

HARBOROUGH DISTRICT COUNCIL

MISTERTON WITH WALCOTE NEIGHBOURHOOD PLAN DECISION STATEMENT

1. Summary

1.1 Following an Independent Examination, Harborough District Council now confirms that the Misterton with Walcote Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum **on 3rd June 2021**.

1.2 This decision statement can be viewed at:

Harborough District Council Offices

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

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

2. Background

2.1 In February 2017 Misterton with Walcote Parish Council, as the qualifying body, applied for Misterton with Walcote Parish to be designated as a Neighbourhood Area for the purpose of preparing a neighbourhood plan. The Neighbourhood Area application was approved by Harborough District Council (the Council) on 20th March 2015 in accordance with the Neighbourhood Planning (General) Regulations (2012) (Regulation 5A applies)

2.2 Following the submission of the Misterton with Walcote Neighbourhood Plan to the Council, the Plan was publicised for a six week period and representations were invited. The consultation period closed on 7th October 2020.

2.3 The Council, with the agreement of Misterton with Walcote Parish Council, appointed an independent examiner, Mr Chris Collison, to review whether the Plan met the Basic Conditions required by legislation and should proceed to referendum.

2.4 The Examiner's Report concludes that, subject to making the modifications proposed by the Examiner, the Neighbourhood Plan meets the Basic Conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

3. Decision and Reasons

3.1 At its meeting on 8th March 2021, the Cabinet agreed that all the Examiner's recommended modifications should be accepted and that the amended Neighbourhood Plan should proceed to a referendum (see Cabinet resolution at Appendix 1).

3.2 The modifications proposed by the examiner have been made to secure that the draft plan meets the basic conditions. Appendix 2 sets out these modifications and the action to be taken in respect of each of them.

- 3.3 The District Council agrees with the Examiner's recommendation that there is no reason to extend the Neighbourhood Plan area (Parish of Misterton with Walcote) for the purpose of holding the referendum.
- 3.4 The Examiner has concluded that with the specified modifications the Plan meets the basic conditions and other relevant legal requirements. The District Council concurs with this view and that the Plan complies with the provision made by or under sections 38A and 38B of the 2004 Act. Therefore to meet the requirements of the Localism Act 2011 a referendum which poses the question

'Do you want Harborough District Council to use the Neighbourhood Plan for Misterton with Walcote to help it decide planning applications in the neighbourhood area?'

will be held in the Parish of Misterton with Walcote.

- 3.5 The date on which the referendum will take place is agreed as **3rd June 2021**.

Appendix 1: Cabinet Resolution in respect of Misterton with Walcote Neighbourhood Plan

Misterton with Walcote Neighbourhood Plan

RESOLVED:

- (i) That the Independent Examiner's recommended changes to the Misterton with Walcote Neighbourhood Plan be accepted in full as set out in the schedule at Appendix A to the report and that the recommendation be noted that the amended Misterton with Walcote Neighbourhood Plan should proceed to a referendum of voters within the Parish of Misterton with Walcote to establish whether the Plan should form part of the Development Plan for the Harborough District; and
- (ii) That the holding of a referendum relating to the Misterton with Walcote Neighbourhood Plan on 3 June 2021, that will include all of the registered electors in Misterton with Walcote Parish, be approved.
- (iii) That consideration of amending the referendum date if Government guidance changes be approved.

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

Amendment Ref no	Policy No.	Policy Title	Submission Draft Policy Text	Suggested Revised Policy Text	Reason
1	Policy HBE1	Limits to Development	<p>Development proposals will be supported on sites within the Limits to Development as identified in the above plan where it complies with the policies of this Neighbourhood Plan and subject to design and amenity considerations.</p> <p>Subject to the Rural Exception Site provisions set out below (HBE6), areas outside the defined Limits to Development and the allocated SDA will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.</p>	<p>In Policy HBE1</p> <ul style="list-style-type: none"> ● replace "the above plan" with "Figure 2" ● delete "where it complies with the policies of this Neighbourhood Plan and" <p>Revised policy text</p> <p>Development proposals will be supported on sites within the Limits to Development as identified in Figure 2 subject to design and amenity considerations.</p> <p>Subject to the Rural Exception Site provisions set out below (HBE6), areas outside the defined Limits to Development and the allocated SDA will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.</p>	Clarity

