout that accords with the objectives of the Neighbourhood Plan. We confirm the site is available and deliverable.</p> | Noted | None |
| | | | <p>4.5. The Illustrative Layout (Appendix 2) has been amended on a couple of occasions following discussions with the Neighbourhood Plan Group to reflect the desired housing mix and incorporate a footpath linking the site with Main Street. This reflects the desire of the landowners to deliver a well-designed scheme that brings forward benefits for the village, in the provision of new homes and in turn support for local services and facilities, and accords with the policies of the Neighbourhood Plan.</p> | Noted | None |
| | | | <p>4.6. Complying with part f) of Policy H1, it is our intention to prepare and submit an application to Harborough District Council for development of the whole site (identified in Appendix 1, outlined in red) so that the scheme is built out as one carefully designed development.</p> | Noted | None |
| | | | <p>4.7. In respect of Policy H4: Limits to Development, we support the identification of our client's land within the proposed settlement boundary. This accords with the historic Limits to Development policy, which was part of the old Harborough Core Strategy (adopted</p> | Agreed – can add this in. | |

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| | | | | November 2011). We don't raise any objection to the boundaries identified as part of the policy, however, for completeness we suggest the proposed allocation is shown on the plan. | | Change to be made as indicated |
| 75 | | | Andrew Granger & Co Ltd | <p>5. Conclusion</p> <p>5.1. We consider that the site to the rear of Orchard Cottage, Main Street, Leire to be appropriate for the development of 5 dwellings, providing a range of house types and sizes on a site that sits within the built up area of the village. The development would be designed to reflect the site's location and the policies contained within the draft Neighbourhood Plan.</p> <p>5.2. We fully support the aims and objectives of the Leire Neighbourhood Plan, specifically 'Policy H1: Residential Site Allocation' and the allocation of Land rear of Orchard Cottage, Main Street for the development of 5 dwellings.</p> <p>5.3. The allocation of a small-scale residential development site through the Neighbourhood Plan would allow sufficient flexibility within the plan to support the delivery of new homes to accommodate the identified housing needs in the Parish. As communities continue to grow and expand, we believe that it is necessary to deliver new homes in the right places to provide for the needs of various household groups, including those looking for starter homes, families who wish to remain living in Leire and for those who wish to downsize to smaller homes. These identified needs have been considered and the proposed development, as shown on the Illustrative Layout (Appendix 2), incorporate a mix of house types, including bungalows and smaller 3 bed dwellings.</p> | Noted | None |

5.4. Andrew Granger & Co. would like to remain involved throughout the Leire Neighbourhood Plan process and therefore request to be informed of any future consultation stages and when the document is submitted to Harborough District Council for Independent Examination.

Appendix 1



Appendix 2



Appendix 3

