

## HARBOROUGH DISTRICT COUNCIL

### HALLATON NEIGHBOURHOOD PLAN DECISION STATEMENT

#### 1. Summary

1.1 Following an Independent Examination, Harborough District Council now confirms that the Hallaton Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum **on 3<sup>rd</sup> 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 January 2017 Hallaton Parish Council, as the qualifying body, applied for Hallaton 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 20<sup>th</sup> March 2015 in accordance with the Neighbourhood Planning (General) Regulations (2012) (Regulation 5A applies)

2.2 Following the submission of the Hallaton Neighbourhood Plan to the Council, the Plan was publicised for a six week period and representations were invited. The consultation period closed on 4 March 2020.

2.3 The Council, with the agreement of Hallaton Parish Council, appointed an independent examiner, Ms Ann Skippers, 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 12<sup>th</sup> April 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 Hallaton) 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 Hallaton to help it decide planning applications in the neighbourhood area?'**

will be held in the Parish of Hallaton.

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

## **Appendix 1: Cabinet Resolution in respect of Hallaton Neighbourhood Plan**

### **Hallaton Neighbourhood Plan**

#### RESOLVED

- (i) That the Independent Examiner's recommended changes to the Hallaton Neighbourhood Plan be accepted in full, as set out in the schedule at Appendix A to the report and that the amended Hallaton Neighbourhood Plan proceed to a referendum of voters within the Parish of Hallaton to establish whether the Plan should form part of the Development Plan for the Harborough District;
- (ii) That a referendum relating to the Hallaton Neighbourhood Plan be held on Thursday 3 June 2021 that will include all of the registered electors in Hallaton Parish; and
- (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
The Examiner states in her report: Where any modifications are recommended they will appear in <b>bold text</b> . Where I have suggested specific changes to the wording of the policies or new wording these will appear in <b>bold italics</b> .					
1	n/a	Introduction		<p><b>Add a new paragraph in the “Introduction” section that reads: “As part of the work on the Plan, a number of non-planning related matters were raised. These form the “Community Actions”. These are non-statutory actions that the Parish Council will lead on and pursue, but are not planning matters and do not form part of this statutory plan. They are clearly differentiated as they are presented in a different colour text and titled “Community Actions.”</b></p> <ul style="list-style-type: none"> <li>▪ <b>Change the numbering of the Community Actions to Community Actions 1, 2, 3, 4 etc. This means Community Action ENV 1 becomes Community Action 1, CFA 1 becomes Community Action 2, TR 1 (on page 61) becomes Community Action 3, TR 1 (on page 63) becomes Community Action 4 and BE 1 becomes Community Action 5</b></li> </ul>	clarity