<p style="text-align: center;">2</p>	<p style="text-align: center;">Policy HBE2</p>	<p>East of Lutterworth SDA</p>	<p>POLICY HBE 2: EAST OF LUTTERWORTH SDA - In relation to the part of the Strategic Development Site lying within the Plan Area, the Plan adds local detail to the LP and requires:</p> <p>a) An area of green open space shall be maintained as an area of separation between the new dwellings and the settlement of Misterton and landscaping be provided to create and maintain a visual barrier between these two areas of built development, as required by LP Policy L1;</p> <p>b) Access into the strategic Development Areas to the north and south of the road is designed to minimise delays and disruption to traffic travelling east and west on the A4304;</p> <p>c) Adequate measures are put in place to mitigate disturbance caused by any significant increase in traffic through the villages of Misterton and Walcote, including signage, traffic calming and measures to prevent the creation of 'rat runs' along Swinford Road, South Kilworth Road and Washpit Lane;</p> <p>d) No direct vehicular access is created between the Strategic Development site and the villages of Misterton and Walcote, other than any necessary changes to the access arrangements into Misterton village</p>	<p>In Policy HBE2</p> <ul style="list-style-type: none"> • in part f) replace "with" with "within" • delete parts c) and j) and reformulate the text as community aspirations (distinguishable from the policies of the Neighbourhood Plan) • delete part i) • in part k) delete the sentence "The impact of development on air quality in the Plan area will be measured and mitigated" <p>Revised policy text</p> <p>In relation to the part of the Strategic Development Site lying within the Plan Area, the Plan adds local detail to the LP and requires:</p> <p>a) An area of green open space shall be maintained as an area of separation between the new dwellings and the settlement of Misterton and landscaping be provided to create and maintain a visual barrier between these two areas of built development, as required by LP Policy L1;</p> <p>b) Access into the strategic Development Areas to the north and south of the road is designed to minimise delays and disruption to traffic travelling east and west on the A4304;</p>	<p>Part i) and c) duplicate Local Plan Policy Part j) has not been adequately justified. Part k) has not been adequately justified</p>
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		<p>e) The extensive network of statutory and permissive footpaths within the site be maintained and links to the wider countryside be protected and maintained;</p> <p>f) The existing cycleway alongside the A4304 be retained and further cycle paths be created with the proposed development site;</p> <p>g) Existing greenspaces be protected and where possible enhanced, including Misterton Marshes SSSI, Thornborough Spinney and other Priority Habitats identified by Natural England (see pp 26 -28) including the designation of an adequate undeveloped buffer zone around each sensitive site;</p> <p>h) Development of high-quality design and layout which minimises its impact on the surrounding landscape, respects the topography and maintains and enhances existing woodland trees and hedgerows;</p> <p>i) Development avoids harm to St Leonard’s Church Misterton, a grade 2* listed building, respects its setting and maintains the important vista between St Leonard’s Misterton and St Mary’s Lutterworth, as required by LP Policy U;</p>	<p>c) No direct vehicular access is created between the Strategic Development site and the villages of Misterton and Walcote, other than any necessary changes to the access arrangements into Misterton villagee) The extensive network of statutory and permissive footpaths within the site be maintained and links to the wider countryside be protected and maintained;</p> <p>d) The existing cycleway alongside the A4304 be retained and further cycle paths be created within the proposed development site;</p> <p>e) Existing greenspaces be protected and where possible enhanced, including Misterton Marshes SSSI, Thornborough Spinney and other Priority Habitats identified by Natural England (see pp 26 -28) including the designation of an adequate undeveloped buffer zone around each sensitive site;</p> <p>f) Development of high-quality design and layout which minimises its impact on the surrounding landscape, respects the topography and maintains and enhances existing woodland trees and hedgerows;</p>	
