

East Langton Neighbourhood Plan

Pre submission consultation responses 29/7/21 to 15/9/21

Qualifying Body responses agreed at meeting 12/10/21

No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
1.	General		East Leicestershire and Rutland Clinical Commissioning Group	<p>The LLR Clinical Commissioning Groups (CCGs) are supportive of the vision set out in your draft plan and would want to work collectively with you to understand in more detail how the local NHS can contribute to its delivery.</p> <p>Many of the themes identified in the plan will impact upon the wider determinants of health and as a result population health outcome. We would therefore welcome working together to maximise the opportunity for health and wellbeing within the vision outlined in your plan.</p> <p>In particular we would welcome:</p> <ul style="list-style-type: none"> • Actions to support the development of community identity; maximising opportunities for residents to come together to create community cohesion and support each other. • Maximise the opportunities and provision of green space and local recreational facilities that actively promote enable residents to access and undertake physical activity with ease (both formal and informal). Consideration for this type of provision should be varied, evidenced based and compatible with local leisure, and open space strategies. Types of provision could range from (but not limited to) built leisure centre facilities, community centres to play areas to structures walking trails, café / social facilities, or semi nature accessible open space. 	<p>Thank you for this very constructive set of comments.</p> <p>The Parish Council will contact you as appropriate to discuss how our organisations might work together to realise the vision.</p>	None

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				<ul style="list-style-type: none"> • That the development is designed in such a way to encourage and enhance physical and mental health and wellbeing and demonstrate compatibility with published national guidance from Sport England, Public Health England, NHS, Design Council and others e.g Active Design Guidance, Building for Life 12, Manual for Streets, Spatial Planning for Health • Ensure that there are a range of options for travel (including active travel) within the development that enables residents to get to and from work and leisure easily. • Infrastructure for Active Travel should be actively encouraged with provision for high quality cycling and walking routes within the development, good connectivity to surrounding settlements and ease of access to public transport. • Designs that support the reduction in carbon emissions, as this has a direct impact on some resident's health <p>As well as the above generic comments it is important to note that an increase in the number of new residents in any area will have a direct impact upon local NHS services whether that is primary, hospital or community care. Local primary care services are already under high demand and therefore any additional demand from housing developments will require developer contribution to mitigate this.</p> <p>Thank you for the opportunity to comment on your vision and I look forward to working together to make the most of the opportunity and mitigate any</p>		

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				impacts from increases in population upon local NHS services		
2.	General		The Coal Authority	<p>Thank you for your email below regarding the East Langton Neighbourhood Plan Review - Regulation 14 Consultation.</p> <p>The Coal Authority is only a statutory consultee for coalfield Local Authorities. As Harborough District Council is outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.</p> <p>This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.</p>	Noted	None
3.	General		Natural England	<p>Thank you for your consultation request on the above dated 27th July 2021 and received by Natural England on 29th July 2021.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <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>	Noted	None

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				<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> <p>For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p> <p>Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities</p> <p>Natural environment information sources The Magic website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones). Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available here .</p> <p>Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here . Most of these will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.</p>		

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				<p>National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here .</p> <p>There may also be a local landscape character assessment covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.</p> <p>If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.</p> <p>General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the Magic website and also from the LandIS website , which contains more information about obtaining soil data.</p> <p>Natural environment issues to consider The National Planning Policy Framework sets out national planning policy on protecting and</p>		

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				<p>enhancing the natural environment. Planning Practice Guidance sets out supporting guidance. Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.</p> <p><u>Landscape</u> Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.</p> <p>If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.</p> <p><u>Wildlife habitats</u> Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here⁹), such as Sites of Special Scientific Interest or Ancient woodland. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.</p>		

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				<p><u>Priority and protected species</u> You'll also want to consider whether any proposals might affect priority species (listed here) or protected species. To help you do this, Natural England has produced advice here to help understand the impact of particular developments on protected species.</p> <p><u>Best and Most Versatile Agricultural Land</u> Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication Agricultural Land Classification: protecting the best and most versatile agricultural land</p> <p>Improving your natural environment</p> <p>Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:</p> <ul style="list-style-type: none"> • Providing a new footpath through the new development to link into existing rights of way. • Restoring a neglected hedgerow. 		

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				<ul style="list-style-type: none"> • Creating a new pond as an attractive feature on the site. • Planting trees characteristic to the local area to make a positive contribution to the local landscape. • Using native plants in landscaping schemes for better nectar and seed sources for bees and birds. • Incorporating swift boxes or bat boxes into the design of new buildings. • Think about how lighting can be best managed to encourage wildlife. • Adding a green roof to new buildings. <p>You may also want to consider enhancing your local area in other ways, for example by:</p> <ul style="list-style-type: none"> • Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community • Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. • Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this). • Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency). • Planting additional street trees. • Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, 		

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				<p>clearing litter or installing kissing gates) or extending the network to create missing links.</p> <ul style="list-style-type: none"> Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore). 		
4.	General		Narinder Singh on behalf of Neil O'Brien MP	Thanks for the below. I don't believe Neil will have any comments to make, but we'll get in touch to share if there is anything.	Noted	None
5.	8.6 – The Natural and Ecological Environment (Environmental Inventory) 8.6b – Protection of sites of environmental significance.	ENV1	A resident	So glad number 6, Thorpe Path Open Space, is shown as a Local Green Space. Very Important! Think history should qualify considering legacy of Hanbury	Thank you for this helpful and supportive comment.	None
6.	8.2 Housing 8.2a Housing Provision and Allocations	H1	A resident (at Consultation Event)	Living on Main Street (next to The Bell and opposite the Cricket Pitch) our concern is the traffic / parking along Main Street which can get very busy, especially when the pub is full and the cricket is on.	Thank you for taking the trouble to comment. The NP contains policy T1 which seeks to ensure that the traffic situation does not get worse with any new development.	None.
7.	8.6 – The Natural and Ecological Environment 8.6b – Protection of sites of environmental significance.	ENV1	Two residents (at Consultation Event)	It is essential that we continue to protect and preserve the parish's green spaces for future generations. We feel that the Neighbourhood Plan achieves this.	Thank you for this comment. We agree that the green spaces that have been identified are worth preserving.	None

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8.	8.6 – The natural and Ecological Environment 8.6g – Protection of views of local importance	ENV7	A resident Consultation Event) Name not given	Why not have important views from East Langton: <ul style="list-style-type: none"> • From Thorpe Langton Road to Caudle – North / North East • From Main Street East to Sutton Basset and Welland Valley • Across Cricket Pitch 	Following review we have added in the views across the cricket pitch and from Back Lane and reconsidered others. Thank you for this suggestion.	Change to be made as indicated.
9.	8.2 - Housing 8.2b – Settlement Boundaries	H2	A resident Consultation Event)	Was very pleased to see that the field where Thorpe Path is is not included as land for development. Please keep it as open space for sport and recreation	Thanks – yes, we believe that this space is very important locally.	None
10.	8.2 – Housing 8.2a – Housing Provision and Allocations		Two residents (at Consultation Event)	We think the amendments to the plan are sensible and meet the needs for future housing development whilst preserving the essence of this rural community	Noted. Thank you for this comment.	None
11.	8.2 – Housing 8.2a – Housing Provision and Allocations 8.7 – Traffic, Parking and Transport 8.7a – Traffic Management	H1 T1	A resident (at Consultation Event)	I understand development will happen regardless and this is really our chance to have a say on things. As a neighbouring property to one of the proposed sites I would like to enquire about possible road infrastructure / traffic. As a single track lane with one pull in point and many delivery vans using the road it can be chaos on occasions.	Thank you for taking the trouble to visit the open event and to make comment. Leicestershire Highways are a statutory consultee both with this NP and with any subsequent planning application and any recommendations will be followed.	None