2	Page 16, Page 20, Page 21,			<p>Delete “Para 127 a) to f)” in the first paragraph on page 17 of the Plan</p> <ul style="list-style-type: none"> <li>▪ Replace the last two sentences on page 20 of the Plan with “<i>A Statement of Common Ground is currently being prepared by Leicester and Leicestershire Housing Market Area local authorities. This will set out how Leicester City’s unmet housing need will be accommodated across the District authorities.</i>”</li> <li>▪ Replace the last sentence in the first paragraph on page 21 of the Plan with “Of this, <i>about 8,792 dwellings</i> have already been built or committed (through the granting of planning permission, or through allocation in neighbourhood plans) <i>with a further 225 anticipated on windfall sites. The Local Plan therefore provides housing land for a minimum of a further 3,975 dwellings.</i>”</li> </ul>	clarity
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3	HBE1	Design Standards	<p>Development proposals should have regard to the Hallaton Village Design Guide (See Appendix 5) and are required to have regard to the following design principles:</p> <p>1. New development will be required to enhance and reinforce the local distinctiveness</p> <p>6. Proposals to install street lighting in undeveloped areas of the Parish that are currently dark at night (more than 50 metres from an existing street light) will not be supported. The use of on-street lighting will be appropriate and sympathetic to the context and consistent with the density and output of the lighting used in the surrounding area;</p> <p>7. ....with existing trees and hedges preserved whenever possible.</p> <p>9. Housing plots should accommodate discreet storage containers compliant with the refuse collection system;</p>	<ul style="list-style-type: none"> <li>▪ Change the second paragraph of the policy to read: “Development proposals <i>will take account of</i> the Hallaton Village Design Guide (See Appendix 5) and...[retain as existing]” <ul style="list-style-type: none"> <li>▪ Replace the word “enhance” in criterion 1. of the policy with “<i>respect</i>”</li> <li>▪ Delete the sentences in criterion 6. which begin “Proposals to install street lighting...” and “The use of on-street lighting...”</li> </ul> </li>   <li>▪ Add the words “<i>and watercourses</i>” after “...existing trees and hedges” in criterion 7.</li> <li>▪ Add the words “<i>and recycling</i>” after “...compliant with the refuse...” in criterion 9.</li> </ul>	<p><b>to add clarity to the policy with regard to paragraph two</b></p> <p><b>this is a high bar which goes beyond national and local policy stances even in Conservation Area</b></p> <p><b>With these modifications, the policy will meet the basic conditions as it takes account of national policy and guidance, is in generally conformity with the LP and is a local expression of the relevant policies in the LP and will help to achieve sustainable development.</b></p>
4	HBE2	Limits to Development	<p>Land outside the defined LtD will be treated as open countryside, where development will be carefully controlled in line with Development Plan and national strategic planning policies.</p>	<ul style="list-style-type: none"> <li>▪ Replace the words “Development Plan” in the second paragraph of the policy with “<i>Local Plan</i>”</li> </ul>	<p><b>clarity</b></p>



6	HBE4	Reserve Site Allocation	<p>a).... date assessment of need. Currently, the following dwellings are required to meet demographic projections: 2 x 2-bed; 6 x 3-bed; and 3 x 4-bed; and</p> <p>b) ...in line with HDC policy, to be focused around 2-bed bungalows; and</p> <p>c) Each dwelling will be built to building regulations standard M4(2) Category 2: Accessible and adaptable dwellings; and</p> <p>... housing need has been provided. The criteria have all been agreed with the landowner and agent.</p>	<ul style="list-style-type: none"> <li>▪ Delete the sentence that begins “Currently, the following dwellings are required...” from criterion a) of the policy</li> <li>▪ Delete “...to be focused around 2-bed bungalows;” from criterion b) of the policy</li> <li>▪ Delete criterion c) of the policy</li> <li>▪ Delete the last sentence of the first paragraph of the supporting text on page 23 of the Plan which begins “The criteria have all been agreed...”</li> </ul>	Additional flexibility and clarity
7	HBE5	Housing Mix	The provision of bungalows suitable for elderly people and dwellings of up to three bedrooms will be supported.	<ul style="list-style-type: none"> <li>▪ Add the word “<i>particularly</i>” after “...dwellings of up to three bedrooms will be...” in the last sentence of the first paragraph of the policy</li> </ul>	clarity
8	HBE6	Affordable Housing	<p>The use of planning obligations is supported to ensure that the market and affordable housing is available for people with a local connection to the Plan area.</p> <p>Developments should be ‘tenure blind’, where affordable housing is indistinguishable from market dwellings and is spread throughout the development.</p>	<ul style="list-style-type: none"> <li>▪ Change the second paragraph of the policy to read: “The use of planning <i>conditions or obligations</i> is supported to ensure that <i>affordable home ownership and rental housing</i> is available for people with a local connection to the Plan area.”</li> <li>▪ Change the third paragraph of the policy to read: “<i>Affordable housing should be indistinguishable from market dwellings and be spread throughout the development.</i>”</li> </ul>	to enhance the clarity of the language used.



