



PLAN-IT X
TOWN AND COUNTRY PLANNING SERVICES

Foxton Neighbourhood Development Plan

Consultation Statement

February 2021

**PLANIT-X TOWN AND COUNTRY
PLANNING SERVICES LTD**

21 New Road
Burton Lazars
Melton Mowbray
Leicestershire. LE14 2UU

t: 01664 568819
e: info@planit-x.co.uk
w: www.planit-x.co.uk

Registered company no 07387991 | Registered office address: Unit F Whiteacres Whetstone Leicester LE8 6ZG



RTPI

mediation of space · making of place

Table of Contents

1. Introduction	1
Legal Requirements	1
Consultation Process.....	1
2. Neighbourhood Plan Area.....	3
Designation.....	3
3. Public Consultation.....	5
Overview	5
Who was consulted.....	5
How were people consulted	5
Issues, priorities and concerns raised	5
How the Issues, Priorities and Concerns have been considered.....	6
4. Pre-Submission Consultation on the Draft Foxtton Neighbourhood Plan	7
Overview	7
Who was consulted.....	7
How were people consulted	8
Issues, Priorities and Concerns Raised	9
How the Issues, Priorities and Concerns have been considered.....	10
5. Conclusion	11
Appendix 1: Pre-submission Foxtton Neighbourhood Plan – Consultees.....	12
Appendix 2: Pre-Submission Foxtton Neighbourhood Plan – Representors.....	14
Appendix 3: Pre-submission Foxtton Neighbourhood Plan – Summary of Consultation Responses	16

1. Introduction

Legal Requirements

- 1.1 This Consultation Statement has been prepared to fulfil the legal requirements of Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012 by:
- a) Detailing the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b) Outlining how these persons and bodies were consulted;
 - c) Providing a summary of the main issues and concerns raised;
 - d) Reviewing how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

Consultation Process

- 1.2 The first Foxton Neighbourhood Plan was 'made' by Harborough District Council on 27 January 2017 following a successful local referendum. However, this plan is now over three years old a review and an update has been undertaken, to take account of national planning advice, the adoption of the Harborough Local Plan (April 2019) and in response to some of the planning decisions made by Harborough District Council since the adoption of the Neighbourhood Plan,
- 1.3 The first Neighbourhood Plan was the subject of considerable community input. This included public exhibitions, questionnaires, leaflets, an independent examination, and a referendum.
- 1.4 The review of the Foxton Neighbourhood Plan has been undertaken with further consultation. The aims of the consultation process were to:
- Ensure that the new Foxton Neighbourhood Plan was fully informed by the views and priorities of local residents, businesses, and key local stakeholders;
 - Ensure that detailed consultation took place at all stages of the process, especially where key priorities needed to be set, building upon the community engagement that has taken place throughout the preparation of the first Foxton Neighbourhood Plan;
 - Engage with as broad a cross-section of the community as possible, using a variety of consultation and communication techniques, having had to have regard to constraints due to the COVID-19 pandemic;
 - Ensure consultation results were made publicly available and used to inform subsequent stages of the Neighbourhood Planning process.

- 1.5 Consultation and preparation of the plan has been led by Foxton Parish Council. Independent professional support was provided by Planit-X Town and Country Planning Services.
- 1.6 The Foxton Neighbourhood Plan website has been used to provide information and updates on the Plan progress and is a source of material and evidence used in the Plan's preparation.
- 1.7 The programme of consultations undertaken throughout the preparation of the Neighbourhood Plan, is summarised below.

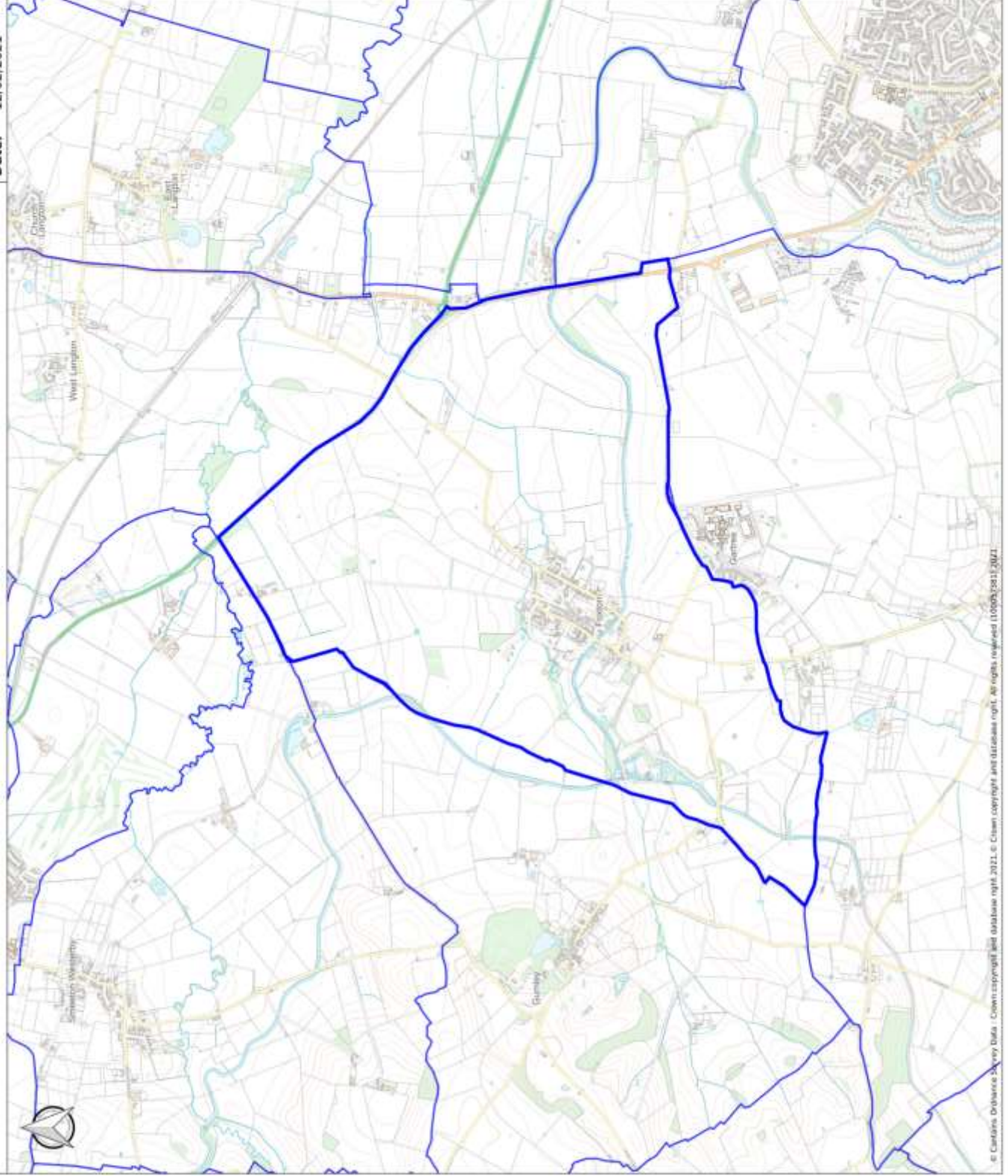
Activity	Date
Public Consultation	Winter 2019
Pre-Submission Consultation on the Draft Plan	14 September 2020 – 2 November 2020

- 1.8 This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15 (2) of Part 5 of the Neighbourhood Planning (General) Regulations 2012.
- 1.9 It should be noted that throughout the process, the Parish Council has received advice and assistance from Harborough District Council, in accordance with the Neighbourhood Planning Protocol.

2. Neighbourhood Plan Area

Designation

- 2.1 The Neighbourhood Plan Area comprises the parish of Foxton. It was designated as a Neighbourhood Area on 29 October 2012, following an application made by Foxton Parish Council as the 'Qualifying Body', under Part 2, Section 5 of the Neighbourhood Planning (General) Regulations 2012.
- 2.2 In accordance with Regulations 5/5A of the Neighbourhood Planning (General) Regulations 2012 (as amended), the Foxton Neighbourhood Area was formally designated by Harborough District Council.
- 2.3 A map showing the area to be covered by the plan can be viewed below.



Neighbourhood Area and Parish Boundary

Parish
Parish

3. Public Consultation

Date	Winter 2019
Format	Parish Publication
Publicity	Article was included in the Foxton Folio, produced for the benefit of all parishioners, and delivered to every household in the parish.
Circulation	Parish Wide
Response	None were received

Overview

- 3.1 At this early stage in the process of the Local Plan Review, this engagement was an opportunity to raise awareness, and notify parishioners, of the review of the Neighbourhood Plan, to be undertaken by the Parish Council.

Who was consulted

- 3.2 The aim was to engage and consult with as many members of the community as possible and an article detailing the review of the Local Plan was included within the Winter edition (2019) of the Foxton Folio parish publication. A copy of this publication was delivered to every household in the parish.

How were people consulted

- 3.3 The article provided an introduction explaining why the Neighbourhood Plan was being reviewed, namely, to ensure that it remains up to date and robust. The review process also provided an opportunity to make improvements to the plan, to safeguard the character of the area and to meet local needs.
- 3.4 Comments were welcomed from parishioners on how the Neighbourhood Plan should be modified. Any suggestions were to be sent to the Parish Clerk.

Issues, priorities and concerns raised

- 3.5 No formal responses were received in response to the article published in the Foxton Folio. However, informal feedback highlighted some concerns regarding the continue allocation of one of the housing sites in the 'made' Neighbourhood Plan.

How the Issues, Priorities and Concerns have been considered

- 3.6 Issues concerning the continue allocation of one of the housing sites in the 'made' Neighbourhood Plan were highlighted during Pre-Submission Consultation on the Draft Foxtan Neighbourhood Plan.

4. Pre-Submission Consultation on the Draft Foxton Neighbourhood Plan

Consultation Date:	14 September 2020 – 2 November 2020
Format	Response form
Publicity	A leaflet providing a summary of the Draft Plan was delivered to all premises in the Parish. A copy of the Draft Pre-Submission of the new Neighbourhood Plan was available to download, along with supporting information, on the Parish Council website.
Responses	64 Representations

Overview

- 4.1 As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council undertook a pre-submission consultation on the proposed Neighbourhood Plan.
- 4.2 Within this period the Parish Council:
- a) Publicised the draft neighbourhood development plan to all that live, work, or do business within the Parish.
 - b) Outlined where and when the draft neighbourhood development plan could be inspected.
 - c) Detailed how to make representations, and the date by which these should be received.
 - d) Consulted any statutory consultation body (referred to in Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012) whose interests may be affected by the proposals within the draft neighbourhood development plan.
 - e) Sent a copy of the proposed neighbourhood development plan to the local planning authority.

Who was consulted

- 4.3 The Parish Council publicised the draft neighbourhood plan to all those that live, work, or do business within the Parish and provided a variety of mechanisms to both view the plan and to make representations.
- 4.4 A summary of the Draft new Neighbourhood Plan was delivered to all premises in the parish. A full copy of the Pre-Submission Draft of the Neighbourhood Plan was made available to download from the Parish Council website.

- 4.5 The Parish Councils also formally consulted the statutory consultation bodies identified within Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012. Appendix 1 sets out the bodies and organisations that were invited to make representations.
- 4.6 Representations from 54 individuals or organisations were received within the consultation period. A list and summary of these representations is attached in Appendix 2 and 3.