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12.	8.2 – Housing 8.2a – Housing Provision and Allocations 8.6 – The Natural and Ecological Environment (Environmental Inventory) 8.6b – Protection of sites of environmental significance	H1 ENV1	A resident (at Consultation Event)	<ol style="list-style-type: none"> 1. Thank you for all the work 2. The revisions in the context of housing need etc make sense and “short” the burden around the parish. 3. Of course, the long used “Open Space” must be Local Green Space designated. It is the only open space in Church Langton. 	<p>Thank you for these comments.</p> <p>We agree on the importance of the Thorpe Path in Church Langton which we are proposing as a Local Green Space.</p> <p>This is a critical local area for recreation and its loss would be devastating to the local community as demonstrated by the high level of support locally.</p>	None
13.	8.2 – Housing 8.2a – Housing Provision and Allocations 8.7 – Traffic, Parking and Transport	H1 T1	A resident Consultation Event) Name not given	Only concern regarding Plot B is how the road structure will cope and provision of enough parking for six houses which could be 12+ cars. Would also depend on size of properties? Would feel that this area would perhaps have fewer number of small properties not large properties	<p>We are grateful to you for commenting.</p> <p>Leicestershire Highways are a statutory consultee both with this NP and with any subsequent planning application and any</p>	None

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	8.7a – Traffic Management				recommendations will be followed.	
14.	8.2 – Housing 8.2a – Housing Provision and Allocations 8.7 – Traffic, Parking and Transport 8.7a – Traffic Management	H1 T1	A resident (at Consultation Event) Name not given	Our concerns on Plot B. Access to the site. Back Lane is a very narrow road with no public footpath. A majority of the properties do not have off road parking causing further issues for access. Perhaps a private road running from the bottom of Back Lane across the paddock (i.e. rear entrance to Home Farm). Visual impact against the public footpath on the Leicestershire Road will be intense.	Thank you for this comment. The proposed development is small-scale in nature which will minimise any impact on the road network. Each dwelling will be required to have off-road parking.	None
15.	General		Historic England	Thank you for your letter consulting Historic England on your neighbourhood plan. On the basis of the submitted information we have no comments.	Noted	None
16.	General		National Grid (via Avison Young)	Response - We have reviewed the above document and can confirm that National Grid has no comments to make in response to this consultation. Further Advice - National Grid is happy to provide advice and guidance to the Council concerning their networks. Please see attached information outlining further guidance on development close to National Grid assets. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to	Noted	None

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				be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect National Grid's assets.		
17.	8.2 – Housing 8.2a – Housing Provision and Allocations 8.6 - The Natural and Ecological Environment 8.6b – Protection of sites of Environmental Significance 8.6c – Biodiversity	H1 ENV2 – sites ENV3	A resident	Residential Allocations – Plot B Regards Site 22 & 23 – When this was allocated the status of Environmentally significant it was done without any reference to me (landowner), and you will see in the first Neighbourhood Plan that the comments had little relevance to the site. I did contest this at the time and would ask the Parish Council to reconsider site 22 in light of the new proposed allocation. I will also attach a copy of the Consultation from 2016, for some reason I am not on the list of stake holders, although I own both sites Site 22 and Plot B - if they were linked could provide a much nicer development with larger gardens and possibility of the addition of a small lake to create natural habitat. Both sites are surrounded by trees and hedges, and parts are very undulating, also there is the footpath and an agricultural access, so it is a site that will not provide a very large yield due to the constraints of its natural features. But by incorporating part of Site 22, Policy ENV3 Bio Diversity c) could be included, and the site could be enhanced as well as protected, Policy ENV2 As you can see from the attached <u>screen shots (Appendix to 17)</u> , when I was talking to Derek Doran, part site 22 to the South of the footpath was	Thank you for commenting on the NP. There was full consultation when the NP was first prepared prior to being made including several open events and formal pre-submission consultation followed by consultation by Harborough DC. The Parish Council has considered the existing environmental designations and has decided to leave them unchanged. We can understand why part of site 22 below the footpath would have been	None None None

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				<p>part of the discussions, as it would seem to be the area most suitable to develop as it is flatter and away from other trees, including this could be very beneficial to the overall site, and could incorporate a section on Biodiversity that would complement the Neighbourhood Plan. For the avoidance of doubt I am not suggesting a larger number of plots, just the option to have more freedom to create something special.</p> <p>I note that the red line around Chic House has now been moved, and no longer includes the garden. Previously this was south of the gate, to the south of Chic House, can this be amended please?</p> <p>Wishes to be kept updated on progress</p>	<p>discussed with Derek Doran and your point about it being flatter and away from trees but as site 22 is protected in the 'Made' Neighbourhood Plan and protected sites are not part of this review we are unable to include it in your proposed area for building.</p> <p>Thank you for pointing out that the red proposed boundary line goes through your garden. We will adjust it to go around your garden. The boundary line to the north will follow the line of the protected area</p>	<p>Change to be made as indicated</p>
18.	8 NP Policies 8.2 Housing Provision and Allocations	New Policy H1	Harborough District Council	<p>Site allocations achieve the minimum housing requirement. It may be worthwhile considering a reserve site which only 'kicks in' if housing numbers rise. This might prevent speculative developments which may be approved in locations they disagree with if housing number requirement increases.</p> <p>--Site A > will the existing 2 cottages be demolished to make way for the 4? When clarified the DM team</p>	<p>We have given this consideration but believe that windfall sites will come forward over the Plan period to ensure sufficient sites are available.</p>	

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				<p>will be able to provide additional comment e.g. as part of application should the allocation be included in the NDP review.</p> <p>> seeks 2 of the 4 dwellings to be 'affordable'. Clarification of whether this requirement for 'affordable dwellings' is consistent with the NPPF definition should be included.</p> <p>Additional Comment: Officers have concerns generally about the availability of RPs to take responsibility for houses in rural locations and on small sites. However, HDC are starting conversations with new providers to diversify the number and type of RPs available and will be pleased to discuss with the developer/promoter/owner concerning a way forward with new or existing RPs should this allocation be successfully delivered.</p> <p>Wishes to be kept updated on progress</p>	<p>The intention is to retain the existing cottages and to build alongside them, hence a net gain of 4 dwellings.</p> <p>Thanks and noted.</p> <p>The owners of the site and the existing dwellings are a registered charity and have indicated their intention to take on the management of the dwellings.</p>	<p>None</p> <p>None</p>
19.	8 NP Policies 8.2 Housing Provision and Allocations	H4 & H5	Harborough District Council	<p>Affordable Housing and f) Affordable Housing Section (page 26) – needs an update and review in line with the Government's new emerged 1st Homes policy and its implications on the affordable housing mix.</p> <p>Would a Registered Provider be willing take on AH in this location and this amount? Some clarification of feedback from RPs might be helpful here. Are there any criteria that would be helpful to help ensure local residents have priority e.g. like Hungarton for example - local connection to the village etc?</p>	<p>Noted. We will update the narrative.</p> <p>We are confident that a registered provider would take on the provision if need was identified. The policy (H5 – criterion c) requires a local connection.</p>	<p>Change to be made as indicated.</p> <p>None</p>