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		<p>j) Land shall be allocated along the valley of the River Swift, north of Misterton and west towards Walcote, to link in with the land designated by LCC as a Country Park in the SDA;</p> <p>k) Proposals should minimise the impact on general amenity and reduce to a minimum the impact of noise, odour and light particularly when developing land for distribution to the south of the A4304. Light pollution should be minimised through the use of carefully installed and directed light fixtures and the adoption, if possible, of a lighting curfew to ensure the site is lit only when necessary. The impact of development on air quality in the Plan area will be measured and mitigated. Proposals which will result in the improvement of air quality or minimise reliance on less sustainable forms of transport will be supported.</p>	<p>g) Proposals should minimise the impact on general amenity and reduce to a minimum the impact of noise, odour and light particularly when developing land for distribution to the south of the A4304. Light pollution should be minimised through the use of carefully installed and directed light fixtures and the adoption, if possible, of a lighting curfew to ensure the site is lit only when necessary. Proposals which will result in the improvement of air quality or minimise reliance on less sustainable forms of transport will be supported.</p>	
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3	Policy HBE3	Housing Mix	<p>New development should provide for a mixture of housing types having regard to identified local housing needs as evidenced by the above local consultations, the November 2018 housing needs survey and the Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA) 2017 or more recent documents. Dwellings of three bedrooms or fewer and single-storey accommodation suitable for older people will be supported where they are in accordance with other policies. Dwellings of 4 or more bedrooms should not comprise more than 50% of new dwellings in any multi-house development.</p>	<p>In Policy HBE3</p> <ul style="list-style-type: none"> ● delete "the above" ● delete "where they are in accordance with other policies" ● continue the policy with "unless it is demonstrated this is not viable" <p>Revised policy text</p> <p>New development should provide for a mixture of housing types having regard to identified local housing needs as evidenced by local consultations, the November 2018 housing needs survey and the Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA) 2017 or more recent documents. Dwellings of three bedrooms or fewer and single-storey accommodation suitable for older people will be supported. Dwellings of 4 or more bedrooms should not comprise more than 50% of new dwellings in any multi-house development unless it is demonstrated this is not viable.</p>	Precision and clarity
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	Policy HBE4	Housing Mix	<p>Small (i.e. four dwellings or less) and well-designed residential development on infill and redevelopment sites within the Limits to Development will be supported where such development:</p> <ul style="list-style-type: none"> a) Respects local character; b) Retains existing important natural boundaries such as trees, hedges and streams; c) Does not reduce garden space to an extent where it adversely impacts on the character of the areas or the amenity of neighbours and the existing and future occupiers of the dwellings; and d) 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. 	No amendments	Policy meets basic conditions
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<p style="text-align: center;">4</p>	<p style="text-align: center;">Policy HBE5</p>	<p>Rural Exception Sites</p>	<p>Development proposals for affordable housing on small sites in the parish in areas that would not normally be permitted for housing will be supported as rural exception sites where:</p> <ul style="list-style-type: none"> a) the site is visually and physically connected to a settlement; b) the scale of the development would be in-keeping with the role and function of the settlement; c) the type and scale of affordable housing is justified by evidence of need; d) the development would accommodate households who are either current residents of the parish or have a connection to the Parish; e) planning conditions will be used to ensure that the market and affordable housing is available with priority in perpetuity for people with a connection to the Parish; and f) Small numbers of market homes, up to 33% of the total, may be permitted where they are essential to enable the delivery of affordable units, meet an identified and proven element of local need, such as starter homes or units to enable local 'downsizing'. 	<p>In Policy HBE5 delete "market and"</p> <p>Revised policy text</p> <p>Development proposals for affordable housing on small sites in the parish in areas that would not normally be permitted for housing will be supported as rural exception sites where:</p> <ul style="list-style-type: none"> a) the site is visually and physically connected to a settlement; b) the scale of the development would be in-keeping with the role and function of the settlement; c) the type and scale of affordable housing is justified by evidence of need; d) the development would accommodate households who are either current residents of the parish or have a connection to the Parish; e) planning conditions will be used to ensure that the affordable housing is available with priority in perpetuity for people with a connection to the Parish; and f) Small numbers of market homes, up to 33% of the total, may be permitted where they are essential to enable the delivery of affordable units, meet an identified and proven element of local need, such as starter homes or units to enable local 'downsizing'. 	<p style="text-align: center;">So that the policy has sufficient regard to national policy</p>