9	<b>HBE7</b>	Accessible Housing	Housing development constructed to building regulations standard M4(2) (Category 2: Accessible and adaptable dwellings) and standard M4(3) (Category 3: Wheelchair user dwellings) will be supported.	<ul style="list-style-type: none"> <li>▪ <b>Delete Policy HBE 7 and its supporting text</b></li> </ul>	<b>Government has made it clear that neighbourhood plans cannot set such standards.</b>
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10	HBE8	Windfall Sites	<p>Residential development proposals for infill and redevelopment sites will be supported where:</p> <p>a) They are within the Limits to Development of Hallaton;</p> <p>b) They help to meet the identified housing requirement for Hallaton in terms of housing mix (Policy HBE 5);</p> <p>c) They reflect the character and historic context of existing developments within Hallaton;</p> <p>d) They retain existing important natural boundaries such as trees, hedges and streams;</p> <p>e) They provide for a safe vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in a severe direct or cumulative impact on congestion or road and pedestrian safety unless appropriate mitigation measures are undertaken;</p> <p>f) They do not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise; and</p> <p>g) They do not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling.</p>	<ul style="list-style-type: none"> <li>▪ Delete Policy HBE 8 and its supporting text</li> </ul>	<p><b>This approach is too restrictive and does not accord with national policy. It does not reflect national policy and guidance and no justification has been given for not taking those national policies into account.</b></p>
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11	ENV1	Local Green Spaces	<p>Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details, Appendix 8; map figure 6) will not be permitted other than in very special circumstances.</p> <ul style="list-style-type: none"> <li>• Hare Pie Bank (inventory reference 160)</li> <li>• Lady Close (Hallaton allotments) (131/132)</li> <li>• Hacluit's Pond and North End 'village green' (old horsefair) (128/129)</li> <li>• Walnut Paddock (130)</li> <li>• Hunt's Lane (187)</li> </ul>	<p>▪ <b>Change the policy to read: <i>"The following areas, and as shown on Figure 6 and described in Appendix 8, are designated as Local Green Spaces: [retain the existing five bullet points] and add a new sentence at the end that reads: <i>"Development in the Local Green Spaces will be consistent with national policy for Green Belts."</i></i></b></p>	<p><b>Some of the proposed LGSs are also identified in Policy ENV3 as Important Open Space. There is a potential conflict as Policy ENV3 allows for their loss in certain circumstances whereas the designation of these areas as LGS would not. Given this internal conflict within the Plan, I make modifications to Policy ENV3 to delete the duplications as I consider the LGS designation is of a higher status.</b></p>
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12	ENV2	Protection of Sites of Environmental Significance	<p>The sites listed in the environmental inventory (appendix 7) and mapped (figures 7.1, 7.2) have been identified as being of high significance for their environmental features (natural and/or historical). They are ecologically important in their own right, their historical features are extant and have visible expression (or there is proven buried archaeology on the site), and they are locally valued. The significance and value of the species, habitats or features present must be balanced against the local benefit of any development that would affect or destroy them.</p>	<ul style="list-style-type: none"> <li>▪ <b>Delete Policy ENV 2 and its supporting text</b></li> </ul>	<p><b>The policy lacks the necessary evidence and clarity. It therefore does not meet the basic conditions and should be deleted.</b></p>
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13	ENV3	Important Open Spaces	<p>The following sites are of high value for sport, recreation, amenity, tranquillity or as green spaces within the built-up area.</p> <p>....or it can be demonstrated that the open space is no longer required.</p> <p>A. Hallaton cemetery (cemeteries and burial grounds) HDC OSSR  B. St Michael’s and All Saints churchyard (cemeteries and burial grounds) HDC OSSR  C. Buttercross open space (amenity green space) HDC OSSR  D. Hall woodland (natural and semi-natural greenspace) HDC OSSR  E. Land to end of Hazel Grove (amenity green space) HDC OSSR  F. Common Land, Goadby Lane (common land; amenity green space) HDC OSSR  G. Hallaton allotments (allotments and community gardens) HDC OSSR (part)  H. Common Land, North End (registered Common land; amenity greenspace) HDC OSSR  I. Hacluits pond (amenity greenspace) HDC OSSR  J. Play Area (facilities for children and young people) HDC OSSR  K. Recreation Ground (outdoor sports and recreation facilities) HDC OSSR  L. Charity Cottages open space (inventory 187; facilities for children and young people/amenity greenspace)  M. School playing field (IOS, this Plan; sports and recreation facilities)  N. Eastgate field (IOS, this Plan; amenity open space)</p>	<ul style="list-style-type: none"> <li>▪ Add the words “<i>and as shown on Figure 8</i>” after “The following sites...” in the first sentence of the policy</li> <li>▪ Add “<i>in the short, medium or long term</i>” after “...that the open space is no longer required.” in the last sentence of the policy</li> <li>▪ Delete Sites G, H, L, Q, S and T1 from the policy and Figure 8</li> </ul>	<p><b>For completeness</b></p> <p><b>To future proof the policy</b></p> <p><b>Some of the areas which will be designated by this Plan (as new areas) overlap with areas proposed as Local Green Spaces under Policy ENV 1 as I mentioned in my discussion of that policy earlier in this report. If a space is identified as a LGS and as an important open space there is clearly a conflict between the two designations as the policy on important open spaces allows for their replacement. As a result, any important open space identified in this Plan as LGS should be deleted.</b></p>