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				<p><i>seeks an arboricultural survey</i> – The requirement for a survey on a small site might not be considered reasonable if the trees are for example conifer trees and non native species. It may be worthwhile confirming which trees the QB considers warrant retaining. The application may not for example be invalidated if an arboricultural survey was not submitted as it is not ‘major’ development</p> <p><i>We would want all the elevations to be of ‘high quality’</i>, may combine the 3 bullet points into one overall ‘design’ policy e.g. The development should be designed in accordance with the standards specified in policy DBE3</p> <p>> replace wording of last bullet point with just “The development should come forward as a Full planning application”...again we can’t invalidate an application if it comes forward as an outline application and then received 4 separate reserved matters applications, so should be spelt out here instead.</p> <p>Site B as per above, in addition, why is the 3 bullet point wording not identical on both sites? Why is bullet point 7 repeated on Site B?</p> <p>It may be worthwhile considering in policy for both sites about protecting amenity for neighbouring occupiers?</p>	<p>We will remove the requirement for an arboricultural survey.</p> <p>Agreed</p> <p>Agreed</p> <p>We will remove the requirement for an arboricultural survey.</p> <p>Agreed</p>	<p>Change to be made as indicated.</p> <p>Change to be made as indicated</p> <p>Change to be made as indicated</p> <p>Change to be made as indicated</p> <p>Change to be made as indicated</p>
20.	8 NP policies 8.2 Housing Provision	H2	Harborough District Council	It is worthwhile ensuring the settlement boundary does not cut residential gardens in half or give reasons to why they are. Logical and obvious boundaries are always good practice.	Noted. The settlement boundaries were based on the HDC ones prior to their removal in the Local Plan, updated to	None

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	and Allocations			<p>Since the last iteration of the ELNDP the new site at rear of Thornton Crescent has been permitted. This includes a drive and POS within the area of separation. It may be worthwhile considering including at least the drive within the settlement boundary for consistency.</p> <p>Site B is detached from the limits of the rest of the village, consider extending red line along road so it connects with East Haven</p> <p>Currently the related policy does not permit house extensions on those properties not within the Settlement Boundary. That is probably not reasonable and should be re-considered.</p>	<p>reflect recent development and allowing space for further development, so we are confident the lines are drawn appropriately.</p> <p>Noted. The Parish Council would prefer to leave the settlement boundary outside of this access point in order to preserve the integrity of the Area of Separation.</p> <p>We have proposed a separation as the area in question includes a public footpath and an area of environmental protection.</p> <p>This is not so. The policy defers to the Local plan and NPPF to determine planning applications outside the settlement boundaries. It does not impose obstacles to the building of extensions, where the</p>	<p>None</p> <p>None</p> <p>None</p>

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					Local Plan and/or NPPF allow it.	
21.	8 NP Policies 8.2 Housing Provision and Allocations	H4	Harborough District Council	'4+ bedroom dwellings may be included in the mix of dwellings but will be expected to comprise a minority'. Please can it be clarified does the QB mean 4, 5, 6 bedrooms... or more than 4, so those dwellings with 5,6 etc bedrooms. Also, what is meant by a minority e.g. on allocated sites A, 4 dwellings, so minority would be 1 not 2 as that would be half of the development? Also, the allocated sites could all be 3 bedroom dwellings, but does that tie in the with the housing needs of the village?? Maybe the exact mix should be put in the allocation policy?	It means 4 or more, we will clarify this in the policy Agreed. We will put an exact mix in the allocations policy and change the housing mix policy to say 'Dwellings of 4 or more bedrooms will be expected to comprise a minority of the total number of new dwellings in any multi-house development'.	Change to be made as indicated. Change to be made as indicated.
22.	8 NP Policies 8.6 – The Natural and Ecological Environment	New Policy Env 7	Harborough District Council	Protection of Important Views –we suggest that other NP's are reviewed as good policies e.g. Great Bowden, Medbourne, Hallaton etc. and a similar approach is taken for evidence eg. Photos and description of views etc.. It is probably worthwhile setting out what views 2 and 3 protecting?	Noted. The Great Glen policy says 'Development proposals within the identified important views as listed in this policy and shown in figure 14 should take account of their impact on the view or views concerned. Where it is necessary to do so, development	Change to be made as indicated

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				<p>Consider moving View 3 further back along the footpath, as the view is the Church and the village back drop, it's too close to the village.</p> <p>Views in policy ENV 7 are labelled a,b,c. Policies map shows them as 1,2,3. The policy needs to be consistent with the map. What about views into the village from other well used footpaths.</p> <p>Should additional views be included for East Langton?– As part of Appeal Decision at Back Lane, the Inspector agreed with Officers view that conservation setting would be lost towards village if housing built...</p>	<p>proposals should include appropriate mitigation measures to reduce any unacceptable impacts that would arise from the proposed development. The important views are as follows:’ We will use this.</p> <p>We consider the view point to be in the right place.</p> <p>Agreed</p> <p>Yes – we have reviewed the views and made changes as proposed above. (See no. 8)</p>	<p>None</p> <p>Change to be made as indicated</p> <p>Change to be made as indicated</p>
23.	Various	Various	Harborough District Council	<p>Page 6: Last paragraph - Should be ‘H5 Affordable housing’ not H4</p> <p>Page 18: Para 4: This should reflect para 5.1.11 of the adopted Local Plan which says that 8,792 dwellings have already been built or committed.</p> <p>Page 24: Last paragraph, last sentence – should refer to criteria in Policy H3 (not H2)</p>	<p>Agreed</p> <p>Agreed</p> <p>Agreed</p>	<p>Change to be made as indicated</p> <p>Change to be made as indicated</p>

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				Policy E3: This still makes reference to Policy H2. H2 is now Settlement Boundaries. Should it now reference H3: Windfall sites?	Agreed	Change to be made as indicated Change to be made as indicated
24.	8 NP Policies 8.3 – Employment	Policy E1	Harborough District Council	Support principle of the policy. Policy needs an update as class B1 light industry has been changed to use class E (under the Use Classes Order (UCO) in England 2020) Class B8 storage distribution and B2 general industry (remain the same). This policy E1 references key employment (light or general 'industrial' type uses) - However services have for some time provided a significant element of employment – reference to those employment opportunities are appropriate for consideration in the policy too – e.g. former A2 use class financial and professional service (not medical) as defined now as Use class E too.	Agreed	Change to be made as indicated
25.	8 NP Policies 8.3 Employment	Policy E4	Harborough District Council	Add to Policy E4 Broadband Infrastructure See text as an additional paragraph: Developers should take active steps to incorporate superfast broadband, ideally, fibre to the premises (FTTP) solution, where possible. In all cases developers should engage with telecoms providers as early as possible (at the pre planning phase) to ensure that broadband connectivity is available to residents as soon as the homes are occupied.	Agreed	Change to be made as indicated
26.	8 NP Policies 8.4 – Protecting	Policy CS1	Harborough District Council	Policy CS1 – Protecting Key community Services	We will make the change as proposed.	

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	Key Community services			<p>Add text below as a separate paragraph or include a new policy on Infrastructure and planning obligations)</p> <p>New development will have some impact on the existing, and require the need for new, infrastructure, services and amenities. Sometimes these impacts might be detrimental and so developers must expect to contribute towards the cost of providing additional or improved infrastructure.</p> <p>To enable the level of housing development and any other types of development, set out in this plan to take place, there may need to be infrastructure improvements to community facilities and services, including for example the Primary School, cricket club, community hall, allotments, Coronation Gardens and the Church also enhancements/improvements for footways footpaths and bridleways and other sustainable modes of travel e.g. public transport, where possible. However, the plan must be deliverable. Therefore, the proposed developments identified in the plan should not be subject to such a scale of planning obligations that their viable implementation is threatened.</p>		Change to be made as indicated
27.	8 NP Policies 8.6 – The Natural and Ecological Environment	Policy ENV 3	Harborough District Council	<p>Supportive of the principles of the policy and in light of potential Biodiversity Net Gain (BNG) the policy in need of an update</p> <p>In its Environment Bill in the 2019 Spring Statement, the Government announced it would mandate net gains for biodiversity. The Environment Bill seeks to amend the Town & Country Planning Act (TCPA) to make biodiversity net gain mandatory. The Environment Bill is</p>	Agreed. Will add in a reference to the need to achieve biodiversity net gain.	Change to be made as indicated.