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5	Policy HBE6	Design Standards	<p>Development proposals including one or more houses, replacement dwellings and extensions are encouraged to have regard to the following building design principles to a degree that is proportionate to the development:</p> <p>A. All developments should incorporate adequate provision for vehicular access, constructed to minimise surface water run-off. All new dwellings must be provided with a charging port for electric vehicles. Adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more, in line with Highways Authority requirements;</p> <p>B. The creation of safe spaces for access and movement around the development, taking into account expected vehicle numbers and movements must be catered for;</p> <p>C. All new housing and extensions should be built to minimum of Building Regulations standard M4(2) Category 2, or subsequent increase in standards in recognition of the potential change in Building Regulations</p>	<p>In Policy HBE6</p> <ul style="list-style-type: none"> ● replace the second and third sentences of part A with “The provision of charging ports for electric vehicles within residential curtilages will be supported.” ● delete part C ● in part E replace “grass areas” with “green spaces” ● in part F replace “Applications” with “Development proposals” and delete the fifth bullet point <p>Revised policy text</p> <p>Development proposals including one or more houses, replacement dwellings and extensions are encouraged to have regard to the following building design principles to a degree that is proportionate to the development:</p> <p>A. All developments should incorporate adequate provision for vehicular access, constructed to minimise surface water run-off. The provision of charging ports for electric vehicles within residential curtilages will be supported;</p>	<p>Clarity, to be in accordance with optional technical standards and to ensure sufficient regard to national policy</p>
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			<p>D. Development, where appropriate, should incorporate sustainable drainage systems with maintenance regimes. Appropriate provision for the secure storage of waste bins and recyclable materials out of sight of public areas should be made. All new dwellings must incorporate infrastructure to enable connection to the local fibre-optic network. Cabling, pipework and telephone lines must be discreet and protected from damage;</p> <p>E. Any new development must demonstrate how it will minimise the impact on local flora and fauna. Existing trees, hedgerows and topography should be preserved as far as possible. Existing grass verges and banks should be retained where possible and provision made for the upkeep of any new grass areas within the development;</p> <p>F. Applications should incorporate measures for the protection and enhancement of local biodiversity, where appropriate, as follows:</p> <p><input type="checkbox"/> Roof and wall construction should follow current technical best practice recommendations for integral bird nesting boxes and bat breeding and roosting sites;</p>	<p>B. The creation of safe spaces for access and movement around the development, taking into account expected vehicle numbers and movements must be catered for;</p> <p>C. Development, where appropriate, should incorporate sustainable drainage systems with maintenance regimes. Appropriate provision for the secure storage of waste bins and recyclable materials out of sight of public areas should be made. All new dwellings must incorporate infrastructure to enable connection to the local fibre-optic network. Cabling, pipework and telephone lines must be discreet and protected from damage;</p> <p>D. Any new development must demonstrate how it will minimise the impact on local flora and fauna. Existing trees, hedgerows and topography should be preserved as far as possible. Existing grass verges and banks should be retained where possible and provision made for the upkeep of any new green spaces within the development;</p>	