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			<p>O. Garden of the Fox PH  P. Garden of the Bewicke Arms PH  Q. Roadside greens and verges, North End  R. Roadside verge, south side of Medbourne Road  S. Lady Close (area not already HDC OSSRs)  T1. Walnut Paddock  T2. Walnut Paddock southeast corner  U. Pump Close</p>		<p><b>Although some spaces identified as LGS in this Plan will remain as important open spaces in the LP, this Plan will supersede that designation once adopted..</b></p>
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14	ENV4	Built Environment: Local Heritage Assets	<p>The structures and buildings listed below (map, figure 10; details Appendix 10) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings should be protected wherever possible. The benefits of a development proposal, or of a change of land use requiring planning approval, will need to be judged against these features' significance as heritage assets.</p> <p>[Numbers are map references, figure 10]</p> <ol style="list-style-type: none"> <li>1. Cottage and stable, 25 Eastgate</li> <li>2. Mud wall, outbuildings and granite pavements (setts), Bede Houses, Church Gate</li> <li>3. Site of old public well, bottom of Eastgate under verge/roadway</li> <li>4. Georgian stone and brick storm drainage tunnel, Churchgate (beneath road)</li> <li>5. Old public well, End of Churchgate</li> <li>6. Hacluits Pond, North End</li> <li>7. Old walls, Hallaton Hall, Eastgate</li> <li>8. Hallaton Station, off Medbourne Rd</li> <li>9. Site of Morrell's chapel, Hare Pie Bank</li> <li>10. Cast iron water pump and well, High St, next to Hog Lane</li> <li>11. Arched brick bridge, formerly on the cart road from Horninghold to Keythorpe, Hollows woodland</li> <li>12. Old windmill mound(s), Mill Mount</li> <li>13. Old windmill mound, Manor Big Field (441)</li> <li>14. Sluice gates, and masonry, part of a sheepwash, near to Station Cottage, Horninghold Rd</li> <li>15. Victorian horse-riding ring, Sand Pit Field (125)</li> <li>16. Remains of Victorian water pumping station, Sandybrook Field (170)Eastgate</li> </ol>	<ul style="list-style-type: none"> <li>▪ <b>Add a detailed location map for each asset to the description in Appendix 10 making sure that it is clear which photograph goes with which asset</b></li> <li>▪ <b>Delete Numbers 10., 25. and 27. from the policy and Figure 10 and amend Appendix 10 to reflect their removal</b></li> <li>▪ <b>Change the second sentence of the policy to read: "They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features, <i>settings and significance</i> should be protected wherever possible."</b></li> <li>▪ <b>Change the third sentence of the policy to read: "<i>In determining development proposals including change of land use requiring planning approval, the effect on their significance will be taken into account and a balanced judgement made having regard to the scale of any harm or loss and the significance of the heritage asset.</i>"</b></li> </ul>	<p><b>Clarity</b></p> <p><b>assets are already listed</b></p> <p><b>So that policy takes better account of the NPPF as its present stance is more akin to designated, rather than non-designated heritage assets.</b></p>
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			<p>17. Water tower stump, North End.</p> <p>18. Water tanks, part of the original Victorian water system, Rats Leas field (431)</p> <p>19. Old public well, The Cross, opposite Tenters jitty.</p> <p>20. Mud wall of The Grange, Churchgate</p> <p>21. Mud wall and cottage, The Old Bakehouse, 36</p> <p>22. Remains of well originally serving Hallaton railway station</p> <p>23. Site of village pound (pinfold), on triangle of land North End in front of Stenning cottages/water tower</p> <p>24. Cobbled footpath, Vine House, 5, High St</p> <p>25. Conduit on High Street by phone box</p> <p>26. Graffiti dated 1894, on end wall of corner house</p> <p>27. Pump and well adjacent to 8 Churchgate</p> <p>28. Remains of Sluice gates on Hallaton Brook.</p>		
<b>15</b>	<b>ENV5</b>	Ridge and Furrow	<p>The surviving areas of ridge and furrow earthworks (Figure 11.4) are non-designated local 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 avoided; the benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.</p>	<p>▪ <b>Change Policy ENV 5 to read:</b></p> <p><b><i>“The areas of ridge and furrow earthworks shown on Figure X are identified as non-designated heritage assets. Where possible, loss or damage arising from a development proposal (or change of land use requiring planning permission) that directly or indirectly affects the significance of these areas is to be avoided. A balanced judgement will be made in determining any applications having regard to the scale of any harm or loss and the significance of the ridge and furrow as a heritage asset.”</i></b></p>	<b>To take better account of the NPPF’s stance on such assets.</b>