No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
				<p>expected to become law in 2023. Once this occurs applications will need to comply with the National BNG requirements. In the interim, schemes which wish to deliver BNG in advance of the mandatory requirements are positively encouraged. Currently paragraphs 170(d), 174(b) and 175(d) of the NPPF sets out the national policy that that planning should provide biodiversity net gains where possible. Further explanation on how this should be done is set out in the Natural Environment Planning Practice Guidance (PPG). Biodiversity net gain is also referred to in the National Infrastructure Commission's Design Principles, National Policy Statements and the National design guide, demonstrating it is an important area of emerging government policy.</p>		
28.	General	General	Harborough District Council	Well done on getting the Plan to this stage and HDC look forward to receiving the submission Plan when the QB have made their final amendments	Thanks!	None
29.	General	General	Environment Agency	Thank you for giving the Environment Agency the opportunity to comment on the Draft East Langton Neighbourhood Plan. Whilst we there are areas of Flood Zone 3 associated with the Langton Brook in the South of the Plan area we note that there are no environmental constraints associated with the area defined as the limits to development. We therefore have no further comment make in this instance.	Noted	None.
30.	8 NP Policies 8.2 Housing Provision	Policy H1: Policy ENV6	Agility Planning and Design on behalf of a landowner	<p>1.0 Introduction 1.1 - Agility Planning and Design (agents have been appointed by the applicant XXXXX) to prepare and submit representations on the Regulation 14 Consultation (Pre-submission) East Langton Neighbourhood Plan.</p>	<p>Noted. The NP undertook an assessment of all available sites</p>	None

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	<p>and Allocations</p> <p>8.6 - The Natural and Ecological Environment</p>			<p>1.2 - The key aim of the representations is to demonstrate that the land off The Causeway, Church Langton (<u>Appendix 1 to item 30: Location Plan</u>) is a sustainable form of development and would meet the housing needs of the Parish which is a key facet of neighbourhood planning (para. 29 of the NPPF): <i>‘Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies’</i></p> <p>1.3 - Development of this site supports the overall spatial portrait of Harborough District as it would deliver housing within the local area and contribute towards the strategic policies contained within the Harborough District Local Plan.</p> <p>1.4 -Therefore, the Parish Council is kindly requested to reconsider this site for allocation (<u>Appendix 2 to item 30: Proposed Site Layout Plan</u>) within the Neighbourhood Plan based on the proposed development of eight residential units: Proposal will now deliver 8 residential units, comprising of:</p> <ul style="list-style-type: none"> • Plot 1: 2 bed bungalow (Type A) • Plot 2: 3 bed bungalow (Type F) • Plot 3: 2 bed bungalow (Type A) • Plot 4: 3 bed house (Type B) • Plot 5: 3 bed house (Type B) • Plot 6: 4 bed house (Type D) • Plot 7: 2 bed bungalow (Type C) • Plot 8: 5 bed house (Type E) 	<p>following a ‘call for sites’ and selected the allocations based on this process.</p> <p>There were a large number of potential development sites that came forward and this site, along with others, was unsuccessful.</p> <p>The NP has met its housing requirement through the allocations in the NP and has no need of additional sites.</p> <p>One of the reasons for this site failing to gain support is its location within the Area of separation, which is in the Made NP. The policy is not being reviewed in the current NP so the policy will stand.</p>	

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				<p>1.5 - Please note that the Parish will be notified by Harborough District Council that the application (21/01094/FUL) has been amended to reflect the above quantum.</p> <p>1.6 - This site is worthy of allocation and it is hoped that the Parish will support the proposal given the need for smaller units that would ultimately be marketed at the 55 plus age group for downsizing which would allow older people to stay within the village and remain part of the community. At the same time, this would free up larger properties for growing families. This proposal would support the East Langton Parish Housing Mix and Affordable Housing for Sale Assessment (February 2020).</p> <p>1.7 -This statement is structured as follows:</p> <ul style="list-style-type: none"> • Supporting Housing Need • Draft Site Allocations • Policy ENV6 (Area of Separation) • The Site and Opportunity • Conclusion <p>2.0 -Supporting Local Housing Needs</p> <p>2.1 - As mentioned above, this site is currently being assessed for residential development where three units would be 2-bedroom bungalows, and another three would be 3-bedroom houses.</p> <p>2.2 - As identified by the Harborough Local Plan, there is strong evidence of an ageing population with 17.8% of the population aged 65 and over compared to 15.7% in England with some rural settlements having an even higher population of older people.</p> <p>2.3 - As mentioned above, the evidence gathered from the housing assessment shows a trend towards the need to cater for the housing needs of older people. Down-sizing would allow older people to remain within the village and community before</p>		

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				<p>intensive care is required; and, by downsizing would free up larger properties for growing families.</p> <p>2.4 - This is further supported by (para. 60 of the NPPF): 'the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.'</p> <p>2.5 - Additionally, the applicant has shown an interest in offering two units as affordable housing and details are to be confirmed at the planning application stage with stakeholders.</p> <p>2.6 - Therefore, in addition to these proposals offering an affordable option for the local community it will also appeal to those older members of the community who are seeking to downsize into more suitable accommodation to suit their changing needs. This is supported by the Local Plan, the Neighbourhood Plan and the NPPF</p> <p>3 – Allocated sites</p> <p>3.1 - The allocation of two residential developments (Policy H1: Residential Site Allocations) for a total of 10 sites is regarded as promoting less development than set out in the strategic policies for the area. This will undermine the overall strategic vision of the Local Plan which is to provide the remainder of 30 dwellings over the plan period and it is posited that this is also contrary to para. 29 of the NPPF.</p> <p>3.2 - The following sites are flagged as concerns in terms of deliverability and sustainability, therefore, compromising the Soundness of the Neighbourhood Plan: See Appendix 3 to item 30 – Table of Sites</p>	<p>This is an inaccurate statement. The NP allocates two sites for 10 dwellings, meeting its minimum requirement when recent planning approvals are taken into account. When windfall development is also taken into account this exceeds the minimum requirement.</p>	<p>None</p>

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				<p>3.3 These sites are located within East Langton with no sites proposed in Church Langton, which further impacts on the housing needs of the Parish.</p> <p>4.0 Policy ENV6 (Area of Separation)</p> <p>4.1 - Policy ENV6 (Area of Separation [AoS]) of the Neighbourhood Plan seeks to protect an area from development between Church Langton and East Langton. The policy states that development proposals which would reduce the separation (between settlements) would not be supported.</p> <p>4.2 Upon closer examination, it is noted that the boundary requires amending to reflect planning permission that has been granted within the AoS and align with the built form adjacent to the site.</p> <p>4.3 Planning permission has been granted for 17 residential units (LPA ref: 18/00904/OUT) which includes the reserved matters (LPA ref: 19/00876/REM). In granting planning permission this has eroded and harmed the AoS and it is strongly advised that the defined boundary is corrected to match extents of the site. A suggested boundary is proposed (<u>Appendix 4 to item 30: Suggested Policy Correction for Area of Separation</u>)</p>	<p>A development of 17 dwellings gained a planning consent in Church Langton since the NP was made and a further two windfall sites developed, so Church Langton has met its share of the housing requirement.</p> <p>The policy says that ‘Development proposals which would reduce the separation of Church Langton and East Langton and between East Langton and West Langton Parish boundary as shown on the map below (Figure 11) and the Environmental Proposals map (Figure 13) will not be supported’.</p> <p>The development referred to does not reduce the area of separation as it relates to access only and not residential development.</p>	<p>None</p> <p>None.</p> <p>None</p>