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		<p><input type="checkbox"/> Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for small ground-based animals such as hedgehogs.</p> <p><input type="checkbox"/> Lighting design, location, type, lux levels and times of use should follow current best practice as well as legislation by applying the guidelines in Guidance note 08/18 Bats and artificial lighting in the UK: Bat Conservation Trust/Institution of Lighting Professionals, 2018.</p> <p><input type="checkbox"/> Existing trees and hedges of ecological or arboricultural value on and immediately adjacent to new development sites should be retained and protected whenever possible.</p> <p>When this is demonstrably not practicable, the developer should be responsible for arranging new plantings on a one-for-one or better ratio, particularly in the case of mature trees, using diverse native species, either on site or elsewhere in suitable locations in the Neighbourhood Plan Area. Heights and density at maturity should be considered when planning tree planting; and</p>	<p>E. Development proposals should incorporate measures for the protection and enhancement of local biodiversity, where appropriate, as follows:</p> <p><input type="checkbox"/> Roof and wall construction should follow current technical best practice recommendations for integral bird nesting boxes and bat breeding and roosting sites;</p> <p><input type="checkbox"/> Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for small ground-based animals such as hedgehogs.</p> <p><input type="checkbox"/> Lighting design, location, type, lux levels and times of use should follow current best practice as well as legislation by applying the guidelines in Guidance note 08/18 Bats and artificial lighting in the UK: Bat Conservation Trust/Institution of Lighting Professionals, 2018.</p>	
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			<p><input type="checkbox"/> Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology and, where appropriate, grey water systems.</p> <p><input type="checkbox"/> Sustainable drainage (SUDS) and landscaping schemes in developments of over 10 dwellings should be designed to incorporate measures for habitat creation and biodiversity enhancement and should include a resourced management plan to maintain the designed biodiversity value of these features for at least ten years after the whole site's completion by the developer.</p>	<p><input type="checkbox"/> Existing trees and hedges of ecological or arboricultural value on and immediately adjacent to new development sites should be retained and protected whenever possible. When this is demonstrably not practicable, the developer should be responsible for arranging new plantings on a one-for-one or better ratio, particularly in the case of mature trees, using diverse native species, either on site or elsewhere in suitable locations in the Neighbourhood Plan Area. Heights and density at maturity should be considered when planning tree planting; and</p> <p><input type="checkbox"/> Sustainable drainage (SUDS) and landscaping schemes in developments of over 10 dwellings should be designed to incorporate measures for habitat creation and biodiversity enhancement and should include a resourced management plan to maintain the designed biodiversity value of these features for at least ten years after the whole site's completion by the developer.</p>	
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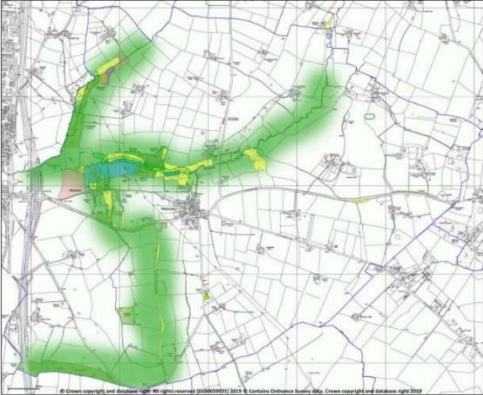
6	Policy ENV1	Local Green Space	<p>Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details in Appendix 7; map figure 5) will not be allowed other than in exceptional circumstances.</p> <ul style="list-style-type: none"> • Misterton churchyard and meadows (inventory site 1026) • Walcote parkland (1117) 	<p>Replace Policy ENV1 with “The following areas (identified on Figure 5 and in Appendix 7) are each designated as Local Green Space:</p> <ul style="list-style-type: none"> • Misterton churchyard and meadows (inventory site 1026) • Walcote parkland (inventory site 1117)” <p>Revised policy text The following areas (identified on Figure 5 and in Appendix 7) are each designated as Local Green Space:</p> <ul style="list-style-type: none"> • Misterton churchyard and meadows (inventory site 1026) • Walcote parkland (inventory site 1117) 	To ensure the policy meets the requirements of national policy
	Policy ENV2	Protection of Sites of Environmental Significance	<p>The sites mapped (figure 6) are of local (or higher) significance for their historical and/or natural environment features. Their historical features are extant and have visible expression, their species and habitats are ecologically important in their own right, and they are locally valued.</p> <p>The historical and/or ecological significance of the features, species, or habitats occurring on these sites should be weighed against the benefits of a development proposal, or of a change of land use requiring planning approval, affecting them.</p>	No amendments	Policy meets basic conditions