How were people consulted

- 4.7 A leaflet publicising the Pre-Submission Draft of the Plan was delivered to all premises in the Parish. It provided a background to the Neighbourhood Plan, a summary of the new Neighbourhood Plan and the revisions proposed to the current Neighbourhood Plan and how to make representations.
- 4.8 The proposed content of the new Neighbourhood Plan, along with details of its revisions proposed to the existing Neighbourhood Plan, contained within the summary leaflet are detailed below:
- A Vision for 2031;
 - No additional sites allocated for housing;
 - Stricter controls on infill development to prevent the unwanted development of gardens;
 - New housing to meet local needs of older households or provide smaller, low-cost homes for younger people;
 - Seeks to protect local tranquillity by restricting noisy development and discouraging light pollution;
 - Protection of the character of Foxtan including the protection of local archaeology, including Ridge and Furrow;
 - Continue to resist wind turbine development;
 - Protection of Areas of Separation;
 - Retention of the Foxtan Village Design Statement within the new Neighbourhood Plan but with a number of small changes;
 - Protection of Foxtan Locks, supporting suitable visitor attraction, having regard to its heritage significance and assets and regard to traffic impacts;

- Maintenance and enhancement of ecology corridors and landscape features, for nature conservation and overall biodiversity net gain.
- 4.9 Consultation was undertaken during the COVID-19 pandemic and government guidance has made it clear that all members of society must adhere to guidance to help combat the spread of the coronavirus. This therefore had implications for the public consultation.
- 4.10 It is not mandatory that engagement is undertaken using face -to-face methods. However, Neighbourhood Planning Groups are required to undertake publicity in a manner that is likely to bring it to the attention of people who live, work or carry on businesses in the Parish. Therefore, the summary leaflet was prepared to ensure that all groups in the community were sufficiently engaged, including those without internet. In addition, those unable to download the document from the website, were advised to contact the Parish Clerk for a hardcopy. The consultation period on the pe-submission version of the neighbourhood plan was also extended from a statutory minimum six-week consultation period to eight weeks.
- 4.11 Statutory consultation bodies and other key stakeholders were contacted individually and invited to make representations on the draft Neighbourhood Plan.
- 4.12 Representations on the draft Plan were invited using a standard representation form, available on the website. The representation form allowed consultees to express a view about the continued allocation of one of the housing sites in the 'made' Neighbourhood Plan. Responses could also be provided using emails or made in writing.

Issues, Priorities and Concerns Raised

- 4.13 The representations received have been reviewed and the detailed summary of representations (Appendix 3) provides an explanation of why changes have or have not been made to the Neighbourhood Plan.
- 4.14 Regarding the allocation of some 0.08 hectares of land at the junction of Vicarage Drive and Hog Lane for housing development for up to three dwellings, 51 respondents expressed a view. 15 respondents supported the continued allocation of the site but 36 wished to see the allocation deleted.
- 4.15 This consultation gave rise to changes to the Draft Neighbourhood Plan in relation to the allocation of this housing site and a range of other issues. These have been incorporated into the Submission

version of the Neighbourhood Plan. Most of the changes have been minor and have not required major amendments to Plan policies or proposals. The changes made can be summarised as amendments to policies, supporting paragraphs and mapping to provide detail, clarification, flexibility and the most up to date information.

How the Issues, Priorities and Concerns have been considered

- 4.16 All comments received were considered and used to develop and improve the Neighbourhood Plan and the changes made have been incorporated into the Submission Version of the Neighbourhood Plan. This includes the deletion of the allocation of some 0.08 hectares of land at the junction of Vicarage Drive and Hog Lane, for housing development for up to three dwellings.

5. Conclusion

- 5.1 The publicity, engagement and consultation undertaken to support the preparation of the new Foxton Neighbourhood Plan has been open and transparent, with many opportunities provided for those that live, work and do business within the Neighbourhood Area to contribute to the process, make comment, and to raise issues, priorities and concerns.
- 5.2 All statutory requirements have been met and a significant level of additional consultation, engagement, and research has been completed.
- 5.3 This Consultation Statement has been produced to document the consultation and engagement process undertaken and are considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012

Appendix 1: Pre-submission Foxton Neighbourhood Plan – Consultees

Action Deafness
Action for Blind People
Age UK Leicester Shire & Rutland
Ancient Monuments Society
Anglian Water
Berrys
Black Horse PH
Canal & River Trust
Churches Together (Harborough)
Coal Authority
Country Land and Business Association
CPRE (Leicestershire)
East Leicestershire Clinical Commissioning Group
Environment Agency
Federation of Muslim Organisations Leicestershire (FMO)
Federation of Small Businesses
Foxton Canal Museum
Foxton Primary School
Foxton Society
GATE (Gypsy and Traveller Equality)
Great Bowden Parish Council
Harborough District Council
Harborough North Local Policing Unit
Health and Safety Executive
Highways England
Historic England
Homes England
International Punjab Society (Midlands)
Leicester-Shire & Rutland Sport (LRS)
Leicestershire and Rutland Wildlife Trust
Leicestershire County Council
Leicestershire Diocesan Board of Finance
Leicestershire Ethnic Minority Partnership
Lubenham Parish Council
Midlands Rural Housing
Mobile Operators Association
National Farmers Union (East Midlands Region)
National Grid
Natural England
Neil Obrien MP
Police & Crime Commissioner for Leicestershire
Robert Monk Foxton Charity

Rural Trading
Seven Locks Housing
Severn Trent
Smeeton Westerby Parish Council
Sport England
Voluntary Action Leicestershire
Voluntary Action South Leicestershire
Waterloo Homes
Western Power Distribution

Appendix 2: Pre-Submission Foxton Neighbourhood Plan – Representors

Alan Fenn
Anglian Water
Anne Shevas
Beth Garrard
Brian Weller
Bridget Turney
Canals and Rivers Trust
Carol Jones
Charlotta Hickie
Cheryl Walker
Christine Randall
Clive Garrard
David and Gill Wollerton
David Chambers
Dean Biddle
Debbie Billington
Derek Ashton
Dorothy Ward
Dr and Mrs R L Fletcher
Dr Nick Redfern
Dr Sarah Levy
Eleanor Fenn
Elizabeth Redfern
Environment Agency
Freddie Robinson
Gwendoline Bailey
Harborough District Council
Highways England
Ian Burton
Jack Robinson
Jeremy Josephs
Jon Fox
Julia King
Justin Carter (Andrew Granger and Co)
Kyra Biddle
Laura Turney
Leicestershire County Council
Linda Chambers
Louise Bedenham
Louise Robinson
Margaret Burton
Mark Aldridge

Maureen Fox
Maureen Walker
McNeill-Gibson family
Michael Robinson
Mike Huxley
Mike Ward
Natural England
Paul Driver
Peter Berry
Rebecca Hudson
Rev Paula Oxley
Rich Hudson
Richard Billington
Richard Jones
Robert Brown
Severn Trent
Sheleen Biddle
Siôn Roberts
Sport England
Stephen King
Sylvia Hannigan
Tim Brown

Appendix 3: Pre-submission Foxton Neighbourhood Plan – Summary of Consultation Responses

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Canal & River Trust	0	General		<p>The Trust is a company limited by guarantee and registered as a charity. It is separate from government but still the recipient of a significant amount of government funding.</p> <p>The Trust has a range of charitable objects including:</p> <ul style="list-style-type: none"> • To hold in trust or own and to operate and manage inland waterways for public benefit, use and enjoyment; • To protect and conserve objects and buildings of heritage interest; • To further the conservation, protection and improvement of the natural environment of inland waterways; and • To promote sustainable development in the vicinity of any inland waterways for the benefit of the public. <p>About 1.4km of the Grand Union Canal and about 3.25km of the Harborough Arm fall within the Neighbourhood Plan Area including Foxton Locks, a Grade II* listed flight of staircase locks (the largest such flight on the English</p>	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>canal system) together with the remains of the Foxton Inclined Plane which was built at the beginning of the 20th century to allow boats to bypass the lock flight. The Inclined Plane is a designated Scheduled Ancient Monument. The Canal & River Trust owns and operates the canal and the locks, and is owner of an area of land around them, including the site of the former inclined plane.</p> <p>As well as being nationally important designated heritage assets, collectively the locks and the inclined plane form the focus of a 30 acre country park which is a popular local and regional visitor destination. The park is free to enter and attracts an estimated 300,000 visitors annually.</p>		
David and Gill Wollerton	0	General		<p>Firstly, thank you for providing us with an opportunity to comment on the revised draft of the NDP. We would like to applaud all your hard work and commitment to maintaining our lovely village.</p>	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
David and Gill Wollerton	0	General		We have grave concerns relating to the Conservative Government's relaxing of planning laws and hope that our NDP holds us in good stead for the years to come.	Noted	No change
Paula Oxley	0	General		I support the neighbourhood plan as described in the booklet and shown on the map in the centre pages. These are my personal views and do not relate to my role as Vicky will represent the views of the church in Foxtan or the C of E.	Noted	No change
Michael Huxley	0	General		I welcome the plan and all the updates that have been made. It is very comprehensive and clearly designed to look after the village's residents and the village itself. Thank you.	Noted	No change
Highways England	0	General		Highways England welcomes the opportunity to comment on the pre-submission version of the Foxtan Neighbourhood Development Plan which has been produced for public consultation and covers the Plan period 2016 to 2031. The document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				to help determine planning applications.		
Highways England	0	General		Highways England has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Foxton Neighbourhood Development Plan, our principal interest is in safeguarding the operation of the A14 Trunk Road and the M1 Motorway routeing approximately 7 miles to the south and 8 miles to the west from the Plan area respectively.	Noted	No change
Leicestershire County Council	0	General		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	These matters are generally considered within Section 2 of the Draft Neighbourhood Plan.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				including climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land.		
Leicestershire County Council	0	General		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 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	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				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.		
Leicestershire County Council	0	General		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 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	Some plans require a Strategic Environmental Assessment and/or a Habitat Regulations Assessment. A screening assessment of the Draft Foxton Neighbourhood Plan will be undertaken.	A Strategic Environmental Assessment and a Habitat Regulations Assessment screening opinion of the Draft Foxton Neighbourhood Plan to be undertaken.

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>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>		
Leicestershire County Council	0	General		<p>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.</p>	Noted	An Equalities Impact Assessment of the Neighbourhood Plan be undertaken.

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Natural England	0	General		<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> <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.</p>	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Richard Jones	0	General		I note that the Natural Environment and Rural Communities Act 2006 requires all public bodies to consider biodiversity and conservation when carrying out their functions such as policy and decision-making. While it may not apply directly to Parish Councils it is a good benchmark. In the case of the plot at the Junction of Vicarage Drive and Hog Lane it does not appear to me that biodiversity has been carefully considered in the production of the Foxton Neighbourhood Plan.	Some plans require a Strategic Environmental Assessment and/or a Habitat Regulations Assessment. A screening assessment of the Draft Foxton Neighbourhood Plan will be undertaken.	A Strategic Environmental Assessment and a Habitat Regulations Assessment screening opinion of the Draft Foxton Neighbourhood Plan to be undertaken.
Severn Trent	0	General		Thank you for the opportunity to comment on your consultation for the Foxton Neighbourhood Plan review. Severn Trent would note that we do not provide sewerage services to Foxton and would recommend that Anglian Water is consulted to ensure that you have the views of the appropriate sewerage undertaker.	Anglian Water has been consulted and has made representations.	No change
Maureen Fox	0	General		As a resident of nearly 40 years in Foxton and an ex-member of the original NPP I wish to make the following observations.	The first Foxton Neighbourhood Plan was 'made' following a local referendum	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>I feel very strongly that some members of the FPC and NPC are really out of step with the current feelings and needs of this beautiful village. If this pandemic has taught us anything then the need for peace, nature and space have been highlighted in a way never experienced before. The village has benefited by a strong community spirit, space to walk, and with the exception of residents living near the building site on Vicarage Drive, the peace to deal with these challenging times.</p> <p>We have watched as most of the village families have walked round the still peaceful lanes and roads- and the new heart of the village for pedestrians seems to be Hog Lane. Socially distanced greetings and chats have taken place, cheering everyone up - relatively untroubled by traffic which is usually respectful of the narrow streets.</p> <p>We already have the expectation of at least 12 more cars from the new development we don't want more!</p>	held on 27 January 2017 when 80% of those voting supported the Plan.	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Clive Garrard	0	Summary		Section 2: No comments.	Noted	No change
Jon Fox	0	Summary		Coloured A3 plan in the Summary - this should be amended to show all the consented sites as at 2020 demonstrating where all the new developments are to take place across the village and not just focusing on 'housing allocation Policy F14' as currently shown which is misleading.	The document was only a summary of the draft Neighbourhood Plan. It is unlikely that it will need to be reproduced.	No change
Brian Weller	4	1.17		If "Foxton Parish Council" cannot or does not want to follow the "Foxton Neighbourhood Plan" what is the point of producing the plan in the first place? or even updating it?	Harborough District Council is responsible for determining most planning applications, not Foxton Parish Council. In Foxton parish the policies in the Neighbourhood Plan will be the basis for those decisions along with the adopted Local Plan and other material considerations.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Leicestershire County Council	8	2.4		<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 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. LCC would encourage the development of local listings as per</p>	<p>The parish lies within the Laughton Hills Landscape Character Area which is one of the most sensitive landscapes in the Harborough district. The landscape is characterised by high hills predominantly used for grazing, which flatten out to arable areas towards the south. Medium sized fields are divided by mature hedgerows with boundary trees throughout the area. In places some ridge and furrow fields are still apparent. Views are open but limited in extent across the area due to the rolling topography. In general terms it is an area that is unlikely to be able to accommodate development without</p>	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				the National Planning Policy Framework (NPPF) and LCC have some data on the social, cultural, archaeological and historic value of local features and buildings.	degradation of the existing landscape. Policy F1 protects the countryside for the sake of its intrinsic character, beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all.	
Harborough District Council	10		F1	The policy has been brought up to date with the Local Plan. The policy now references the Local Plan policies SS1 and GD3. Consider adding GD4 into the list of Local Plan policies	With this modification, the policy will take account of the NPPF which states policies should contribute to and enhance the natural environment through, amongst other things, recognising the intrinsic character and beauty of the countryside, be a local reflection of the relevant Local Plan policies and help to	The last sentence of Policy F1 (Countryside) be modified to read: Development in the Countryside will be strictly controlled in accordance with Harborough Local Plan Policies SS1, GD3 and GD4.