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				<p>5.0 The Site and Opportunity</p> <p>5.1 - The Parish Council is invited to discuss the proposed development at land off The Causeway, Church Langton with the applicant as demonstrated further below, the site is a sustainable form of development (<u>Appendix 2 to item 30: Proposed Site Layout Plan</u>). There are clear positive benefits that would be outweighed by negative aspects, which includes:</p> <ol style="list-style-type: none"> 1. Providing a balanced mix of housing that would support the elder community to remain in the village for as long as possible and free up larger properties 2. The inclusion of bungalows are regarded as ideal for the elderly and would also have less of an impact on the Conservation Area to the north of the site 3. Significant biodiversity off-setting by utilising the land to the south that is also within the ownership / control of the applicant 4. The site includes landscape boundary enhancements with the additional planting of trees and hedges which further minimises views into the site from the Conservation Area 5. This site is walkable to the bus stop and other local facilities 6. Currently, there are no allocated sites within Church Langton. This site would be ideal as it would balance the geographical spread as the other sites are located in East Langton 7. Two properties would be considered for Affordable Housing, subject to agreement with the Parish and delivered through a s.106 agreement 	<p>Noted. We understand the disappointment, but the site failed to score sufficiently high when assessed against other sites.</p>	<p>None</p>

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				<p>6.0 Conclusion</p> <p>6.1 A strong case has been presented that demonstrates the site (land at The Causeway, Church Langton) would be a sustainable form of development. The Proposals would also help to:</p> <ul style="list-style-type: none"> - support the needs of the Parish in terms of housing requirements - provide a mixed housing provision including affordable units. These details are to be confirmed through discussions with the Parish Council and key stakeholders - reduce the impact on the Conservation Area through landscaping and some bungalows to minimise views of the proposed development - protect biodiversity by off-setting to the land at the south of the site - provide walkable connections to public transport and local facilities <p>A concern has been raised with the Soundness of the Neighbourhood Plan with so few sites allocated and the deliverability / sustainability of those sites.</p> <p>The site would not have any worse effect upon the Area of Separation and that Policy ENV6 should be reviewed in light of recent developments that have eroded the physical separation.</p> <p>The Parish Council are kindly asked to review the inclusion of this site for allocation in the Neighbourhood Plan based on the information contained within this report and to support the scheme which is currently at the planning application stage</p> <p>Wishes to be kept updated on progress</p>	<p>Unfortunately the site was not the most sustainable site when compared to others that were assessed.</p> <p>This concern is ill-judged and unfounded as the allocations coupled with an allowance for windfall exceed the minimum requirement.</p> <p>Having considered the representations made it has been decided to retain the allocations made.</p>	<p>None</p> <p>None</p> <p>None</p>

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31.	General	Policies ENV1 & H1	Trustees of Langton Community Hall (Charity No. 123969)	<p>I write to record formally our comments on the draft revisions to the East Langton Parish Neighbourhood Plan. This response was agreed at a meeting of Trustees on September 2nd 2021, and by subsequent email exchange.</p> <p>Established as we were with objects that are in effect about establishing a resource for the community to facilitate the assembly, well-being and learning of, inter alia, residents of East Langton Civil Parish area, we support the overall objectives and detail of the Neighbourhood Plan. We thus also fully support the latest proposed revisions, which include housing, strengthening of the village separation arrangements, and protecting local amenities formally as Local Green Space.</p>	Noted. Thank you for your support.	None
32.	General and 8 – NP Policies 8.6 - The Natural and Ecological Environment	ENV1	Two residents See also 12	<p><i>General</i></p> <p>Residents of Church Langton for eight years, in the past we supported the Neighbourhood Plan as first established by the Parish Council and we do so again with the amendments proposed in the Neighbourhood Plan Review. The proposed revisions importantly include some new housing and further protection of the two settlement boundaries.</p> <p><i>Policy Env1</i></p> <p>We particularly support the proposal that Thorpe Path Field and the Bucket should be designated Local Green Space. It is a most important amenity for all ages and abilities and needs the fullest possible protection for the future. It is the only Open Space available within the village boundaries. That future housing needs can be met by building elsewhere in the parish now removes</p>	<p>Thank you for these comments.</p> <p>Noted</p> <p>Noted. The Parish Council has responded to the overwhelming support of the community for designating the 'Thorpe Path' as LGS.</p>	<p>None</p> <p>None</p>

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				any rationale for not making the field LGS. We strongly support this proposal and the continued use of the field as recreational space for the community to use even more after recent challenging Covid-times; we use it almost every day.	These supportive comments are welcomed.	
33.	General and 8 – NP Policies 8.6 - The Natural and Ecological Environment	ENV1 –	2 residents	<p>We fully support the revisions which again support the continuing use of the “bucket “and Thorpe path field as designated open green space for the continued recreational use for the entire village. The importance of this land for recreational purpose for all ages has been illustrated again during the covid pandemic. The requirements for housing are adequately met with more suitably identified locations per the revised plans.</p> <p>A thorough and balanced set of proposals.</p> <p>We wholeheartedly support the revised plan and its proposals for the Parish going forward.</p> <p>Wishes to be kept updated on progress</p>	<p>Thank you all for these considered and helpful comments.</p> <p>We agree that the importance of the Thorpe Path has never been greater.</p>	None
34.	General and 8 – NP Policies 8.6 - The Natural and Ecological Environment	ENV1 –	A resident	<p>Support the overall plan in particular the protection of the Thorpe path field and bucket. Disappointed to see there will be no protection for the allotments in Church Langton. Also remain concerned that there is still no upper limit on the number of houses to be built.</p>	<p>Thank you for making comment. The designation of Thorpe Path as a LGS is reflecting the community support it has.</p> <p>The allotments are protected through its existing designation as an Open Space Sports and Recreation site.</p>	None

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					You should be reassured that the lack of an 'upper limit' is just the way planning policies are written. Once the housing requirement is met, there will be no further requirement for large scale housing in the parish.	
35.	General and 8 – NP Policies 8.6 - The Natural and Ecological Environment	ENV1 –	A resident	<p>I am writing to comment on the Regulation 14 consultation and the draft revisions of the East Langton Parish Neighbourhood Plan, which I fully support.</p> <p>I particularly support Env1 - that the Thorpe Path field should be made into designated green space. The recent pandemic and lockdown has only highlighted to us how important this green space is to the community. I recently had a baby, and during pregnancy, and the last 8 months I haven't really been able to get out much, and potentially could have been very isolated, but the field gave me somewhere to walk, exercise, get fresh air and most importantly meet others in the community. Since the new fence has been put up in the field restricting its use you just don't see anyone in the village anymore and it is very sad.</p>	<p>Thank you for this comment.</p> <p>These are compelling reasons why the Thorpe Path is proposed for designation as a local green space.</p>	None
36.	Various	Various	Leicestershire County Council	<p>Highways Specific Comments</p> <p>In relation to traffic management Highways Development Management (HDM) have stated it should be noted that a new development should only mitigate its own residual impact; it cannot be expected for developers to mitigate existing</p>	Noted.	None

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				<p>concerns. The LHA would normally expect development proposals to comply with prevailing relevant national and local policies and guidance, both in terms of justification and of design. Regarding the windfall sites Highways Development Management (HDM) agree, it should be noted the LHA would assess the sites on their own merits, should a proposal be submitted for pre application advice or formally. The site access will need to be designed in accordance with the Leicestershire Highway Design Guide (LHDG) to ensure a safe and suitable access can be delivered in accordance with the National Planning Policy Framework (NPPF).</p> <p>Highways General Comments The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth. Like very many local authorities, the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses its reducing resources and increasingly limited funds. In practice, this means that the County Highway Authority (CHA), in general, prioritises its resources on measures that deliver the greatest benefit to Leicestershire's residents, businesses and road users in terms of road safety, network management and maintenance. Given this, it is likely that highway measures associated with any new development would need to be fully funded from third party funding, such as via Section 278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no longer in a position to accept any financial risk relating to/make good any possible shortfall in developer funding. To</p>	<p>These general comments, unrelated to the NP, are noted.</p>	<p>None</p>

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				<p>be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems. 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. In regard to public transport, securing S106 contributions for public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped ie they would be able to operate without being supported from public funding. 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</p>		