16	ENV6	Notable Trees	49 individual trees or coherent groups (see Appendix 11 for list and photographs) have been identified as having high arboricultural, historical, ecological and/or landscape value. They should be protected from felling, uprooting or wilful damage, including by development proposals, unless they are independently judged by a qualified arboriculturalist to present an unmanageable public safety risk.	<ul style="list-style-type: none"> <li>▪ Change “49” in the policy to “60”</li> </ul>	Accuracy
17	ENV7	Local Landscape Character	Development proposals that adversely affect the mapped (figure 13) landscape character area of Hallaton will be required to respect and enhance the quality, character, distinctiveness, natural and historical significance and amenity value of that landscape.	<ul style="list-style-type: none"> <li>▪ Remove the area known as Hare Pie Bank from this policy amending Figure 13 accordingly</li> <li>▪ Change the policy to read: <i>“Development proposals falling within or affecting the local landscape character area identified in Figure 13 are required to respect and, where possible, enhance the area’s character and local distinctiveness and its natural and historical significance. Proposals that have a harmful effect on the area’s local landscape character will not be supported.”</i></li> </ul>	<p>Hare Pie bank is listed as LGS</p> <p>Clarity</p>

18	ENV8	Biodiversity, Hedges and Habitat Connectivity	<p>Development proposals will be expected to safeguard locally significant habitats and species, especially those protected by relevant English and European legislation, and, where possible, to create new habitats for wildlife.</p> <p>Development proposals that damage or result in the loss of hedges of historical and ecological significance and amenity value will be resisted. Proposals should be designed to retain and manage such hedges where possible.</p> <p>Development proposals should not damage or adversely affect the habitat connectivity provided by the wildlife corridors identified on the map below (figure 14).</p>	<p>▪ <b>Reword the policy to read:</b>  <b><i>“Development proposals must protect and enhance wildlife-rich habitats and ecological networks and take every opportunity to provide a net gain in biodiversity including through the creation of new habitats.</i></b>  <b><i>Development proposals should avoid the total loss or harm to hedgerows of historical and ecological importance or amenity value. Where removal or harm is absolutely necessary, replacement hedgerows or other suitable replacement habitats will be provided.</i></b>  <b>Development proposals should not damage or adversely affect the habitat connectivity provided by the wildlife corridors identified on <i>Figure 14.</i>”</b></p>	<p><b>To ensure it takes account of the NPPF and the NPPF’s stance that a distinction should be made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status, it is clear about biodiversity gain and satisfactorily enhances the natural environment.</b></p>
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19	ENV9	Protection of Important Views	The following views (figure 15) are important to the setting and character of the village. To be supported, development proposals must not significantly harm these views and should include the treatment of views in any design statement.	<ul style="list-style-type: none"> <li>▪ Change the policy to read:  <i>“The following views 1 – 16 as shown on Figure 15 are important to the setting and character of the village. Development proposals must ensure that key features of the view can continue to be enjoyed including distant buildings, areas of landscape and the juxtaposition of village edges and open agricultural countryside. Development proposals should include a proportionate explanation of how the impact of the development has taken into account the relevant view.”</i> [retain 1 – 16 as existing]         </li> <li>▪ Include the photographs in Appendix 9 in the Plan document if desired</li> </ul>	<b>To ensure that the policy has clarity and provides a suitable basis for decision-making.</b>
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20	ENV10	Biodiversity Protection in New Development	<p>Provision should be made in new development to protect and enhance biodiversity, including:</p> <p>a) Roof and wall construction to follow technical best-practice recommendations for integral bird nest boxes, and bat breeding and roosting sites</p> <p>b) Use of hedges (or fences with ground-level gaps) for property boundaries to maintain connectivity of habitat for hedgehogs and other terrestrial mammals, and ground-foraging birds</p> <p>c) Security lighting to be operated by intruder switching, not on constantly. Site and sports facility lighting to be automatically switched off during 'curfew' hours between March and October, following best practice guidelines in Bats and Lighting Leicestershire &amp; Rutland Environmental Records Centre (Leics. C.C.) Guidelines, 2014.</p> <p>d) Maximum light spillage onto bat foraging corridors should be 1 lux.</p>	<p>▪ <b>Change Policy ENV 10 to read:</b>  <i>“Every opportunity should be taken in new developments to protect and enhance biodiversity. This could include through integral bird nesting boxes, bat breeding and roosting sites, provision of hedgerows or other boundary treatments which encourage connectivity for animals, careful consideration of lighting and other measures aimed at incorporating biodiversity improvements in and around developments.”</i></p>	<b>To enhance flexibility</b>
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21	ENV 11	Renewable Energy Infrastructure	<p>It, and the related Policy ENV 10, (below) are also supported by the NPPF (2019) paragraphs 151 and 154, and by the Ministerial statement of 18th June 2015, which makes it clear that `wind</p> <p>e) they provide, in the interests of residential amenity and safety, an appropriate minimum separation between wind turbines over 25m to blade tip and residential properties;</p>	<ul style="list-style-type: none"> <li>▪ <b>Correct the reference to “Policy ENV 10” to “Policy ENV 11” in the third paragraph of supporting text on page 51 of the Plan</b></li>   <li>▪ <b>Delete [the first] criterion e) of the policy which begins “they provide, in the interests of residential amenity...”</b></li> </ul>	<b>Accuracy and duplication</b>
22	CFA1	The Retention of Community Facilities and Amenities		<b>No amendments</b>	<b>Meets the Basic Conditions</b>