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					achieve sustainable development.	
Leicestershire County Council	10		F1	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. 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	The Draft Neighbourhood Plan does not plan for major development that will affect brownfield land, soils or agricultural land.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>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.</p>		
Harborough District Council	10		F2	<p>A, bear in mind that equine and horticultural land isn't agriculture but can still be countryside fields</p> <p>C – the PPG gets updated occasionally by the Government and maybe the policy should reflect this? Otherwise it could become out of date very quickly</p>	Agree	Criterion C of Policy F2 (Renewable Energy) be modified by removing text within brackets.

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Jon Fox	11		F3	More emphasis required in the wording to address ever increasing noise, air and light pollution from new development.	Noted	No change
Jon Fox	11		F4	Wording in the revised draft document seems less stringent than in the original 2017 Plan - suggest F14 be amended: line 5 after the word 'supported' delete 'unless they' and insert 'in order to'. Line 6 after the word 'and' delete 'do not' and insert 'to avoid'.	Policy F14 has been modified to accord with the Harborough Local Plan which was adopted after the Neighbourhood Plan. The changes do not materially affected the nature of the Policy.	No change
Harborough District Council	12		F4	Policy has been shortened. The changes appear to have not materially affected the nature of the Plan. The direction for decision makers to give consideration to location, design and landscaping a appropriate to the character of the area has been removed. This may make the policy more open to interpretation by applicants and decision makers. Consider whether this clarification needs to be included.	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Harborough District Council	12		F4	F4 – caravans aren't buildings ("buildings including caravans"), should the wording be clearer? - Need to be clearer/detailed in the text of the policy about what is "the objective of separation" - At present, the policy appears unlikely to prevent small caravan parks/lodges/single dwellings/groups of dwellings/farm buildings/ barns/small commercial units from being developed within the AOS.	Noted	The second paragraph of Policy F4 (Foxton Areas of Separation) be modified to read: <i>The construction of new buildings, caravan and lodges sites will not be supported unless they preserve the openness of these Areas and do not conflict with the objective of separation.</i>
Anglian Water Services Limited	13		F5	Anglian Water welcomes the reference to development proposals providing biodiversity net gain.	Noted	No change
Harborough District Council	13		F5	The policy has been amended to include specific sites. The policy has been updated to include a reference to biodiversity netgain. Policy F5: Refers to 3 specific features but these are not clearly labelled on the accompanying	Softwell Lane nature reserve is not a designated Local Wildlife Site.	Modify key to Map 3 by replacing 'Local Wildlife Sites: Policy F5' with 'Biodiversity Sites: Policy F5'. Include site labels.

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				map 3. The map labels the sites as Local Wildlife Sites but are they all designated LWS? There is no mention in the accompanying text at 2.14 of the Softwell Lane nature reserve being a LWS.		
Leicestershire County Council	13		F5	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	Policy F5 has been updated to include a reference to biodiversity net-gain. The Leicestershire and Rutland Environmental Records Centre has been consulted on the identification of wildlife sites.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>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, roads, noise, obstructions in water, exposure of species to predation and arrangement of land-uses. 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</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				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.		
Leicestershire County Council	16		F6	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. 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	The Grand Union Canal is identified in the 6c's (Derby, Derbyshire, Leicester, Leicestershire, Nottingham, Nottinghamshire) Green Infrastructure Strategy as an important component in the network of natural spaces which links Market Harborough to south Leicester, Narborough, Earl Shilton and Barwell. Policy F6 recognises the Canal as a heritage asset, a key strategic Green Infrastructure and	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>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.</p> <p>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</p>	wildlife corridor, and a recreation and tourism resource that can be enjoyed for its contribution to the quality of life of this and future generations.	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks.		
Harborough District Council	19	2.33		No detail as to why these are special. The more robust and academic evidence provided, the more weight can be given to this policy. Has a wide consultation been carried out? Have the statutory historic bodies been consulted, for example? (e.g. Historic England, The Victorian Society etc)	The list of Local Heritage Assets has not been revised.	No change
Harborough District Council	20			Map 4 (Heritage): The mapping is not as clear as the 'made' version of the plan where it was split into a number of maps which were more legible. It is difficult to read the Local Heritage Assets on Map 3.	Noted	Map 4 be amended to show designated heritage assets and non-designated heritage assets (Local Heritage Assets and Ridge and Furrow) be shown on a new map.
Dorothy Ward	21		F8	Support	Noted	No Change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Harborough District Council	21		F8	New policy F8 for Ridge and Furrow. Ridge and Furrow can be considered a non designated heritage asset The policy should not materially affect the nature of the Plan, as the previous version of the Foxton Plan also considered non designated heritage assets.	Noted	No Change
Robert & Sylvia Fletcher	21		F8	Fully support the need to protect local archaeology. Too many 'white stones' appearing in the village – this is becoming part of the character of Foxton which spoils the green verges.	The maintenance of highway verges lies outside the scope of the Neighbourhood Plan. Nonetheless the importance of verges to the character and history of the village is recognised by the Village Design Statement.	No Change
Mike Ward	21		F8	Support	Noted	No Change
Michael Huxley	23	2.38		The village has a number of green spaces in the form of grass verges. These are, albeit small, but significant, and could be mentioned under 2.38. Both Middle Street at the Northern end and Swing bridge Street at the Southern	The maintenance of highway verges lies outside the scope of the Neighbourhood Plan. Nonetheless the importance of verges	No Change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>end are predominantly bordered by verges, rather than paving. Dalby's Lane has a verge. In parts of the village considerate individual villagers and the Foxton garden society have planted flowers which benefit everyone, especially in the spring. Elsewhere, many householders who directly own their verges take great care of them. However, where the adjacent householder is not the owner it is more difficult to maintain the verges, and apart from cutting during the summer, there is no maintenance. When heavy traffic encroaches on these verges they are damaged (see above). It would be good to include the verges somewhere in the plan because, when well maintained and with flowers, they benefit the whole community. Moreover, broad verges are a characteristic of many South Leicestershire villages and an asset. Mention in the plan could also be used as a basis for asking for better maintenance.</p>	<p>to the character and history of the village is recognised by the Village Design Statement.</p>	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Richard Jones	23	2.38		<p>The plan suggests that buildings interspersed by open areas contribute positively to Foxton's character. It goes on to recommend that the plot at the junction of Vicarage Drive and Hog Lane be developed. This is inconsistent. The plot at the junction of Hog Lane and Vicarage Drive breaks up the built form around it, which is by Foxton's standards dense; particularly following the completion of the development between Vicarage Drive and Middle Street. There are fruit trees growing on the plot at the junction of Vicarage Drive and Hog Lane. Fruit trees were a common feature in Foxton. They are becoming increasingly rare because of development and other activities. Trees like this are vital to the biodiversity of the area. Fruit trees play host to a variety of fungi, insects, birds, mosses, lichens and mistletoe. There are possible bat roosts in that area.</p>	<p>The overgrown site on the corner of Vicarage Drive and Hog Lane was previously identified as Important Open Land. However, when we consulted local people during the preparation of the first Neighbourhood Plan there was little support for its continued protection (33 responses - 20%). Indeed 94 responses favoured its development and 36 had no strong opinion. The site is not recognised as a Traditional Orchard by Natural England. The Leicestershire and Rutland Environmental Records Centre has been consulted on the identification of wildlife sites. The site is not identified as a Local</p>	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					Wildlife Site nor have any protected species been recorded there.	
Richard Jones	23	2.40		<p>I am pleased to see trees highlighted as an important part of the landscape and the character of the village and conservation area. There is brief comment in the Design Guide with respect to mature trees and hedges being retained. I would suggest that further guidance is provided with respect to the future relationship between dwellings and trees ensuring that space is given for future growth, maintenance requirements and to prevent conflict because of shade and seasonal nuisance.</p> <p>Leylandia is incorrect. The correct spelling is leylandii or Leyland cypress. I would also suggest encouraging a mix of species in hedging and the landscape in general to avoid the creation of a monoculture. Mixed species landscapes are more sustainable and not so vulnerable in the case of disease or insect infestation.</p>	Policy F11 gives added protection to trees.	Appendix 1 (Village Design Statement) be modified by replacing 'leylandia' with 'leylandii'.

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Christine Randall	23		F10	I refer to the map on page 59. Planning permission has already been granted by HDC following the initial refusal by HDC – this contravenes policy F10 local green spaces. I therefore ask “what is the point in having a NDP if future planners are going to ignore the wishes of hundreds of residence as they have done in the past?”.	We assume this concerns the site for a 4-bedroom house on land to the rear of the Black Horse Public House. Permission was granted on appeal with the Inspector concluding that the Local Green Space’s appearance would improve and benefit from future maintenance which would be likely to follow the construction of the new house.	No change
Siôn Roberts	23		F10	I wrote to you in 2016 when the Neighbourhood Plan was previously being considered in order to point out and question what I assume is a mistake in the drawing up of the map in the plan. You responded on 5 April to say this was discussed at the Neighbourhood Plan Committee and that ‘the part of the zone in question should be reviewed’.	The land to front of Summer House has been protected as an important open space for many years. The site is visually important to the southern approach to the village. Land can be considered for designation even if	Appendix 1 be modified by altering 6 to read ‘Allotments and Old Court House garden’. 3 be modified to read ‘Land to front of Summer House and Church’.