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				<p>resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures.</p> <p>Flood Risk Management The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the onsite drainage systems are designed in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution.</p> <p>The LLFA is not able to:</p> <ul style="list-style-type: none"> • Prevent development where development sites are at low risk of flooding or can demonstrate appropriate flood risk mitigation. • Use existing flood risk to adjacent land to prevent development. • Require development to resolve existing flood risk. <p>When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points:</p>	<p>These general comments, unrelated to the NP, are noted.</p>	<p>None</p>

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				<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 should be protected within new developments to prevent an increase in flood risk. <p>All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used to improve the bio-diversity and amenity of new developments, including benefits to surrounding areas.</p> <p>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 the site</p>		

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				<p>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.</p> <p>LCC, in its role as LLFA will not support proposals contrary to LCC policies.</p> <p>For further information it is suggested reference is made to the National Planning Policy Framework (March 2012), Sustainable drainage systems: Written statement - HCWS161 (December 2014) and the Planning Practice Guidance webpage.</p> <p>Flood risk mapping is readily available for public use at the links below. The LLFA also holds information relating to historic flooding within Leicestershire that can be used to inform development proposals.</p> <p>Risk of flooding from surface water map: https://flood-warning-information.service.gov.uk/long-term-flood-risk</p> <p>Flood map for planning (rivers and sea): https://flood-map-for-planning.service.gov.uk/</p> <p>Planning Minerals & Waste Planning The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development.</p>	<p>These general comments, unrelated to the NP, are noted.</p>	<p>Noted</p>

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				<p>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.</p> <p>You should also be aware of Minerals and Waste Safeguarding Areas, contained within the adopted Minerals and Waste Local Plan (Leicestershire.gov.uk). 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> <p>Property Education Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look to the availability of school places within a two-mile (primary) and three-mile (secondary) distance from the development. If there are not sufficient places then a claim for Section 106 funding will be requested to provide those places.</p> <p>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>These general comments, unrelated to the NP, are noted.</p>	<p>None</p>

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				<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> <p>Strategic Property Services No comment at this time.</p> <p>Adult Social Care It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people's choices are often limited by the lack of suitable local options.</p> <p>Environment Specific Comments</p> <ul style="list-style-type: none"> • Pages 39-40, Policy DBE3: Design. The design policy and could be further strengthened by mentioning aspects such as: roof and wall construction which follows technical best-practice recommendations for integral bird nest boxes and bat breeding and roosting sites. • The Plan does not reference the possible introduction of renewable energy sources (such as wind turbines and solar farms) in the parish or have a policy regarding this. Other Neighbourhood Plans we have seen make reference to this. • The Plan makes no reference to flooding and the alleviation of flooding (if applicable). 	<p>Noted</p> <p>These general comments, unrelated to the NP, are noted.</p> <p>Noted. The design policy is not changed from the Made NP and is not therefore subject to review.</p> <p>We will add a policy on electric car charging and a general policy on flooding. The support for energy efficiency is in the design policy.</p>	<p>None</p> <p>None</p> <p>None</p> <p>Change to be made as indicated</p>

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				<p>• There is no policy regarding electric vehicles and their charge points across the parish. The Prime Minister has recently stated new cars and vans powered wholly by petrol and diesel will not be sold in the UK from 2030. The Planning Group may wish to address this.</p> <p>Environment General Comments With regard to the environment and in line with Government advice, Leicestershire County Council (LCC) would like to see Neighbourhood Plans cover all aspects of the natural environment including climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land.</p> <p>Environment - Climate Change 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 far as possible seek to contribute to and support a reduction in greenhouse gas emissions and to increasing the county's resilience to climate change.</p>	<p>These general comments, unrelated to the NP, are noted.</p> <p>These general comments, unrelated to the NP, are noted.</p>	<p>None</p> <p>None</p>

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				<p>Environment - Landscape 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 the National Planning Policy Framework (NPPF) and LCC have some data on the social, cultural, archaeological and historic value of local features and buildings https://www.leicestershire.gov.uk/leisure-and-community/history-and-heritage/historic-environment-record</p> <p>Environment - Biodiversity 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</p>	<p>These general comments, unrelated to the NP, are noted.</p> <p>These general comments, unrelated to the NP, are noted.</p>	<p>None</p> <p>None</p>

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				<p>principle that planning should contribute to conserving and enhancing the natural environment, providing net gain for biodiversity, and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development or management of open spaces on enhancing biodiversity and habitat connectivity, such as hedgerows and greenways. Also, habitat permeability for habitats and species which addresses encouragement of movement from one location to another such as the design of street lighting, roads, noise, obstructions in water, exposure of species to predation and arrangement of land-uses.</p> <p>The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife information for your Neighbourhood Plan area. This will include a map showing nationally important sites (e.g. Sites of Special Scientific Interest); locally designated Wildlife Sites; locations of badger setts, great crested newt breeding ponds and bat roosts; and a list of records of protected and priority Biodiversity Action Plan species.</p> <p>These are all a material consideration in the planning process. If there has been a recent Habitat Survey of your plan area, this will also be included. LRERC is unable to carry out habitat surveys on request from a Parish Council, although it may be possible to add it into a future survey programme. Contact:</p>		

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				<p>planningecology@leics.gov.uk, or phone 0116 305 4108</p> <p>Environment - Green Infrastructure Green infrastructure (GI) is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities, (NPPF definition). As a network, GI includes parks, open spaces, playing fields, woodlands, street trees, cemeteries/churchyards allotments and private gardens as well as streams, rivers, canals and other water bodies and features such as green roofs and living walls.</p> <p>The NPPF places the duty on local authorities to plan positively for a strategic network of GI which can deliver a range of planning policies including: building a strong, competitive economy; creating a sense of place and promote good design; promoting healthier communities by providing greater opportunities for recreation and mental and physical health benefits; meeting the challenges of climate change and flood risk; increasing biodiversity and conserving and enhancing the natural environment. Looking at the existing provision of GI networks within a community can influence the plan for creating & enhancing new networks and this assessment can then be used to inform CIL (Community Infrastructure Levy) schedules, enabling communities to potentially benefit from this source of funding.</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</p>	<p>These general comments, unrelated to the NP, are noted.</p>	<p>None</p>

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				<p>reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks.</p> <p>Environment - Brownfield, Soils and Agricultural Land The NPPF encourages the effective use of brownfield land for development, provided that it is not of high environmental/ecological value. Neighbourhood planning groups should check with Defra if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological value of a brownfield site before development decisions are taken.</p> <p>Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They should be enhanced in value and protected from adverse effects of unacceptable levels of pollution. Within the governments "Safeguarding our Soils" strategy, Defra have produced a code of practice for the sustainable use of soils on construction sites which could be helpful to neighbourhood planning groups in preparing environmental policies.</p> <p>High quality agricultural soils should, where possible be protected from development and where a large area of agricultural land is identified for development then planning should consider using the poorer quality areas in preference to the higher</p>	<p>These general comments, unrelated to the NP, are noted.</p>	<p>None</p>

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				<p>quality areas. Neighbourhood planning groups should consider mapping agricultural land classification within their plan to enable informed decisions to be made in the future. Natural England can provide further information and Agricultural Land classification.</p> <p>Environment - Strategic Environmental Assessments (SEAs) 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 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 has now left the EU, Neighbourhood Planning groups should remain mindful of any future changes which may occur to the above guidance.</p>	<p>These general comments, unrelated to the NP, are noted.</p>	<p>None</p>