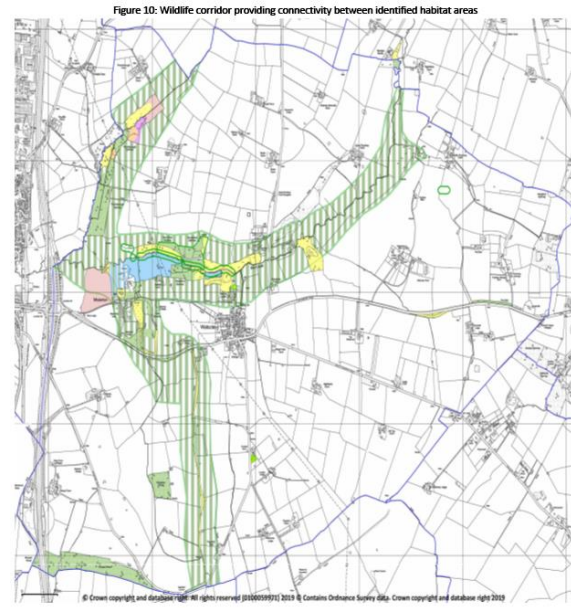
	<p>Policy ENV3</p>	<p>Open Spaces, Sports and Recreation Sites</p>	<p>Development proposals that result in the loss, or have a significant adverse effect on the following important open spaces will not be supported unless the open space is replaced by equivalent or better provision in an equally suitable location, or unless it can be demonstrated to the Local Planning Authority that the open space's amenities are no longer required by the community.</p> <p>1104 Open space (paddock) between Chapel Lane and footpath Y98 1104.1 Bufton allotments, off Chapel Lane 1105 Chapel Lane spinney 1106.1 Bufton play area and amenity greenspace 1026.1 Misterton churchyard 1126 Franks Road allotments 1127 Old School playing field 1128 Walcote memorial Garden</p>	<p>No amendments</p>	<p>Policy meets basic conditions</p>
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7	Policy ENV4	Non-Designated Local Heritage Assets	<p>The structures and buildings listed here (and map figure 8) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the Plan area. The benefits of a development proposal, or of a change of use requiring planning approval, should be judged against their significance as heritage assets either individually or as part of a coherent group.</p> <p>WALCOTE</p> <ol style="list-style-type: none"> 1. No. 2 Brook Street 2. Nos. 5-11 Brook Street 3 No. 13 Brook Street 4. Brook Cottages, Nos. 4-10 Brook Street 5. Yew Tree House, Brook Street 6. Rowan Cottage, No. 20 Brook Street 7. Rose Cottage, No. 24 Brook Street 8. No. 22 Brook Street 9. No. 26 Brook Street 10. No. 28 Brook Street 11. Fairview, No. 32 Brook Street 12. Hall Cottage, Brook Street 13. No. 1 Chapel Lane 14. Walcote Farmhouse, No. 23 Lutterworth Road 15. Gable Cottage, Lutterworth Road 16. Estate cottages, 24-34 Lutterworth Road 17. Wakeley Farm (MLE15772) 18. WW2 bomb craters 	<p>In Policy ENV4 and in the policy title replace "Non-designated local heritage assets" with "Locally-valued heritage assets"</p>	<p>clarity</p>
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			<p>[NOTE: MLE 21558 'C19th chapel, Swinford Road' is recorded in the Leics. CC HER but is now derelict and partly demolished. Omitted from this list]</p> <p>MISTERTON</p> <p>19. Misterton Hall (MLE 2132)</p> <p>20. The Old Rectory, Misterton (MLE12011)</p> <p>21. Misterton Lodge, Lutterworth Road (MLE23168)</p> <p>22. Park Lodge, Lutterworth Road, Misterton (MLE23169)</p> <p>For detailed evidence for non-designated heritage assets see appendix 8</p>		
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8	Policy ENV 5	Ridge and Furrow	<p>The areas of ridge and furrow earthworks (figure 9) are non designated heritage assets.</p> <p>Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be balanced against the benefits of such development.</p>	<p>In Policy ENV5</p> <ul style="list-style-type: none"> ● replace “non-designated heritage assets” with “locally-valued heritage assets” ● replace the second sentence with “In weighing applications that affect these heritage assets a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.” <p>Revised policy text</p> <p>The areas of ridge and furrow earthworks (figure 9) are locally-valued heritage assets.</p> <p>In weighing applications that affect these heritage assets a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p>	<p>To ensure the policy has sufficient regard for national policy and guidance</p>
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<p style="text-align: center;">9</p>	<p style="text-align: center;">Policy ENV6</p>	<p>Biodiversity, Woodland, Hedges and Habitat Connectivity</p>	<p>New development in Misterton with Walcote will be expected to safeguard and enhance locally significant habitats and species, especially those protected by relevant English and European legislation, and, where practicable, to create new habitats for wildlife.</p> <p>Development proposals that damage or result in the loss of woodland and hedges of historical and ecological significance and amenity value will be resisted where possible. Proposals should be designed to retain and manage, or replace (on site or elsewhere), all trees, woodland and species rich hedges whenever possible.</p> <p>Development proposals should not adversely affect the habitat connectivity provided by the wildlife corridors identified in figure 10.