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>The current Neighbourhood Plan, as shown on the Foxtton Parish Council website, continues to include our garden within the boundary of the village church.</p> <p>As I set out below I believe that we are probably the only house in Foxtton that has its garden designated in this way.</p> <p>Could I ask again, as you are currently consulting on the plan, that it is adjusted so that our garden is removed from the 'local green spaces' category and treated as other gardens are within the village.</p> <p>If there is any issue with doing this I would appreciate if I could receive a reply explaining the reasons for this.</p>	<p>there is no public access. Designation does not confer any rights of public access over what exists at present.</p> <p>Summer House is not the only private land to be designated as Local green Space.</p>	<p>Labels be added to Map 5.</p>
Jon Fox	23		F11	<p>Needs enforcement measures - do not understand why the Parish Council did not object to the recent application by developers to fell mature trees in Middle Street when they were specifically conditioned to remain in the development planning consent.</p>	<p>Enforcement matters fall outside the scope of neighbourhood plans.</p>	<p>No change</p>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Elizabeth Redfern	23		F11	Hedgerows and trees should be protected in any new development, with developers made to respect these. Unfortunately, this did not happen at the Vicarage Drive with the removal of hawthorn hedgerows and a mature tree.	A Landscape Management Plan for the land At Vicarage Drive has been approved by Harborough District Council (Ref: 18/01354/PCD)	No change
Rich Hudson	25	3.2		With Fishers Farm + 2 extra houses on Middle St. we are now in excess of the required number of houses vs the original plan so why allow it?	The Foxton Neighbourhood Plan must support the strategic development needs set out in the Local Plan, including policies for housing development. The Local Plan identifies Foxton as a Selected Rural Village where development will be on a lesser scale and reflects the size and character of the village. Taking account of completions, commitments and an allowance for windfall development, the	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					Local Plan does not require Foxton to provide for additional housing. The allocated site for up to three dwellings at the junction of Vicarage Drive and Hog Lane is one of those commitments.	
Rebecca Hudson	25	3.2		We are in excess of new houses required for development in Foxton with the inclusion of Fishers Farm and a further 2 houses on middle street. There is no requirement for these extra houses.	The Foxton Neighbourhood Plan must support the strategic development needs set out in the Local Plan, including policies for housing development. The Local Plan identifies Foxton as a Selected Rural Village where development will be on a lesser scale and reflects the size and character of the village. Taking account of completions, commitments and an	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					<p>allowance for windfall development, the Local Plan does not require Foxton to provide for additional housing.</p> <p>The allocated site for up to three dwellings at the junction of Vicarage Drive and Hog Lane is one of those commitments.</p>	
Brian Weller	25	3.4		Middle street/Vicarage drive estate was an "Ideal Green breathing space".	<p>The land between Middle Street and Vicarage Drive is an important open feature within the Conservation Area. The development of a considerable part of this site would be damaging to the character of the village. However, when we consulted local residents, there was some support for limited development. 86 residents supported</p>	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					a small amount of development while 55 were against. 22 residents had no strong opinion. As a result the adopted Neighbourhood Plan allocated a part of the site for housing development. The first Foxton Neighbourhood Plan was 'made' by Harborough District Council on 27 January 2017 following a local referendum.	
Brian Weller	25	3.4		Within the "Foxton Neighbourhood plan summary" you state that the Fishers farm development of 11 dwellings on (19/01336/Ful) North Lane, remains "Undetermined" this development was approved on 11th Sept. 2020. This being the largest private housing estate ever to be built in Foxton. As to your statement regarding "Tranquillity" very little or no consideration taken by the	In spring 2015, we asked local residents their views on new housing site options. The redevelopment of the Fisher's Farm site had the support of 63 residents with 16 against and 56 having no strong opinion. As a result the adopted	Paragraph 3.4 be modified to reflect the changed planning status of the Fisher's Farm development.

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>"Foxton Parish council" at the time. As the plans indicate several street lights. Therefore, there will be an increase in light pollution. Together with the inevitable increase in traffic not only along North Lane, but throughout the village as a whole.</p>	<p>Neighbourhood Plan allocated the site for housing development. The first Foxton Neighbourhood Plan was 'made' by Harborough District Council on 27 January 2017 following a local referendum. Planning application 19/01336/FUL for the demolition of agricultural barns and erection of 11 dwellings was approved on 11 September 2020 after the summary newsletter was printed.</p>	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Brian Weller	25	3.4		<p>With the "Middle street/Vicarage drive estate" (6 Dwellings) within 150 Mtr's, of the forementioned 2 estates plus the infill housing The Total No of dwellings within 150 Mtr's is now 27 Dwellings!!!</p> <p>This is without the 2 Dwellings (in the process of being built) Further along (to the south) of Middle street & the 2 dwellings that have recently been completed on Middle street. (opposite the Robert Monk Hall) Together the 2 dwellings at The Manor House on Swingbridge Street. in the process of being completed or actually completed, Bringing the total No of Additional dwellings to a staggering 31 Dwellings. This figure does allow for the demolition of the previous dwellings.</p>	Noted	No change
Michael Huxley	25	3.4		<p>When considering new developments it would be useful to identify when they will be built and the duration of the build. In 2020 there have been three building sites on Middle Street. The builders themselves have been both careful</p>	Unless the permission states otherwise, development should begin within 3 years of the date permission was granted. If the development has not	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				and considerate. However, the three sites have incurred considerable heavy traffic delivering building materials. This has had an impact on tranquillity and also on the state of the verges on Middle Street and the corner of Vicarage Drive. Some of these have been damaged as a result of heavy lorries driving over them, and there has been no attempt to rectify the damage. (see also paragraph below)	commenced within three years, the permission will be considered to have expired, and if the applicant still wished to proceed with the development, they will need to renew the application. Once the development has commenced, the permission remains in place unless the local authority serve a completion notice.	
Environment Agency	25	3.4		We note that there is a planning application which has been submitted and is yet to be decided by the Local Planning Authority (their ref. 19/01336/FUL). According to the latest information available to the Environment Agency within the red-outline boundary of the application site there is land within Flood Zones 2 and 3. Any application site containing Flood Zone 2 and 3 will be subject to the	Planning application 19/01336/FUL for the demolition of agricultural barns and erection of 11 dwellings was approved on 11 September 2020.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>(flooding) Sequential Test. The Test is carried out by the LPA and is undertaken to ensure that development is directed to areas at least risk of flooding. This is as directed by the National Planning Policy Framework (NPPF) and therefore for this site to be NPPF compliant the LPA (Harborough District Council) would needed to have been satisfied that it passes the Test. The site is also in close proximity of the Foxtan Brook, a Main River of the Environment Agency.</p> <p>The Environment Agency can find no record of being consulted on planning application 19/01336/FUL and we shall therefore be contacting the LPA regarding.</p>		
Harborough District Council	25	3.4		<p>19/01336/FUL (Fishers Farm) was delayed due to S106 negotiations; however this permission is now issued (11th Sept 2020) and is extant.</p>	<p>Planning application 19/01336/FUL for the demolition of agricultural barns and erection of 11 dwellings was approved on 11 September 2020 after</p>	<p>Paragraph 3.4 be modified to reflect the changed planning status of the Fisher's Farm development.</p>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					the summary newsletter was printed.	
Justin Carter	25	3.4		On behalf of our client we have recently submitted an outline planning application to Harborough District Council for the erection of two detached dwellings on Land off North Lane, Foxton. The application has been validated under reference 20/01659/OUT and I have attached a copy of the illustrative layout with this submission to the Neighbourhood Plan consultation.	Noted	No change
Rich Hudson	25	3.4		The loss of wildlife space, trees + hedgerows between Middle St + Vicarage is significant + will not be recovered.	The land between Middle Street and Vicarage Drive is an important open feature within the Conservation Area. The development of a considerable part of this site would be damaging to the character of the village. However, when we consulted local residents, there was some support for	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					<p>limited development. 86 residents supported a small amount of development while 55 were against. 22 residents had no strong opinion.</p> <p>As a result the adopted Neighbourhood Plan allocated a part of the site for housing development. The first Foxton Neighbourhood Plan was 'made' by Harborough District Council on 27 January 2017 following a local referendum.</p> <p>The ecological assessment of the site concluded that no notable habitats were recorded within the site but the scattered mature trees and dense scrub were considered to provide valuable habitat for</p>	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					herptiles (reptiles and amphibians), nesting birds and roosting bats. Previous surveys of this site in 2014 also confirmed the presence of a small population (max. 2 individuals) of grass snake within the site. On this basis, mitigation, compensation and enhancement measures were incorporated into the development.	
Rebecca Hudson	25	3.4		There has been significant loss of wildlife space, open space and hedgerows and trees in the area surrounding Middle Street and vicarage Drive. This is irreversible-no more wild space should be cleared in this area causing and cause more devastation to the shrinking green space in our village.	The land between Middle Street and Vicarage Drive is an important open feature within the Conservation Area. The development of a considerable part of this site would be damaging to the character of the village. However,	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					<p>when we consulted local residents, there was some support for limited development. 86 residents supported a small amount of development while 55 were against. 22 residents had no strong opinion.</p> <p>As a result the adopted Neighbourhood Plan allocated a part of the site for housing development. The first Foxton Neighbourhood Plan was 'made' by Harborough District Council on 27 January 2017 following a local referendum.</p> <p>The ecological assessment of the site concluded that no notable habitats were recorded within the site but the scattered mature trees and</p>	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					<p>dense scrub were considered to provide valuable habitat for herptiles (reptiles and amphibians), nesting birds and roosting bats. Previous surveys of this site in 2014 also confirmed the presence of a small population (max. 2 individuals) of grass snake within the site. On this basis, mitigation, compensation and enhancement measures were incorporated into the development.</p>	
Leicestershire County Council	25	3.4		<p>Harborough District Council as the Local Planning Authority are in the best position to clarify numbers of new dwellings constructed and the current status of committed developments. There also appears to be 19/01336/FUL (Land At Fishers Farm, Main Street, Foxton) for the demolition of agricultural barns and</p>	<p>Planning application 19/01336/FUL for the demolition of agricultural barns and erection of 11 dwellings was approved on 11 September 2020 after</p>	<p>Paragraph 3.4 be modified to reflect the changed planning status of the Fisher's Farm development.</p>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				erection of 11 dwellings with associated external work now approved by the LPA.	the summary newsletter was printed.	
Richard Jones	25	3.4		The development plan recommends up to 3 houses may be constructed on the plot at the junction of Vicarage Drive and Hog Lane. Paragraph 3.10 suggests this plot be developed while retaining some of the trees and hedgerows. 2 or 3 plots would be crammed in and inevitably result in the loss of trees and hedgerows with little room for planting replacements. There are mature high value lime trees just outside the site boundary in the verge which could be impacted and vice versa. Squeezing 2 or 3 plots in and amongst trees and hedgerows at this site would not be sustainable and would not meet with the guidelines for best practice (BS5837) in terms of trees, hedgerows, and development. A poor relationship between buildings trees and hedgerows can lead to pressure from future occupiers for	Policy F14 (Land at Junction of Vicarage Drive and Hog Lane) provides for up to three dwellings. The policy includes the retention or replacement of trees and hedges of native species along the boundary of the site. Unfortunately, problems arising from the construction period of any works e.g. noise, dust construction vehicles, hours of working are not generally material planning considerations.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>their removal and/or over pruning which is upheld by a recent application (20/01547/TPO) to remove trees at the Vicarage Drive development. This application was notably not resisted by the Parish Council. In fact, the comments requested the complete removal of the trees and hedges contrary to the wishes of the neighbouring residents.</p> <p>The concentration of development in the northern part of Foxton around Middle Street, Vicarage Drive, Main Street and North Lane makes the site at the junction of Vicarage Drive and Hog Lane most undesirable. There are ongoing issues with disruption to residents by damaging flooding because of ground water runoff made much worse by the recent development between Vicarage Drive and Middle Street. The recent over-pruning to hedgerows and intended tree loss has the potential to make this much worse.</p> <p>The disruption to residents has been significant with deliveries, noise,</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				mess etc because of the works at the site between Middle Street and Vicarage Drive. Building work is due to complete there and start at the much larger North Lane former Fishers Farm.		
Brian Weller	25	3.5		You also state a further 8 dwellings have planning permission on North Lane (18/01965/OUT) no details as yet, also again, this will increase in traffic along North Lane & throughout the village.	Noted	No change
Harborough District Council	25		F12	Updated to take account of completions and planning permission given. Policy F13 (windfall) and F14 (Hog Lane allocation) still remain.	Noted	No change
Mike Ward	25		F12	Support	Noted	No change
Brian Weller	25			Bringing the total of approved dwellings on North lane to 19. The 2 estates are within 100 Mtr's of each other. I consider this is far in excess to maintain the tranquillity of the village, as you state in the "Foxton Neighbourhood plan summary" (Page 3)	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Brian Weller	25			From The "Strategic Environmental Assessment Screening Report" Foxton Neighbourhood Plan Policy F11: Housing Provision. States: - The minimum housing provision for Foxton for the period until 2031 is 27 dwellings. It is now only 2020 With 31 additional dwellings in the process of being completed or actually completed, this is some 14.7% over & above the 27 dwellings required, ref "Existing Foxton Neighbourhood development Plan" (para 3.2). This is without the other 6 Dwellings mentioned in the "Existing Foxton Neighbourhood development Plan" (in table 1) with others in the pipeline, e.g. the "Black Horse" etc – and yet Still with 11 more years to go!).	The Strategic Environmental Assessment Screening Report associated with the adopted neighbourhood Plan is out of date. A new screening assessment of the Draft Foxton Neighbourhood Plan will be undertaken.	A Strategic Environmental Assessment and a Habitat Regulations Assessment screening opinion of the Draft Foxton Neighbourhood Plan to be undertaken.
Jon Fox	25		3.4	After 'development of this site' delete remainder of clause and insert 'and its deliverability is now in question'. Add: 'due to additional dwellings being consented on sites not originally allocated in the 2017 Plan, the Hog Lane site is no longer needed to satisfy the minimum	If Policy F14 were to be deleted subsequent amendments will be necessary. Neither of the suggested amendments are correct.	If Policy F14 is deleted subsequent amendments be made.