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				<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>Economic Development We would recommend including economic development aspirations with your Plan, outlining what the community currently values and whether they are open to new development of small businesses etc.</p> <p>Fibre Broadband High speed broadband is critical for businesses and for access to services, many of which are now online by default. Having a fast broadband connection is no longer merely desirable but is an essential requirement in ordinary daily life.</p> <p>All new developments (including community facilities) should have access to ultrafast broadband (of at least 100Mbps) and allow mechanisms for securing a full fibre broadband provision for each premise and business from at least one network operator, provided on an open access basis. Such provider must deploy a Fibre to the Premise (FTTP) access network structure in which optical fibre runs from a local exchange to each premise.</p> <p>Developers should take active steps to incorporate adequate broadband provision at the pre-planning phase and should engage with telecoms providers to ensure fibre broadband is available as soon as</p>	<p>These general comments, unrelated to the NP, are noted.</p> <p>These general comments, unrelated to the NP, are noted.</p>	<p>None</p> <p>None</p>

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				<p>build on the development is complete. Where practical, developers should consider engaging several telecoms providers to encourage competition and consumer choice.</p> <p>The Council supports a 'dig once' approach for the deployment of communications infrastructure and a build which is sympathetic to the character and appearance of the surrounding area. The Council encourages telecommunications build which does not significantly impact on the appearance of any building or space on which equipment is located and which minimises street clutter.</p> <p>Equalities While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2020-2024 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for engagement and consultation work. A copy of the strategy can be view at: https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2020/7/10/Equality-strategy2020-2024.pdf</p> <p>The Neighbourhood plan should comply with the main requirements of the Public Sector Equality Duty. This requires public bodies to have due regard of the need to: Eliminate discrimination Advance equality of opportunity Foster good relations between different people</p> <p>Accessible Documents In today's working environment more and more information is being produced digitally. When producing information which is aimed at or to be</p>	<p>These general comments, unrelated to the NP, are noted.</p>	<p>None</p> <p>None</p>

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				<p>viewed by the public, it is important to make that information as accessible as possible. At least 1 in 5 people in the UK have a long-term illness, impairment or disability. Many more have a temporary disability.</p> <p>Accessibility means more than putting things online. It means making your content and design clear and simple enough so that most people can use it without needing to adapt it, while supporting those who do need to adapt things.</p> <p>For example, someone with impaired vision might use a screen reader (software that lets a user navigate a website and 'read out' the content), braille display or screen magnifier. Or someone with motor difficulties might use a special mouse, speech recognition software or on-screen keyboard emulator.</p> <p>Public sector organisations have a legal requirement to make sure that all information which appears on their websites is accessible. As Neighbourhood Plans have to be published on Local Planning Authority websites, they too have to comply with government regulations for accessibility. Guidance for creating accessible Word and PDF documents can be found on the Leicestershire Communities website under the heading 'Creating Accessible Documents':- https://www.leicestershirecommunities.org.uk/sr/</p>	Noted. The document will be checked for accessibility prior to submission	
37.	8 – NP Policies 8.6 - The Natural and Ecological Environment	ENV1	Andrew Granger and Co for Leicestershire	<p>1. Introduction</p> <p>1.1. - These representations have been submitted by Andrew Granger & Co. on behalf of our client, the Leicester Diocesan Board of Education, in response to the Regulation 14 Consultation on the</p>	Noted	None

No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
			Diocesan Board of Education	<p>Pre-submission Version of the East Langton Parish Neighbourhood Plan.</p> <p>1.2. - These representations are made in relation to Land rear of The Hanbury Centre, Stonton Road, Church Langton, which is owned by our client.</p> <p>1.3. - The site extends to an area of approximately 0.97 ha (2.42 acres) and consist of a single field of paddock/grassland. It is bound to the west and south by residential properties on Old School Walk and Thornton Crescent respectively, to the north by Church Langton CoE Primary School Playing Field and to the east by agricultural land.</p> <p>1.4 -. The sites boundaries are marked by mature hedgerow and vegetation to the north and east and by a wooden post and rail fence to the south.</p> <p>1.5. - The site is not subject to any statutory landscape, ecological or heritage designations, and the Environmental Agency's Flood Map for Planning shows the site lies within Flood Zone 1 (lowest probability of flooding).</p> <p>1.6. - Vehicular and pedestrian access to the site is via Old School Walk, which leads to the site from the adopted Stonton Road. Old School Walk is a private road owned by the Old School Walk Management Company but the Leicester Diocesan Board of Education has a legal right of access across Old School Walk for all intents and purposes.</p> <p>1.7. - The representations consider Policy ENV1: PROTECTION OF LOCAL GREEN SPACES and the wider housing context.</p> <p>2. Comments on the Neighbourhood Plan</p> <p>2.1. - The following outlines our response to specific policies contained within the Pre-submission Version of the East Langton Parish Neighbourhood Plan.</p>	<p>Noted. However, the respondent has omitted to mention that the site is subject to a statutory Open Space Sports and Recreation designation.</p>	<p>None</p>

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				<p>Policy ENV1: PROTECTION OF LOCAL GREEN SPACES</p> <p>2.2. - The above policy seeks to designate our client's land as a 'Local Green Space'. The site is identified within the policy as 'Thorpe Path', Church Langton and is shaded green and numbered '6' on Figure 7. 'Local Green Space sites' on page 43 of the draft Neighbourhood Plan.</p> <p>2.3. - Appendix 4 'Environmental Inventory sets out the following 'Description/Evidence' regarding 'Thorpe Path'. 'Narrow, improved grass field, probably remnant of parts of two adjacent medieval crofts associated with dwellings on sites later developed for the Hanbury School. Currently divided by a modern fence separating footpath A79 from the north part (which adjoins the field behind the modern school). Species-rich hedge on (early medieval?) south boundary. Footpath A79 is of at least 12th century origin; it was the old way from Thorpe Langton to the mother church (St Peter's) With its rural setting and bounding hedges, this site is highly valued for its tranquillity and is very well used. The two fields provide the village's only substantial and accessible 'public' open space. Although mapped (HDC, 2011) as OSSR (Amenity Open Space), the land is privately owned and only the Right of Way has legal public access.'</p> <p>2.4. - The description at Appendix 4 is correct in that the site is privately owned and the only legal public access to the site is via the Right of Way (Footpath A79). Since the site was acquired by the Leicester Diocesan Board of Education it has never been the intention of the owners for the site to be</p>	<p>Noted</p> <p>Noted</p> <p>Noted. The time to object to the OSSR designation was in 2009. You cannot use the review of the NP to complain about a</p>	<p>None</p> <p>None</p> <p>None</p>

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				<p>publicly available or for the use of the public, apart from the use of the public footpath. It is for these reasons that we do not consider the allocation of the site as 'Open Space, Sport and Recreation' (OSSR) within the Harborough District Council Local Plan is appropriate nor is the allocation of the site as 'Local Green Space' within the East Langton Parish Neighbourhood Plan appropriate. We have adopted this stance across all representations to Harborough District Council and the East Langton Parish Council.</p> <p>2.5. - The East Langton Parish Neighbourhood Plan contains further 'evidence' at Appendix 5 'EVIDENCE BASE FOR PROTECTION OF LOCAL GREEN SPACES' to support the identification and allocation of the site as 'Local Green Space'. P/300/L23 – Land rear of The Hanbury Centre, Stonton Road, Church Langton 6</p> <p>2.6. - At page 4 of Appendix 5, it is stated that 'The field continues to be regularly used by families and individuals to kick a football around, play rounders and cricket, fly kites and practice golf swings. The footpath A79 is well used by walking groups, dog walkers and residents taking exercise. It is the only safe space where children and pets can be allowed to roam and play without the risk of any nearby roads.'</p> <p>2.7. - The above activities constitute trespass of private property and the only public movements across the site should be those connected with the public right of way.</p>	<p>formal and statutory designation made by Harborough DC some 12 years ago.</p> <p>The site has been open to the public to use ever since its acquisition by LDBE and they have not objected to this, indeed they have specifically agreed its use for community events on numerous occasions.</p> <p>Noted</p> <p>It has been known since the site was acquired by LDBE that the field was used in this way and there has been no previous attempt by LDBE to prevent its use by the public until</p>	<p>None</p> <p>None</p> <p>None</p>