</p>  <p style="font-size: small; text-align: center;">Figure 10. Wildlife corridor providing connectivity between identified habitat areas</p>	<p>In Policy ENV6</p> <ul style="list-style-type: none"> ● replace the second paragraph with “To be supported development proposals must retain, or replace on site, all ancient or veteran trees, ancient woodland and species rich hedgerows unless it is demonstrated that this is not practical or viable.” ● delete “in Misterton and Walcote” <p>On Figure 10 present the wildlife corridors with definite boundaries.</p> <p>Revised policy text</p> <p>New development will be expected to safeguard and enhance locally significant habitats and species, especially those protected by relevant English and European legislation, and, where practicable, to create new habitats for wildlife.</p> <p>To be supported development proposals must retain, or replace on site, all ancient or veteran trees, ancient woodland and species rich hedgerows unless it is demonstrated that this is not practical or viable.</p> <p>Development proposals should not adversely affect the habitat connectivity provided by the wildlife corridors identified in figure 10.</p>	<p style="text-align: center;">To ensure the policy has sufficient regard to national policy and for clarity</p>
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<p>10</p>	<p>Policy ENV7</p>	<p>Protection of Important Views</p>	<p>The following views (figure 11) are important to the setting and character of the village. To be supported, development proposals must not significantly harm them, and should include statements of proposed mitigation and/or protection.</p> <ol style="list-style-type: none"> 1. East from the gate into field 1117 (the 'conker field') across the historic parkland (pasture with trees) and ridge and furrow earthworks to Gilmorton Lane. 2. From the village of Walcote along bridleway Y31 towards Misterton and across the fields to the north west of the path. 3. From the churchyard of St. Leonard's church west and northwest toward Lutterworth. 4. From the churchyard of St. Leonard's church north over the Swift valley. 5. From Gilmorton Road west across field 1117 6. Gateway view of Walcote village from the east ... 7. Gateway view looking north toward Walcote village. 8. Gateway view from the M1 south east into the NP area and Misterton Church. 	<p>In Policy ENV7 after "views" insert "from publicly accessible locations"</p> <p>Revised Policy Text</p> <p>The following views from publicly accessible locations (figure 11) are important to the setting and character of the village. To be supported, development proposals must not significantly harm them, and should include statements of proposed mitigation and/or protection.</p> <ol style="list-style-type: none"> 1. East from the gate into field 1117 (the 'conker field') across the historic parkland (pasture with trees) and ridge and furrow earthworks to Gilmorton Lane. 2. From the village of Walcote along bridleway Y31 towards Misterton and across the fields to the north west of the path. 3. From the churchyard of St. Leonard's church west and northwest toward Lutterworth. 4. From the churchyard of St. Leonard's church north over the Swift valley. 5. From Gilmorton Road west across field 1117 6. Gateway view of Walcote village from the east ... 7. Gateway view looking north toward Walcote village. 8. Gateway view from the M1 south east into the NP area and Misterton Church. 	<p>clarity</p>
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	Policy ENV8	Renewable Energy Generation Infrastructure	Development that incorporates environmentally sustainable energy generation and/or storage technologies will be supported where it respects local character and residential amenity. The development of small-scale renewable energy generation and energy storage facilities will be supported, subject to demonstrating respect for habitats and species, heritage assets, landscape character, residential amenity, visual and noise impacts	No amendments	Policy meets the Basic Conditions
	Policy CF1	Retention of Community Facilities, Amenities, Assets	Development leading to the loss of an existing community facility, including the village hall, church, Public House, allotments and recreation ground, will not be supported unless it can be demonstrated that: a) There is no longer any need or demand for the existing community facility; or b) The existing community facility is, demonstrably, no longer economically viable or able to be supported by the community; or c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish.	No amendments	Policy meets the Basic Conditions