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				number of new dwellings allocated to Foxton by HDC (see clauses 3.5, 3.9, 3.10, and policies F12 and F14 close brackets)		
Jon Fox	25		3.5	Delete whole clause as written and insert revised clause as follows: 'As at October 2020 an additional 10no dwellings have been consented in Foxton by HDC that were not in the original 2017 Plans Commitments. These are 5no on the Carter Design site, 1no Carter Design carpark site (North Lane opposite Fishers Farm site), 1no on the Black Horse site, 1no at the Old Chapel, and 2no in Middle Street).	If Policy F14 were to be deleted subsequent amendments will be necessary. Housing Supply information to be updated.	If Policy F14 is deleted subsequent amendments be made. Housing Supply information to be updated to 31 March 2020.
Brian Weller	25			The planning application 20/01659/OUT for 2 x 4 bed houses outside the village "limit to development", but inside the village conservation area. If this is granted it just proves what I have just stated. & this will create a precedent to allow more Housing estates to be built, not only along North Lane, but also North & South of the canal, & between the (South) of "Old mill house" & the	The outline planning application for the erection of two dwellings at land OS 0028 North Lane (Ref: 20/01659/OUT) remains undetermined at 11 December 2020.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				School (how many dwellings could a developer get on that site)!!! All of which are outside the village "limit to development", & inside the village conservation area.		
Jon Fox	25		F12	<p>This revised Plan currently makes provision for 37 new dwellings -10 more than the minimum number (27no) allocated by HDC and is made up as follows:</p> <p>A Existing commitments consented as at 2017 and included for in the Plan. All now completed – 6no. (see table 1: Foxtan housing commitments at 2016)</p> <p>B Vicarage Drive site – 6no. now completed</p> <p>C Fishers Farm site – 12no consented (11no. to be constructed)</p> <p>D additional sites -10no. consented (3no. under construction) See clause 3.5 above.</p> <p>E Hog Lane – Not consented - originally allocated for up to 3no - no longer required and is subject to residents pre-submission consultation responses at 2/11/2020</p>	If Policy F14 were to be deleted subsequent amendments will be necessary.	If Policy F14 is deleted subsequent amendments be made.

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				F Windfall housing - not consented - numbers not known and would be over and above - the allocation stated in A-E above (see clauses 3.6, 3.7, 3.8 and Policy F13)		
Brian Weller	26		F13	I suggest that "Greenfield Land" on the edge of the village has not been protected by the Foxton Parish Council. By the permitting the approval of the 2 major developments along North Lane. (Albeit these are on "Brown" field sites)	The two sites referred to are brownfield land.	No change
Brian Weller	26		F13	Therefore, no further development should take place within this locality! i.e. the North Lane Middle St Area. Or within Foxton as a whole! As you state that no further development is required to meet Foxton's housing commitment.	Except for existing commitments and completions and allowance for windfalls, no further housing allocations have been made.	No change
Brian Weller	26		F13	I suggest that it is not the "Garden Infill" (being the correct terminology) or "Land Grabbing" as Foxton Parish Council put it, that is destroying the village of Foxton but the building of such large housing estates within the village.	Except for existing commitments and completions and allowance for windfalls, no further housing allocations have been made.	No change
Dorothy Ward	26		F13	Support	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Harborough District Council	26		F13	<p>Minor wording changes relating to remove reference to dispersed nature of village and internal configuration of existing buildings. Added text for development not to extend beyond the limits to development. This may be better clarified as either the entire site (i.e. red line) or the building. Presumably non of the site red line should extend beyond the LTD. Criteria A – be wary of including text from the Conservation Area Character Statement within the body of the policy as this might change. HDC is intending to review all its Conservation Areas, for example.</p> <p>- What about detached annexes in gardens? Increasing applications for these as elderly relatives often prefer to live with family at home</p> <p>Policy F13 (Windfall Housing): Suggest the quote from the CA Statement is taken out of the policy and placed in supporting text. Policy could be amended to read ‘...and has appropriate regard for the Conservation Area and the</p>	<p>Noted. Residential annexes are often permitted development and, in any event, are not new dwellings. Foxton’s housing has already been met existing completions and commitments, therefore we can place stricter controls on infill development to prevent the unwanted development of gardens. We also want to protect the landscape setting of the village by ensuring that new windfall developments lie wholly with Limits to Development. Criterion F is unnecessary as all of the policies of the Neighbourhood Plan apply.</p>	<p>Policy F13 (Windfall Housing) be modified by: Revising criterion A to read: <i>Is in keeping with the scale, grain and character of its surroundings and has appropriate regard for the Conservation Area. In particular, the character of the village is the mixture of old and new buildings, the many roads and the dispersed open areas. These spaces are important and are predominantly large garden areas or paddocks.</i> Revising criterion C to read:</p>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>contribution made by dispersed open areas, large garden areas and paddocks.'</p> <p>Criterion D is very restrictive and there may be occasions where such development would not impact on the overall character of the village. Consider 'unacceptable' loss.</p> <p>Suggest that criterion F is not necessary as the NP should be read as a whole.</p>		<p>No part of the site or the curtilage associated with the proposed development extends beyond the Limits to Development; Criterion F be deleted.</p>
Justin Carter	26		F13	<p>With refence to the below plan, the site covers an area of approximately 917 sq. m. and is shown outlined in red. The site is currently vacant, consisting of an area of hardstanding. The site has the benefit of planning permission for car parking linked with the previous employment use on the adjacent site. Immediately adjacent to the site is a single plot (outlined in blue),</p>	<p>Foxton's housing has already been met by existing completions and commitments. We want to protect the landscape setting of the village by ensuring that new windfall developments lie wholly with Limits to Development.</p>	<p>No change</p>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>which benefits from planning permission for the erection of a single dwelling (19/00913/OUT). The two sites are identified on the ground as being a single site with no clear separation between the two.</p> <p>We propose that the Limits to Development boundary for Foxton, as identified in the Neighbourhood Plan, be amended to include the subject site. Development of the site would deliver two dwellings on a brownfield site, which is well related to the village and on a site, which part of, already benefits from planning permission for a single dwelling. This would provide flexibility in the plan and allow for the delivery of new homes in the village of Foxton. In addition, the development of two attractively designed homes, sympathetic to the existing built form and character of the</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				village, would enhance North Lane and this edge of Foxton.		
Robert & Sylvia Fletcher	26		F13	We agree with this and support stricter control on infill development	Noted	No change
Alan Fenn	26		F13	Strongly agree with other residents that - other than for the developments already approved – that the boundary should enclose North Lane in total, for restricted development.	Noted	No change
Dean Biddle	26		F13	<p>Whilst the development of six houses on land between Vicarage Drive and Middle Street has gone on with limited disruption and the added bonus of a conscientious builder this cannot be expected in all cases.</p> <p>The Parish needs to be wary of allowing small developments within the village boundary that require little, if any, contribution to the village infrastructure at all.</p> <p>Piecemeal sites rarely trigger the need for Section 106 Agreements so whilst the extra housing is complying with the identifier need the village can suffer as a result.</p>	The Harborough Local Plan expects Foxton to contribute further windfall development. However, Foxton's housing has already been met, therefore we have placed stricter controls on infill development to prevent the unwanted development of gardens.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				Foxton has a small village shop (thanks to the occupiers of the Black Horse), one public house and a heavily subsidised bus service whose survival has been threatened on several occasions. As a result this all means extra reliance on private car travel which goes against current government advice on greener/cleaner living and reduced carbon emissions.		
Mike Ward	26		F13	Support	Noted	No change
Jon Fox	27	3.9		Delete as written and combine into one new clause 3.9 as follows: A small natural habitat on the corner of Hog Lane and Vicarage Drive with boundary trees and hedgerows that need protecting. In 2017 this site was identified in the Harborough Local Plan as Important Open Space, but was nevertheless allocated in the Plan to accommodate up to 3no. dwellings to partially meet the HDC housing allocation numbers for Foxton.	The overgrown site on the corner of Vicarage Drive and Hog Lane was previously identified as Important Open Land. However, when we consulted local people during the preparation of the first Neighbourhood Plan there was little support for its continued protection (33 responses - 20%). Indeed 94 responses favoured its	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					<p>development and 36 had no strong opinion. The site is not recognised as a Traditional Orchard by Natural England. The Leicestershire and Rutland Environmental Records Centre has been consulted on the identification of wildlife sites. The site is not identified as a Local Wildlife Site nor have any protected species been recorded there. Policy F14 (Land at Junction of Vicarage Drive and Hog Lane) provides for up to three dwellings. The policy includes the retention or replacement of trees and hedges of native species along the boundary of the site. If Policy F14 were to be deleted subsequent</p>	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					amendments will be necessary.	
Jon Fox	27	3.10		Add new clause 3.10 as follows: Currently this site is no longer needed to meet HDC's minimum number of dwellings allocated to Foxton and it's retention or removal from the reviewed Plan as an allocated site will be determined by the residents responses to the Pre-submission Consultation Representation Form as at 2/11/2020. If this site is retained in the reviewed Plan then policy F14 will apply. If the site is removed from the Plan and any future planning application is made, then Policy F13 'Windfall housing' would apply '	If Policy F14 were to be deleted subsequent amendments will be necessary.	If Policy F14 is deleted subsequent amendments be made.