23	CFA2	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> <p>a) Meets the design criteria stated in Policy HBE 1</p> <p>b) Will not result in unacceptable traffic movements or other disturbance to residential properties</p> <p>c) Will not generate a need for parking that cannot be adequately catered for</p> <p>d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle</p> <p>e) Takes into full account the needs of people with disabilities.</p>	<ul style="list-style-type: none"> <li>▪ Add the word “and” after criteria a), b), c) and d) in the policy</li> </ul>	clarity
24	CFA3	New School		No amendments	Meets the Basic Conditions
25	TR1	Traffic Management		No amendments	Meets the Basic Conditions

26	TR2	Electric Vehicles	<p>Residential development of one dwelling or more should provide 7kW cabling, or better if feasible, 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 encouraged where there is universal access and their presence does not impact negatively on existing available parking in the Parish.</p>	<ul style="list-style-type: none"> <li>▪ Change the first sentence of the policy to read: <i>“All new dwellings will be built to ensure that the installation of a home electric vehicle charging point can be facilitated.”</i></li> </ul>	<p><b>To be a local interpretation of the LP especially LP Policy IN2 and to particularly help to achieve sustainable development.</b></p>
27	TR3	Footpaths, Bridleways and Cycleways	<p>The maintenance, upgrading and, where appropriate, extension of the pedestrian footpath network in the Parish will be supported in order to:</p> <p>a) Service new developments and connect them to the existing pedestrian and cycle network;</p> <p>b) Encourage walking and cycling over car use for making journeys within the Parish; and</p> <p>c) Provide an improved and more extensive footpath network to support exercise and leisure activities for Hallaton Parish residents and visitors.</p>	<ul style="list-style-type: none"> <li>▪ Change the first sentence of the policy to read: <i>“The retention, upgrading and, where appropriate, extension of the footpath, cycleway and bridleway networks in the Parish will be supported in order to:”</i></li> <li>▪ Change criterion c) to read: <i>“Provide an improved and more extensive footpath, cycleway and bridleway network to support exercise and leisure activities for Hallaton Parish residents and visitors.”</i></li> </ul>	<p><b>To ensure the policy’s intentions are clearer and planning related</b></p>