11	Policy CF2	New or Improved Community Facilities	<p>Proposals that improve the quality and/or range of community facilities will be supported provided that the development:</p> <ul style="list-style-type: none"> a) Will not result in unacceptable traffic movements or other disturbance to residential properties; b) Will not generate a need for parking that cannot be adequately catered for; c) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; d) Takes into full account the needs of people with disabilities. 	<p>In Policy CFA2 insert “and” after criterion c)</p> <p>Revised Policy Text</p> <p>Proposals that improve the quality and/or range of community facilities will be supported provided that the development:</p> <ul style="list-style-type: none"> a) Will not result in unacceptable traffic movements or other disturbance to residential properties; b) Will not generate a need for parking that cannot be adequately catered for; c) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; and d) Takes into full account the needs of people with disabilities. 	Clarity
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12	Policy TR1	Traffic Management	<p>With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all housing and commercial development must:</p> <p>a) Be designed to minimise additional traffic generation and movement through the village;</p> <p>b) Incorporate sufficient off-road parking;</p> <p>c) Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided;</p> <p>d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions; and</p> <p>e) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to enhance safety for pedestrians and to access key village services.</p>	<p>In Policy TR1</p> <ul style="list-style-type: none"> ● delete part a) ● continue part c) with “or it is demonstrated the existing parking area is no longer required” <p>Revised Policy Text</p> <p>With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all housing and commercial development must:</p> <p>a) Incorporate sufficient off-road parking;</p> <p>b) Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided or it is demonstrated the existing parking area is no longer required;</p> <p>c) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions; and</p> <p>d) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to enhance safety for pedestrians and to access key village services.</p>	Clarity
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13	Policy TR2	Electric Vehicles	<p>Where feasible, residential development of one dwelling or more should provide 7kW cabling, or better where possible, to the most practical point in the home to facilitate subsequent installation of a home electric vehicle charging point.</p> <p>The provision of communal vehicular charging points within the Parish will be supported where there is universal access and their presence does not impact negatively on existing available parking in the Parish</p>	<p>In Policy TR2 replace the first paragraph with “Proposals for new dwellings that incorporate facilities to enable the charging of electric vehicles in safe, accessible and convenient locations will be supported.”</p> <p>Revised Policy Text Proposals for new dwellings that incorporate facilities to enable the charging of electric vehicles in safe, accessible and convenient locations will be supported.</p> <p>The provision of communal vehicular charging points within the Parish will be supported where there is universal access and their presence does not impact negatively on existing available parking in the Parish</p>	Clarity for decision makers
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14	Policy BE1	Support for Existing Businesses & Employment Opportunities	<p>There will be a strong presumption against the loss of commercial premises or land that provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:</p> <p>a) The commercial premises or land in question has not been in active use for at least 6 months; and</p> <p>b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.</p>	<p>In Policy BE1 replace the text before a) with “Development proposals that will result in the loss of employment premises or land will not be supported unless it is demonstrated:”</p> <p>Revised Policy Text Development proposals that will result in the loss of employment premises or land will not be supported unless it is demonstrated:</p> <p>a) The commercial premises or land in question has not been in active use for at least 6 months; and</p> <p>b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.</p>	Clarity for decision makers
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15	Policy BE2	Support for New Businesses and Employment	<p>In supporting additional employment opportunities outside the SDA, new development will be supported if:</p> <p>a) It falls within the boundary of planned limits to development for Walcote, unless it relates to small scale leisure or tourism activities, or other forms of employment related development appropriate to a countryside location or there are exceptional circumstances;</p> <p>b) Where possible, development is sited in existing buildings or on areas of previously developed land;</p> <p>c) It is of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the Neighbourhood Plan area, including the countryside;</p> <p>d) It does not involve the loss of dwellings;</p> <p>e) It does not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property;</p> <p>f) It does not generate unacceptable levels of traffic movement and on road parking, provide off road parking; and</p> <p>g) It contributes to the character, the design of the local built environment and the vitality of the local area.</p>	<p>In Policy BE2</p> <ul style="list-style-type: none"> ● delete parts a), b), and d) ● in part e) delete “or introduce any pollution” <p>Revised Policy Text</p> <p>In supporting additional employment opportunities outside the SDA, new development will be supported if:</p> <p>a) It is of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the Neighbourhood Plan area, including the countryside;</p> <p>b) It does not increase noise levels or light pollution to an extent that they would unacceptably disturb occupants of nearby residential property;</p> <p>c) It does not generate unacceptable levels of traffic movement and on road parking, provide off road parking; and</p> <p>d) It contributes to the character, the design of the local built environment and the vitality of the local area</p>	Clarity for decision makers
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	Policy BE3	Home Working	<p>Proposals for the use of part of a dwelling for office and/or light industrial uses, and for free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, where planning permission is required, will be supported where:</p> <p>a) Such development will not result in unacceptable traffic movements and appropriate parking provision is made;</p> <p>b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and</p> <p>c) Any extension or free-standing building should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.</p>	No amendments	Policy meets the Basic Conditions
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16	Policy BE4	Farm Diversification	<p>In order to support farm diversification and the sustainable growth and small-scale expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported subject to:</p> <p>a) The use proposed is appropriate to the rural location;</p> <p>b) The conversion/adaptation works respect the local character of the surrounding area;</p> <p>c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;</p> <p>d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and</p> <p>e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.</p>	<p>In Policy BE4 delete part c)</p> <p>Revised Policy Text</p> <p>In order to support farm diversification and the sustainable growth and small-scale expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported subject to:</p> <p>a) The use proposed is appropriate to the rural location;</p> <p>b) The conversion/adaptation works respect the local character of the surrounding area;</p> <p>c) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and</p> <p>d) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk</p>	Clarity for decision makers
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17	Policy BE5	Broadband Infrastructure	<p>Proposals to provide access to superfast broadband for all businesses and households in Misterton with Walcote Parish will be supported.</p> <p>Improvements to the mobile telecommunication network that will serve all businesses and households within the Parish will be supported. Where new masts are installed, these should be shared where possible by more than one provider. Any infrastructure improvements, possibly requiring above ground network installations, must be sympathetically located, designed to integrate into the landscape and not be in or near to open landscapes.</p>	<p>In Policy BE5 delete “in Misterton with Walcote Parish” and “within the Parish”</p> <p>Revised Policy Text Proposals to provide access to superfast broadband for all businesses and households will be supported. Improvements to the mobile telecommunication network that will serve all businesses and households will be supported. Where new masts are installed, these should be shared where possible by more than one provider. Any infrastructure improvements, possibly requiring above ground network installations, must be sympathetically located, designed to integrate into the landscape and not be in or near to open landscapes.</p>	Clarity for decision makers