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Richard Jones	27	3.10		<p>The development plan (3.10) suggests that hedgerows may be protected. A planning condition may be attached to a permission requiring that a hedgerow be retained and protected for the duration of a development. However, a hedgerow may not be protected indefinitely in a residential setting in the same way as a tree preservation order. The Hedgerow Regulations 1997 do not apply to a dwelling house and its gardens.</p> <p>The Planning (Listed Buildings and Conservation Areas) Act states that trees are important in enhancing the character of a conservation area. The loss of trees and hedgerows to facilitate development at the plot at the junction of Vicarage Drive and Hog Lane would cause irreversible harm to the local environment and its enjoyment by members of the public.</p> <p>In respect of the above, the development of the plot at the Junction of Vicarage Drive and</p>	<p>The overgrown site on the corner of Vicarage Drive and Hog Lane was previously identified as Important Open Land. However, when we consulted local people during the preparation of the first Neighbourhood Plan there was little support for its continued protection (33 responses - 20%). Indeed 94 responses favoured its development and 36 had no strong opinion. The site is not recognised as a Traditional Orchard by Natural England. The Leicestershire and Rutland Environmental Records Centre has been consulted on the identification of wildlife sites. The site is not identified as a Local</p>	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>Hog Lane by up to 3 units would not be practicable or sustainable. Encouraging development there would be contrary to the National Planning Policy Framework which requires that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity. I note also that the Parish has exceeded its allocation for new housing. Accordingly, I would request that the plot at the Junction of Vicarage Drive and Hog Lane be removed from the development plan.</p> <p>Note: The recently vacated house in substantial gardens directly to the south of the Swingbridge on Swingbridge Street would be suitable for development. There is sufficient space for 3 or 4 semi-detached or terraced family homes, which could be allocated as much needed social housing for rent.</p>	<p>Wildlife Site nor have any protected species been recorded there. Policy F14 (Land at Junction of Vicarage Drive and Hog Lane) provides for up to three dwellings.</p> <p>The policy includes the retention or replacement of trees and hedges of native species along the boundary of the site. It is expected that this could be secured by way of a landscape management plan.</p>	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Richard Jones	27		F14	<p>This section states that retaining the site at the junction of Hog Lane and Vicarage Drive will enable the Parish and the Development Plan Committee to exercise more control over how the site is developed. I am not sure that this is the case. The development plan will be a reference document as part of the planning application process and the PC a consultee as are the neighbours, utilities etc. In line with current planning legislation and guidelines, planning applications are considered objectively on their merits while considering reasons for and against, constraints local and national policy etc.</p> <p>This section goes to say that deleting the site would mean that the site would be flagged as “being available for development”. As would including it in the development plan. I do not understand the point of this statement.</p>	<p>The deletion of Policy F14 would require any subsequent application to be determined against Policy F13 (Windfall housing) without any of the specific protections offered by Policy 14 criteria A and B.</p> <p>Sites allocated in neighbourhood plans are regarded as commitments and identified in housing supply statements.</p>	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Anne Shevas	27		F14	<p>I am particularly concerned about the proposal to keep the land at the junction of Vicarage Drive and Hog Lane. More and More people are living alone through choice, bereavement, divorce etc and small families need starter homes. Smaller houses are required to meet these needs. Foxton has many large houses and it would seem appropriate that Smaller houses are also built in the village where land is available. I am very concerned that anonymous leaflets have been distributed around the village calling for people to object to plans to retain the land for this kind of development on the basis that Foxton has met its commitment of new dwellings. this is an allocation for three houses where there is land available and would help local people. people are of course entitled to campaign but they should do it openly and not through leaflets that contain no contact details.</p>	<p>Despite requirements for developers to meet the needs of older households and the need for smaller, low-cost homes, since the Neighbourhood Plan was 'made' more than half of the homes permitted have been four-bedroomed or more. Accordingly, stricter controls are now needed to bring forward a mix of housing that meets local needs.</p>	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Margaret Burton	27		F14	I feel that the land at the junction of Vicarage Drive and Hog Lane should be left for the tranquility of the village. The village has met the housing requirement already. Indeed it has exceeded it and this land should be withdrawn from the Development Plan.	Noted	No change
Maureen Fox	27		F14	We have enough houses to fulfil our allocation and the thought of this site becoming another two years of mess, noise and further desecration of trees, wildlife and plants, fills me with despair. I find it very disturbing but there have been rather unusual (and in my view unethical) efforts to pursue the owner of this site for a commitment to build. We know well the history of this space and can only hope that Mrs Hollands wishes for it to remain a green and open resting place for her horses and dogs is respected. This site needs to be taken out of the plan and hopefully retained as an important open and green space.	Noted	No change
Maureen Fox	27		F14	I feel it is also worth mentioning that in the past 6 months, I have spoken to many neighbours and villagers	When we consulted local people during the preparation of the	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				(and I hope people will bother to vote) and not one of those was either aware of, or in favour of developing Hog Lane. In my opinion the current plan is just a rehashed version of the original containing facts that are outdated and in some cases inaccurate. It is certainly not user friendly - and no, none of the people I spoke of had read it!!	first Neighbourhood Plan there was little support for its continued protection (33 responses - 20%). Indeed 94 responses favoured its development and 36 had no strong opinion. The first Foxton Neighbourhood Plan was 'made' following a local referendum held on 27 January 2017 when 80% of those voting supported the Plan. The Neighbourhood Plan Review Summary document was circulated to all households.	
Ian Burton	27		F14	Feel rather strongly that enough is enough. Foxton is in danger of losing its village image – of course we must accept new development as population grows, and the influx of people leaving Towns and Cities seeking country homes.	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				Debate has my vote – look at it again in a number of years when the existing new developments have blended in. Would add that 3 houses on that plot will generate a number of new vehicles on a narrow road.		
Dean Biddle	27		F14	It is understood that the housing commitment has been met from other sites within the Neighbourhood Plan so I would strongly support the deletion of the Vicarage Drive/Hog Lane land from future housing development.	Noted	No change
Rich Hudson	27		F14	Do not allow building on junc of Vicarage + Hog	Noted	No change
Rebecca Hudson	27		F14	Do not allow any dwellings on the junction of Vicarage Drive and Hog Lane.	Noted	No change
Brian Weller	27		F14	Thus, the housing allocation at the junction of Vicarage Drive & Hog Lane should be deleted from the “Foxton Neighbourhood plan” as it is no longer required. With no building being permitted outside the existing “limits to development”	Noted. Foxton's housing has already been met existing completions and commitments, therefore we can place stricter controls on infill development	Policy F13 (Windfall Housing) be modified by revising criterion A to read: No part of the site or the curtilage associated with

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					to prevent the unwanted development of gardens. We also want to protect the landscape setting of the village by ensuring that new windfall developments lie wholly with Limits to Development.	<i>the proposed development extends beyond the Limits to Development;</i>
Peter Berry	27		F14	<p>Hog Lane / Vicarage Drive- no longer needed to meet our housing commitment (as per section 3 below)</p> <p>It isn't necessary or needed so remove it from the plan. Enough is enough, in this part of the village!!</p> <p>Since vicarage Drive ???? has To a building site. Hog Lane / VD Is now the only green area that prevents an infill for vicarage Drive, Hog Lane and Swingbridge Street. Think it is important green space and should be treated as such. Building 2 to 3 houses on the site would totally destroy the character of this corner of the village. It would necessitate the removal of trees</p>	The overgrown site on the corner of Vicarage Drive and Hog Lane was previously identified as Important Open Land. However, when we consulted local people during the preparation of the first Neighbourhood Plan there was little support for its continued protection (33 responses - 20%). Indeed 94 responses favoured its development and 36 had no strong opinion.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				and hedgerows which is unforgivable, as so much has been lost to this village already. At present it is a haven for wildlife, fruit trees, blackberries and trees that are protected. Delete this plot from the housing allocation.	The Leicestershire and Rutland Environmental Records Centre has been consulted on the identification of wildlife sites. The site is not identified as a Local Wildlife Site nor have any protected species been recorded there.	
Clive Garrard	27		F14	Section 3: Please retain the land at junction of Vicarage Drive and Hog Lane as a housing allocation.	Noted	No change
Paul Driver	27		F14	Vicarage Drive and hog Lane. Request to delete the above from the housing allocation. I feel that if this land is allocated for development it will encourage other similar sites for development and of course the loss of another open space, not to mention further inconvenience to residents whilst the development takes place. Please vote for it to be deleted from the local development plan.	The overgrown site on the corner of Vicarage Drive and Hog Lane was previously identified as Important Open Land. However, when we consulted local people during the preparation of the first Neighbourhood Plan there was little support for its continued protection (33 responses - 20%). Indeed 94 responses favoured its	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					development and 36 had no strong opinion.	
Robert Brown	27		F14	This site should be left for nature. It is also a graveyard for several horses which belonged to the owner of the land.	The overgrown site on the corner of Vicarage Drive and Hog Lane was previously identified as Important Open Land. However, when we consulted local people during the preparation of the first Neighbourhood Plan there was little support for its continued protection (33 responses - 20%). Indeed 94 responses favoured its development and 36 had no strong opinion. The Leicestershire and Rutland Environmental Records Centre has been consulted on the identification of wildlife sites. The site is not identified as a Local Wildlife Site nor have	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					any protected species been recorded there. We are aware of potential contamination issues.	
Maureen Walker	27		F14	As the local plan does not require Foxtton to allocate additional sites for housing, I vote to delete the housing allocation at the junction of vicarage Drive and hog Lane.	The Foxtton Neighbourhood Plan must support the strategic development needs set out in the Local Plan, including policies for housing development. The Local Plan identifies Foxtton as a Selected Rural Village where development will be on a lesser scale and reflects the size and character of the village. Taking account of completions, commitments and an allowance for windfall development, the Local Plan does not require Foxtton to	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					provide for additional housing. The allocated site for up to three dwellings at the junction of Vicarage Drive and Hog Lane is one of those commitments.	
David and Gill Wollerton	27		F14	Our only comment is in relation to Section 3: Land at the junction of Vicarage Drive and Hog Lane. Our preference is that this is deleted as housing allocation.	Noted	No change
Nick Redfern	27		F14	There have been no planning applications for the development of this site', but for wholly bemusing reason there follows the intentions of the council, who intend 'to retain this housing allocation in the new plan for the development of smaller houses.' Vicarage Drive has had substantial development which has turned a very tranquil area, once rich in wildlife, into a housing estate. The disruption has been immense; the impact on the bird population is palpable; foxes and muntjac have disappeared. Now to cite the	The overgrown site on the corner of Vicarage Drive and Hog Lane was previously identified as Important Open Land. However, when we consulted local people during the preparation of the first Neighbourhood Plan there was little support for its continued protection (33 responses - 20%). Indeed 94 responses favoured its	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				possibility of more housing in such a closed in space is heartbreaking.	development and 36 had no strong opinion. The Leicestershire and Rutland Environmental Records Centre has been consulted on the identification of wildlife sites. The site is not identified as a Local Wildlife Site nor have any protected species been recorded there.	
Elizabeth Redfern	27		F14	<p>The current housing developments and new proposals now exceed the target housing quota set for Foxton so there is no need for the land at the junction of Hog Lane & Vicarage Drive to be developed hence the request in section 3 to delete this from the Neighbourhood Plan.</p> <p>This space also provides a 'breathing space' for the residents in this area and any development here would be yet another green space lost to the village.</p> <p>It would also lead to yet more disruption to residents in the immediate area, who have</p>	<p>The overgrown site on the corner of Vicarage Drive and Hog Lane was previously identified as Important Open Land. However, when we consulted local people during the preparation of the first Neighbourhood Plan there was little support for its continued protection (33 responses - 20%). Indeed 94 responses favoured its</p>	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				already suffered with a prolonged disruption caused by the development on the land at Vicarage Drive/Middle Street.	development and 36 had no strong opinion.	
Harborough District Council	27		F14	Amended to include particular reference to other policies in the Plan.	Noted	No change
Mike Ward	27		F14	Strongly support. As correctly stated in Section 3 deleting this allocation does not prevent the sites development as Windfall. It would however lose the additional constraints on house numbers and frontage that it has by being in the Plan and only have the general "Windfall" conditions. It is also stated in Section 3 that "Deleting the site would mean that the site would not be flagged as being available for development. It could save this space in the centre of the village and avoid further disruption to the tranquillity of the village." While this seems to contradict the previous statement, although not obvious, it presumably means that if it is left in the Plan developers will	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>be aware of it and there could be a rush to develop it.</p> <p>This is highly misleading as the site can only be developed by the owner or with her permission, so, development remains with the owner and no one else.</p> <p>Also, if this was a danger then why has no one has come forward to apply in the last three and a half years that the site has been in the Plan?</p> <p>This will attract votes as it suggests that deleting the site could save 3 houses, but on a false premise.</p>		
Jon Fox	27		F14	<p>Line 2 after 'Policies Map' delete 'is' an insert 'was'</p> <p>Line 2 after 'allocated' insert 'in the 2017 Plan'</p> <p>Line 3 after 'dwellings' delete 'which will be supported' and insert 'retention or removal of this site from the Plan is currently under review. If it is retained in the reviewed Plan then development of up to 3 dwellings will be supported providing that: A as previously written B as previously written</p>	If Policy F14 were to be deleted subsequent amendments will be necessary.	If Policy F14 is deleted subsequent amendments be made.