28	BE1	Support for Existing Businesses and 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: a) The commercial premises or land in question has not been in active use for at least 12 months; and 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>	<ul style="list-style-type: none"> <li>▪ Delete the word “strong” from the first sentence of the policy</li> </ul>	superfluous
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29	BE2	Support for New Businesses and Employment	<p>In supporting additional employment opportunities, new development will be required to:</p> <p>a) fall within the limits of development for Hallaton, unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are exceptional circumstances;</p> <p>b) be located on previously developed land or sites containing existing agricultural buildings, or a clear justification is provided as to why the proposed site is more appropriate;</p> <p>c) be 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) not involve the loss of dwellings;</p> <p>e) 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>	<ul style="list-style-type: none"> <li>▪ Change criterion b) to read: “be located on previously developed land or sites containing existing agricultural <i>or other land-based rural businesses</i> or provide a clear justification as to why the proposed site is more appropriate;”</li> <li>▪ Delete criterion d)</li> <li>▪ Change criterion f) to read: “not generate unacceptable levels of traffic movement and on road parking <i>and provide satisfactory off street parking;</i>”</li> <li>▪ Delete criterion h)</li> <li>▪ Insert the word “<i>or</i>” after criteria a), b)</li> <li>▪ Insert the word “<i>and</i>” after criteria c), e), f)</li> </ul>	<p><b>Clarity Criterion h) might stifle new or innovative businesses</b></p>
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			<p>f) not generate unacceptable levels of traffic movement and on road parking, provide off road parking;</p> <p>g) contribute to the character, the design of the local built environment and the vitality of the local area;</p> <p>h) be well integrated into and complement existing businesses.</p>		
<b>30</b>	<b>BE3</b>	Home Working		<b>No amendments</b>	<b>Meets the Basic Conditions</b>
<b>31</b>	<b>BE4</b>	Farm Diversification	In order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported subject to:	<ul style="list-style-type: none"> <li>▪ Add the words “<i>and well-designed new buildings</i>” after “...existing agricultural and commercial buildings...”</li> <li>▪ Replace the words “subject to” in the first paragraph of the policy with “<i>where</i>”</li> </ul>	<b>Clarity and flow</b>

32	BE5	Tourism	<p>Support will be given to facilities that enhance and manage tourism which:</p> <p>a) Are on a scale appropriate to the settlement;</p> <p>b) Does not have a detrimental effect on the distinctive rural character of the Parish;</p> <p>c) Does not adversely affect the surrounding infrastructure, particularly local road networks, water supply and sewerage, and provides adequate parking facilities;</p> <p>d) Benefit the local community through, for instance, provision of local employment opportunities and improvements to local service provision, and is proportionate to the settlement; and</p> <p>e) Where feasible, involve the re-use of existing buildings or is part of farm diversification.</p>	<ul style="list-style-type: none"> <li>▪ Change the word “settlement” in criterion a) to “<i>Parish</i>”</li> <li>▪ Change the word “Does” in criteria b) and c) to “<i>Do</i>”</li> <li>▪ Change the word “provides” in criterion c) to “<i>provide</i>”</li> <li>▪ Delete criteria d) and e)</li> <li>▪ Add the word “<i>and</i>” after criterion c)</li> </ul>	<p><b>Criterion are too restrictive.</b></p>
33	BE6	Broadband and Mobile Infrastructure		<p><b>No amendments</b></p>	<p><b>Meets the Basic Conditions</b></p>