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				C as previously written		
Leicestershire County Council	27	3.11		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.	The needs of a growing older population is recognised by Neighbourhood Plan paragraph 3.11 and Policy 15 (Housing Mix).	No change
Anglian Water Services Limited	29		F15	It is proposed to retain the existing allocation site for 3 dwellings as set out in the Made Neighbourhood Plan. Anglian Water has no objection to Policy F15.	Noted	No change
Brian Weller	29		F15	As for "Housing needs" a question I have to ask of "Foxton Parish Council" is how many of the above 27 dwellings, (North Lane & Middle street/Vicarage drive estates) satisfies the statement made on the bottom of page 2, in regards to	Despite requirements for developers to meet the needs of older households and the need for smaller, low-cost homes, since the Neighbourhood Plan was 'made' more than	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				"Providing Smaller Low-cost homes for younger people"?	half of the homes permitted have been four-bedroomed or more. Accordingly, stricter controls are now needed to bring forward a mix of housing that meets local needs.	
Harborough District Council	29		F15	Minor text changes to update the policy. Policy still requires housing development to provide for older households and the need for smaller homes.	Noted	No change
Robert & Sylvia Fletcher	29		F15	We feel that any future housing development should meet the needs of older households and/or provide smaller, low-cost homes for younger people as this would attract new blood into the village and sustain the need for the local primary school	Noted	No change
Mike Ward	29		F15	Support	Noted	No change
Harborough District Council	30		F16	Minor text changes.	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Sport England	31	4.5		Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important. It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to	Foxton Village Hall was built using a bequest from Robert Monk, who was born in Foxton and wanted to leave the village a legacy from which all residents would benefit. The hall lies in the middle of Foxton on Middle Street and is set within its own grounds, which includes tennis courts, children's playground, football and basketball pitches.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.		
Sport England	31	4.5		Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.	Noted	No change
Sport England	31	4.5		Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if	The Harborough Local Plan was adopted on 30 April 2019. A comprehensive audit of open space, sport and recreation facilities was undertaken in 2016 in partnership with local	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p>	<p>communities. Having assessed the quantity, quality and accessibility of existing open space it has been possible to establish up to date provision standards for open space, sport and recreation sites in accordance with paragraph 96 of the NPPF.</p> <p>There are no specific new provision policies in the Neighbourhood Plan, but there is a policy to protect the existing facilities.</p>	
Sport England	31	4.5		<p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting</p>	<p>The Harborough Local Plan was adopted on 30 April 2019. A comprehensive audit of open space, sport and recreation facilities was undertaken</p>	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.	in 2016 in partnership with local communities. Having assessed the quantity, quality and accessibility of existing open space it has been possible to establish up to date provision standards for open space, sport and recreation sites in accordance with paragraph 96 of the NPPF. There are no specific new provision policies in the Neighbourhood Plan, but there is a policy to protect the existing facilities.	
Sport England	31	4.5		If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Harborough District Council	31		F17	Minor text changes to update policy	Noted	No change
Leicestershire County Council	31			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 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.	5.34. Internet connectivity, be it for personal and home use or to support businesses, is an essential requirement today and its use will only grow in the future. With the modern commercial use of the internet for business trading, supplier and customer management, internet trading, the growth of wireless devices, smartphones, tablets etc, the growth of social media, online gaming and on-demand television, high-speed internet connections have become essential to modern life and without which rural	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					businesses and communities cannot prosper. Traditional connections cannot handle the data volumes and speeds required to make realistic use of the technology. This can only be delivered by making fibre-optic based internet connections accessible. Superfast broadband is available throughout most of Foxton village.	
Debbie Billington	32	4.7		There was also a major flooding incident in low lying areas of the village more recently in July 2013.	Noted	Paragraph 4.7 be modified by replacing third sentence with: <i>Periods of intense rainfall on already saturated land have caused flooding in the village in this way.</i>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Severn Trent	32	4.8		As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				speculative developments to minimise customer bills.		
Severn Trent	32	4.8		Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.	Noted	No change
Severn Trent	32	4.9		We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.</p> <p>We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.</p> <p>To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Severn Trent	32	4.9		Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.	Policy F18 (Water Management) requires development proposals to support the delivery of the Water Framework Directive and its objectives.	No change
Severn Trent	32	4.9		When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. We would not anticipate capacity problems within the urban areas of	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.		
Severn Trent	32	4.9		<p>Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.</p> <p>We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> • Single flush siphon toilet cistern and those with a flush volume of 4 litres. • Showers designed to operate 	A written ministerial statement, published in March 2015 set out the government's policy on the new technical housing standards, also makes clear that: "from the date the Deregulation Bill 2015 is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>efficiently and with a maximum flow rate of 8 litres per minute.</p> <ul style="list-style-type: none"> • Hand wash basin taps with low flow rates of 4 litres or less. • Water butts for external use in properties with gardens. <p>To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website.</p> <p>We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.</p>	<p>technical standards or requirements relating to the construction, internal layout or performance of new dwellings."</p>	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Leicestershire County Council	32			<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. The LLFA is not able to:</p> <ul style="list-style-type: none"> • Prevent development where development sites are at low risk of 	<p>Most of Foxton village lies within Flood Zone 1, as defined by the Technical Guide to the National Planning Policy Framework as having a low probability of flooding. However, during periods of prolonged rainfall events and sudden intense downpours, surface water runoff may exceed the capacity of existing drainage systems or combine as overland flow from adjacent higher ground, subsequently 'ponding' in low-lying areas of land (without draining into watercourses). In January 2008, a period of intense rainfall on already saturated land caused flooding in the village in this way.</p>	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>flooding or can demonstrate appropriate flood risk mitigation.</p> <ul style="list-style-type: none"> • 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)). • 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 	<p>Therefore, developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS).</p> <p>In Foxton, the water supplier is Severn Trent and the waste water collection handler is Anglian Water. Both have been consulted during the preparation of this plan.</p>	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>should be protected within new developments to prevent an increase in flood risk.</p> <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. Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				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.		
Maureen Fox	33	4.11		Do we also not wonder just how much more the already over-stretched services for gas water and sewerage can cope with?	Utility providers have been consulted and have raised no concerns.	No change
Sarah Levy	33	4.11		I know developments of a certain size have to provide some financial or material benefit to the community. I'd be interested to know what this has been for the two developments – Vicarage drive + fishers farm.	Planning obligations/ developer contributions must comply with the Community Infrastructure Levy Regulations 2010 (As Amended).	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Harborough District Council	33	4.11		New development will have some impact on the existing, and might require the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional or improved infrastructure. Planning obligations/developer contributions must comply with the Community Infrastructure Levy Regulations 2010 (As Amended). Where impacts from a new development would place substantial demand on local services and/or infrastructure as a result of new development, then developers may be expected to provide for contributions to mitigate the impacts on the local community.	Noted	Paragraph 4.11 be modified with the additional text: <i>Planning obligations/developer contributions must comply with the Community Infrastructure Levy Regulations 2010 (As Amended). Where impacts from a new development would place substantial demand on local services and/or infrastructure as a result of new development, then developers may be expected to provide for contributions to mitigate the impacts on the local community.</i>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Leicestershire County Council	33	4.11		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.	The Neighbourhood Plan does not propose additional large-scale housing development that is likely to generate the need for new, infrastructure, services and amenities.	No change
Leicestershire County Council	33	4.11		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	There are no Minerals and Waste Safeguarding Areas in Foxton.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>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 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>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Leicestershire County Council	33	4.11		<p>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. 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.</p>	The Neighbourhood Plan does not propose additional large-scale housing development that is likely to generate the need for new or improved education provision.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Leicestershire County Council	33	4.11		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.	The Neighbourhood Plan does not propose additional large-scale housing development that is likely to generate the need for new, infrastructure, services and amenities.	No change
Leicestershire County Council	33	4.11		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.	Foxton has a range of basic services and facilities. There is a primary school on the edge of the village, a pub (there are more pubs at Foxton Locks), a village hall (Robert	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>Neighbourhood Plans provide an opportunity to;</p> <ol style="list-style-type: none"> 1. Carry out and report on a review of community facilities, groups and allotments and their importance with your community. 2. Set out policies that seek to; <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. 3. Identify and support potential community projects that could be progressed. <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</p>	<p>Monk Hall), Church of St. Andrew, allotments and a recreation ground.</p> <p>The retention of key local services and community facilities is important for the long-term sustainability of Foxton and this is the purpose of Policy F17.</p>	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Sport England	33	4.11		<p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place. In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development,</p>	<p>The Neighbourhood Plan does not propose additional large-scale housing development that is likely to generate the need for new sports facilities.</p>	<p>No change</p>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals. Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p>		
Leicestershire County Council	33	4.12		We would recommend including economic development aspirations with your Plan, outlining what the	There are no significant employers within the village. However, a	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				community currently values and whether they are open to new development of small businesses etc.	range of businesses operate from Foxton Locks (see Policy F20). Otherwise, the main employment is based around agriculture, the school and several small businesses. With very few employment opportunities in Foxton, many residents commute to work in Market Harborough, Leicester and elsewhere. Around 70% of residents travel to work by car or van but a relatively high proportion of residents – 13% – work from home.	
Anglian Water Services Limited	33		F18	Anglian Water support the requirement for applicants to include the provision of Sustainable Drainage Systems (SuDS). The use of SuDS would help to reduce the risk of surface water and sewer flooding and which have wider benefits e.g. water quality	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				enhancement. We note that additional text has been added to reference the objectives of River Basin Management Plan which is welcomed.		
Harborough District Council	33		F18	Minor text changes to update policy	Noted	No change
Severn Trent	33		F18	Severn Trent acknowledge the proposals within the summary document to introduce renewable energy within the parish, reduce greenhouse emissions and slow climate change. Severn Trent have adopted our own Triple Carbon pledge and are looking to reduce our own emission, source from renewable sources and mitigate the impacts of our operations. Due to the nature of providing water for consumption we do however have several energy intensive processes. We would therefore recommend that the Neighbourhood Plan also looks to promote water efficient design and the use of water efficient technology. Water efficiency within certain	A written ministerial statement, published in March 2015 set out the government's policy on the new technical housing standards, also makes clear that: "from the date the Deregulation Bill 2015 is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>products within the home help to reduce the use of energy therefore carbon through the need to heat less water, key examples include water efficient dishwashers, washing machines, showerheads and taps. Water usage through these systems makes up a large proportion of energy use within the home, as such water and energy efficiency are complimentary. 89% of the carbon emissions within the water supply – usage – disposal system are attributed to water usage in the home and includes energy for heating water (excluding space heating), which compared to 11% through the supply and disposal treatment processes.</p> <p>Severn Trent would therefore recommend that the neighbourhood Plan incorporates a statement regarding the need to deliver against the optional higher water efficiency target. The following wording is provided to assist with the interpretation of this request.</p>	<p>planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings."</p>	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>Development proposals should demonstrate that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, should not exceed 110 litres/person/day</p> <p>Further guidance regarding the water efficiency standard can be found in building regulations Part G (2015 edition with 2016 amendments).</p> <p>Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.</p>		
Charlotta Hickie	34	4.15		<p>Foxton Falconry Centre. Why has this been allowed to remain 5 years beyond the agreed date? It seems completely unreasonable that this has been permitted to be built, grow and stay. On what grounds is this allowed?</p>	<p>This permission for the temporary dwelling was extended but limited to the period expiring on 15/03/2018 after which the mobile home should have been removed.</p>	<p>Harborough District Council be requested to review temporary dwelling (Ref. 15/01998/FUL) and paragraph 4.15 be modified accordingly.</p>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Highways England	35			<p>We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. This is acknowledged within the document, which aims to review and update the adopted Foxton Neighbourhood Plan (2017) in order to take account of the latest national planning advice and the policies set out in the Harborough Local Plan (2011-2031), which was adopted in April 2019.</p> <p>Foxton is classified as a 'Selected Rural Village' within the Harborough Local Plan and as such development will be on a lesser scale to reflect the size and character of the village. Taking account of completions, commitments and an allowance for windfall development, the Local Plan does not require Foxton to provide for additional housing.</p> <p>We note that the adopted Foxton Neighbourhood Development Plan allocated three sites for housing development totalling up to 21</p>	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>dwelling, of which 18 have already received planning permission. A further eight dwellings received planning permission in 2019. The updated Plan makes provision for a minimum of 27 additional dwellings in the Plan period, to be met through existing commitments, development within the Foxton Limits to Development in accordance with Policy F13, and the allocation of a housing site for up to three dwellings at the junction of Vicarage Drive and Hog Lane in accordance with Policy F14.</p> <p>Due to the small scale of the additional development growth being proposed through the Neighbourhood Development Plan, it is unlikely that there will be any significant impacts on the operation of the SRN in the area. We therefore have no further comments to provide and trust the above is useful in the progression of the Foxton Neighbourhood Development Plan.</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Christine Randall	37	5.15		Vision for 2031 - It is stated- Vehicular traffic does not intrude upon village life. I am extremely concerned by the increasing number of huge farm vehicles (some with trailers and full loads) who ignore the speed signs and thunder up and down Main Street (some whilst on mobile phones).	There is sometimes confusion over what kinds of transport issues a neighbourhood plan can address. Many traffic matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with. So, changes to parking restrictions, speed limits, signage, weight restrictions and traffic circulation fall outside the scope of our Neighbourhood Plan. Law enforcement is also outside the scope of our Neighbourhood Plan.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Rich Hudson	37	5.15		Traffic is growing + growing. Tourist traffic near bridge parking by nursery plus new houses means it's getting more dangerous. Through traffic from Lubenham + new houses will increase this.	There is sometimes confusion over what kinds of transport issues a neighbourhood plan can address. Many traffic matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with. So, changes to parking restrictions, speed limits, signage, weight restrictions and traffic circulation fall outside the scope of our Neighbourhood Plan.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Jon Fox	37	5.15		Increased local and through traffic and street parking getting worse daily - Plan should include proposals to persuade LCC Highways to close access to/from the A6 via Foxton village (except for agricultural and emergency vehicles) - get approval to 'Access to Foxton village only' signage and 'No access to A6' sign at southern end of village.	There is sometimes confusion over what kinds of transport issues a neighbourhood plan can address. Many traffic matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with. So, changes to parking restrictions, speed limits, signage, weight restrictions and traffic circulation fall outside the scope of our Neighbourhood Plan.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Rebecca Hudson	37	5.15		Even more houses would cause further danger in terms of traffic. The junctions of main street with Middle Street and vicarage Drive are already dangerous and road parking is a growing concern in the village without pavements and lighting. This is being made worse by the constraint through traffic from new developments near Foxtan which is making the Main Street faster, busier & more dangerous.	There is sometimes confusion over what kinds of transport issues a neighbourhood plan can address. Many traffic matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with. So, changes to parking restrictions, speed limits, signage, weight restrictions and traffic circulation fall outside the scope of our Neighbourhood Plan.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Brian Weller	37	5.15		<p>As regards to "Tranquillity," May I suggest a 10 M.P.H. speed limit be imposed together with a max gross weight limit of 3.0 tonne's (similar to Swingbridge St). vehicles travelling along North lane, as the very large agricultural traffic has increased tremendously, now that the "Fishers farm workshop" has been relocated to the "Pig Farm" area. The size & speed of such traffic totally exceeds the capacity of such a small lane. Plus, the extra vehicles that will be using North Lane when the 19 dwellings have been developed.</p> <p>In fact, I myself have had recent "near misses" with such vehicles, when walking along North Lane. I also know of other people who have had a similar experience.</p>	<p>There is sometimes confusion over what kinds of transport issues a neighbourhood plan can address. Many traffic matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with. So, changes to parking restrictions, speed limits, signage, weight restrictions and traffic circulation fall outside the scope of our Neighbourhood Plan.</p>	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Robert & Sylvia Fletcher	37	5.15		We would welcome signage such as 'Twenty is Plenty' as seen in other surrounding villages – speeding is a problem.	There is sometimes confusion over what kinds of transport issues a neighbourhood plan can address. Many traffic matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with. So, changes to parking restrictions, speed limits, signage, weight restrictions and traffic circulation fall outside the scope of our Neighbourhood Plan.	No change
Leicestershire County Council	37			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.	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>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</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a 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</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>public funding. 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 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 implementation would be subject to available resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures.</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Leicestershire County Council	38	5.18		The plan does not reference electric vehicle charging points. Given the Government's plans to ban the sales of new diesel and petrol cars by 2035, there is expected to be a reliance of electric vehicles on the roads which in turn will require supporting infrastructure. The planning group should be mindful of this.	The Government is proposing to transpose the requirements from the EU Energy Performance of Buildings Directive (EPBD) to set minimum requirements for electric vehicle charging infrastructure in new and existing non-residential buildings.	Policy F19 be modified by adding: The installation of electric vehicle chargepoints will be supported. A new paragraph be added to Policy F20 (Foxton Locks) to read: The provision of electric chargepoints at the Foxton Locks car park will be supported.
Dorothy Ward	38		F19	Support	Noted	No change
Harborough District Council	38		F19	New policy to require car parking standards as set out in Appendix 4, which sets out the number of spaces required according to the size and typology of the development. I have been unable to find the additional evidence to justify the uplifted requirements for dwellings. Evidence will be required as the C3 dwelling house parking standards appear more onerous	On-street parking has been identified as an issue and to avoid exacerbating the problem further, new housing developments should include adequate car parking provision to minimise the need for on-street car parking. Our	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>than the in LCC Highways Design Guidance, which states in Highways Requirements Part 4: CLASS C3 – DWELLING HOUSES</p> <p>10. Dwellings with 4 or more bedrooms Minimum 3 spaces. Dwellings with 3 or less bedrooms Minimum 2 spaces.</p> <p>F19 – appendix states that 4 spaces will be needed for dwellings with four or more bedrooms. This is higher than the County standard in the Leicestershire Highway Design Guide. It may lead to more applications being determined at Planning Committee rather than delegated powers (possibly leading to frustration for householders/applicants). It could lead to a loss of greenness as more front gardens will be paved over to make room for the required parking spaces.</p>	parking standards have regard to the level of public transport available.	
Leicestershire County Council	38		F19	The Highway Authority would assess parking provision based on the Leicestershire Highway Design Guide, not Appendix 4 of the Neighbourhood Plan. The	The Leicestershire Highway Design Guide is not a suitable starting point for the application of Car Parking Standards.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				Neighbourhood Plan requirements do seem to differ.	<p>Section DG14 (Part 3) of the Highway Design Guide sets out off-street parking standards.</p> <p>https://resources.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-highway-design-guide These standards (other than residential) are taken from RPG8 which has been revoked.</p> <p>Furthermore, they are expressed as maximum vehicular parking standards contrary to NPPF paragraph 106 which states that 'maximum parking standards for residential and non-residential development should only be set where there is a clear and</p>	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					compelling justification...'. We have instead used the Leicestershire Highway Design Guide parking standards to set minimum requirements.	
Mike Ward	38		F19	Strongly support.	Noted	No change
Canal & River Trust	42	6.9		The supporting text to Policy F20 refers in detail to the aims of the Foxton Locks Masterplan (2009) at paragraphs 6.9- 6.11. The Masterplan was funded jointly by British Waterways (the Trust's predecessor organisation), East Midlands Tourism, the Inland Waterways Association, the Foxton Inclined Plane Trust and the Old Union Canal Society, and it set out a vision for the development of the locks area as a regional tourist destination. The document is now over 11 years old and out of date. For example, a key feature of the vision set out within the Masterplan was the restoration of the inclined plane, but this has since been recognised as not economically	Agreed. References to Foxton Locks Masterplan (2009) are now dated.	Paragraph 6.2 be modified by replacing the last sentence with: <i>Foxton Lock ponds, disused canal and inclined plane are identified as a Local Wildlife Site.</i> Paragraph 6.8 be modified to read: <i>Policy RT4 of the Harborough Local Plan supports the promotion and management of Foxton Locks and the Grand Union Canal in line with</i>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				feasible. We therefore suggest that such lengthy discussion of the Masterplan is no longer relevant or necessary. The Canal & River Trust is continuing to work on a Destination Management Plan which will set out an up-to-date vision for the locks area, and the conservation of the locks will remain central to any strategies proposed. The Plan is expected to be completed during 2021. The Trust would be very happy to discuss both our and the Parish Council's thoughts and aspirations for the Locks area in more depth and would welcome the opportunity to engage with the Parish Council as work on the Destination Management Plan is progressed over the coming months.		<i>ambitions for the area to be a regional tourist attraction. Paragraphs 6.10 to 6.11 be replaced with the following: The Masterplan is out of date with some of the proposals, including the restoration of the Inclined Plain, no longer feasible. The Canal and River Trust is now working on Destination Management Plan which will set out an up-to-date vision for the locks area, and the conservation of the locks will remain central to any strategies proposed. The</i>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
						<i>Plan is expected to be completed during 2021.</i>
Canal & River Trust			F20	<p>The Trust welcomes the inclusion of policies within the Plan that are designed to support the valuable multi-functional role of the canal and the Locks, which provide an asset both to the local community and also the wider population beyond the Plan area.</p> <p>We note that Policy F20 has been amended from the existing 'made' Plan.</p> <p>The current policy states: Development proposals which contribute to and support the conservation, presentation, interpretation and positive management of the Foxton Locks Area (as defined on the adjacent map), and allow for waterside and</p>	<p>Agree. Revert to 'made' version of Policy F20 other than inclusion of criterion relating to electric vehicle chargepoints.</p>	<p>Policy F20 (Foxton Locks) be modified by: Amending first paragraph to read: Development proposals which contribute to and support the conservation, presentation, interpretation and positive management of the Foxton Locks Area (as defined on the adjacent map), and allow for waterside and</p>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>countryside recreational enjoyment, will be supported where:</p> <p>A. New visitor attractions are directly associated with Foxton Locks;</p> <p>B. Proposals have appropriate regard for the significance of the heritage assets of the Locks Area and their setting;</p> <p>C. Proposals address all other relevant Policies in this Plan, in particular Policies F3, 4, 5, 6, 7 & 10;</p> <p>D. Traffic implications, including those for the nearby Foxton village, are fully assessed and addressed; related measures that may need to be considered include traffic management, public transport improvements, road signage and junction improvements.</p> <p>The review changes this to:</p> <p>Developments which improve the conservation, presentation and interpretation of the Foxton Locks Area (as defined on Map 7 and the Policies Map) and allow for quiet recreational enjoyment will be supported where:</p>		<p><i>countryside recreational enjoyment, will be supported where:</i></p> <p><i>Amending criterion C to read:</i></p> <p><i>Proposals address all other relevant Policies in this Plan, in particular Policies F3, 4, 5, 6, 7 & 10</i></p>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>A. New visitor attractions are directly associated with Foxton Locks;</p> <p>B. Proposals have regard for the significance of the heritage assets of the Locks Area and their setting;</p> <p>C. Proposals address all other relevant Policies in this Plan;</p> <p>D. Traffic implications, including those for the nearby Foxton village, are fully assessed and addressed; related measures that may need to be considered include traffic management, public transport improvements, road signage and junction improvements.</p> <p>The Trust considers that the proposed changes to Policy F20 are unnecessary and simply detract from the clarity of the wording in the existing Plan. The rationale for changing the wording of the policy is not explained, nor is the reason for deleting the support for proposals which contribute to and support the positive management of the Foxton Locks Area.</p> <p>Similarly, a reference to 'quiet</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>enjoyment' of the area has now been inserted. We note that such a reference was included in earlier drafts of the current Plan, but was removed following the recommendations of the independent Examiner in his report in 2016. The Trust considers that the reintroduction of the reference to 'quiet enjoyment' simply erodes the clarity achieved by the Examiner's amendments, as this term is undefined in the Plan and as a highly subjective judgement, is thus open to interpretation in any event. The policy as amended would not therefore be 'clearly written and unambiguous' as expected by Paragraph 16 (d) of the National Planning Policy Framework. We therefore ask that Policy F20 remains unchanged.</p>		
Jon Fox	44	1		<p>The circulated summary states that this is as per the original 2017 plan 'with a small number of changes'. Other than the one photograph changed (Christmas Cottage exchanged for an unidentified</p>	<p>There have been other minor changes including to paragraphs 13, 25, 27, Building Guidelines (bullet point 2, 8). The</p>	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				gable end/roof) there does not appear to be any changes to the text?	statement in the summary document was therefore correct.	
Leicestershire County Council	49			Appendix 1, Building Guidelines (pages 49-50) could mention aspects such as new development meeting high standards for water and energy efficiency as well as hedgehog friendly fencing etc which would help strengthen the guidelines.	Agree.	Appendix 1, Building Guidelines be revised to include the need for high standards for water and energy efficiency and net-gains in biodiversity.
V Brown	49			There are 11 bungalows on one side of Middle Street. Planning was granted to demolish 2 and in fill the plots and gardens with 4 detached dormer houses, which are totally out of character and leave very little space between houses and hardly any gardens. I would question whether planning is scrutinised enough or consideration given to adjoining properties and the effect this has when tonnes of soil are removed to cram these large detached houses onto what was a single plot.	We sympathise with these observations. The applications were considered by Harborough District Council's Conservation Officer who did not object. In response, we have placed stricter controls on infill development to prevent the unwanted development of gardens.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
V Brown	49			In 2018, planning was granted to alter the roof of a house in middle Street. A Swithland Slate roof was replaced with black plastic. In high winds the noise is awful and still no action is taken by the council in to ensure the terms of the granting of the application are dear to.	The erection of a replacement roof including increase in ridge height and eaves height (part retrospective) (18/00273/FUL) at 27 Middle Street was approved by Harborough District Council on 5 April 2018.	