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				<p>2.8. - It is noted in the Neighbourhood Plan that 'East Langton is a small settlement but is classified as a Selected Rural Village because Church Langton's facilities are within a safe walking distance'. By virtue, residents of Church Langton therefore have access to a safe space in the form of the East Langton Cricket Ground where 'the practice nets are regularly used by residents as is the field for walking...The Ground is also used for community events such as the annual Village Picnic and the Langtons' Inter Village Knock Out matches' (Appendix 5 of the Neighbourhood Plan). In our view, this constitutes a space accessible to the public for walking and recreation alongside community events, suitable for designation as 'Local Green Space'. The subject site, as the following paragraphs will allude to, is not.</p>	<p>during the Covid Pandemic.</p> <p>These arguments appear to support the proposition that the field in question is the only open space in Church Langton and this acknowledgement is welcomed. The loss of this open space would be a significant blow to residents.</p> <p>The cricket ground is owned by a private family and is only open to the public on payment of a membership fee. The community events are fundraising events for the cricket club. The ground is not a public open space.</p>	<p>None</p>
				<p>2.9. - Policy ENV1 'Protection of Local Green Spaces' of the Examination Neighbourhood Plan sought to allocate the subject site as 'Local Green Space'. However, in the Report of the Examination into the East Langton Neighbourhood Development Plan (Submission Version) the Inspector in February 2018 stated that care should be taken to ensure the designation of land as Local Green</p>	<p>Noted. The extensive response to the call for sites demonstrates that there are now in 2021 ample alternative sites for residential development (266 were put forward</p>	<p>None</p>

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				<p>Space does not prevent sustainable development coming forward if required.</p> <p>2.10.- It was the view of the Inspector that designation of the subject site as 'Local Green Space' would not be consistent with Paragraph 77 of the Framework (2012). Paragraph 54 of the Examination Report states the following: 'The land described as 'Thorpe Path' Open Space, Church Langton (12) is an attractive green area that satisfies Paragraph 77's first and third indents. However, it does not satisfy the second indent. Further, the sustainable location of this land (not least being within easy walking distance of the primary school, which suffers significant 'school-run' problems) in the more sustainable of the two villages, means that I must consider whether designation as an LGS might prevent the making of the Plan from contributing to the achievement of sustainable development. Its western half is within the Church Langton Conservation Area and it is an Open Space, Sport and Recreation Site, matters that anybody determining a planning application would have to bear in mind. However, it is not in the most sensitive area of the village. There is a</p>	<p>through the call for sites) in the parish should the housing requirement increase in the Plan period. Thorpe Path is not needed to meet any future housing target. It was an Examiner not an Inspector that undertook the examination of the East Langton NP.</p> <p>The Examiner's (not Inspector's) comments have been addressed through the identification of a significant number of alternative sites through the call for sites process.</p> <p>LDBE were contacted as part of this process and did not submit a response which questions their actual willingness to develop the site.</p> <p>The 'real prospect' that this site is needed for residential development within the Plan period has</p>	<p>None</p> <p>None</p> <p>None</p>

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				<p>real prospect that is could be needed for development within the plan period. As such, it should not be subject to a policy, intended to last beyond that period that would prevent development (other than in very special circumstances) during that period and be capable of enduring beyond the period.'</p> <p>2.11. - Setting aside the context of identifying land for residential development and future housing growth, the Inspector clearly states that the second indent of Paragraph 77 (now 102 in the P/300/L23 – Land rear of The Hanbury Centre, Stonton Road, Church Langton 7 updated NPPF) is not satisfied. Paragraph 102 of the NPPF is word for word alike to Paragraph 77 in the previous version of the NPPF, it states: '102. The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.'</p> <p>2.12. - The Inspector through his assessment concluded that b) is not satisfied. If we take each point of b) in turn</p> <p>2.12.1. - 'Beauty' – is very much subjective, however, the site is bordered by residential development to the west and south, and further development is taking place adjacent to the site under planning permission 18/00904/OUT (Erection</p>	<p>been overtaken by events that demonstrate that significant numbers of alternative sites exist should further development be needed.</p> <p>Noted. These points have been considered in Appendix 5 which addresses the concerns raised by the Examiner.</p> <p>Grangers, representing the landowners, LD BE, seem to fail to understand neighbourhood planning, as evidenced by their constant reference to</p>	<p>None</p> <p>None</p>

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				<p>of 17 dwellings). We don't believe that the subject site warrants designation as 'Local Green Space' because of its beauty.</p> <p>2.12.2. - 'Historic significance' – A Desk-Based Archaeological Assessment, prepared by PreConstruct Archaeology Ltd in April 2016, concluded that 'The study shows that the presence of archaeological remains of regional or local importance on the site itself cannot be demonstrated.' Furthermore, Leicestershire County Council Archaeology were consulted as part of a previous planning application on the site and did not object to the proposed residential development scheme, happy that the application be approved subject to the imposition of conditions.</p>	<p>the Examiner being an Inspector.</p> <p>They seem to imply that the criteria they list have to all be satisfied to justify a LGS designation. In fact, criterion b) requires the space to be 'demonstrably special' to the local community. The examples quoted are just that. They are not exclusive.</p> <p>Appendix 5 demonstrates very clearly and powerfully why this site is special to the local community.</p> <p>How the respondents can claim that 'historic significance' is not met because of a lack of archaeology on site is mystifying.</p> <p>The site has been used for recreation since long before LDBE acquired the site. A village football</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

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				<p>2.12.3. - 'Recreation value (including as a playing field)' – the field is private property and has been owned by the Leicester Diocesan Board of Education since 2006. The site has been maintained properly by the owners and kept in a tidy condition. This does not warrant unauthorised use by residents who appear to access the site to fly kites or ride bicycles, as per the photos submitted at Appendix 5 of the Neighbourhood Plan. If the site was not maintained, it would be overgrown and have no recreation value.</p> <p>2.12.4. - 'Tranquillity' – much like beauty, this is subjective, however, we don't believe the site warrants designation as 'Local Green Space' based on this category.</p> <p>2.12.5. - 'Richness of its wildlife' – Leicestershire County Council Ecology previously commented on the site in November 2016, they stated the following 'The ecology report is acceptable, the grassland is species-poor and impacts on other habitats are minor. No evidence of protected species living on the site was found, apart from minor badger evidence...'. P/300/L23 – Land rear of The Hanbury Centre, Stonton Road, Church Langton 8</p>	<p>team used to play on it historically and it has assumed even greater significance through the Corona Virus Pandemic.</p> <p>This is incorrect. It is the community that has maintained the site over the past two or more years with a rota of local volunteers mowing the field regularly. This has had nothing to do with the owners!</p> <p>There is no evidence to support this dismissive comment.</p> <p>This is incorrect. The whole community has</p>	<p>None</p> <p>None</p> <p>None</p>

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				<p>2.13. - Since these findings in the Report of the Examination into the East Langton Neighbourhood Development Plan (Submission Version) nothing has changed to the site, therefore, the assessment should still stand in the context of preparing and updating the Neighbourhood Plan.</p> <p>2.14. - Interestingly, the Inspector also confirms that Church Langton is 'the more sustainable of the two villages'. We question therefore why the East Langton Parish Neighbourhood Plan is proposing to adopt a strategy to allocate two sites within East Langton and continue with the allocation of the subject site as 'Local Green Space'? In allocating sites for residential development in East Langton, the Parish Council is adopting a strategy whereby new development is located within the settlement which is deemed to be less sustainable than the other.</p> <p>2.15. - The landowner's intention is for Andrew Granger & Co. to continue to market the site for grazing, as has been the case for the past couple of years. A lease of the whole site for grazing was agreed in 2020 but failed to materialise due to COVID. The draft Tenancy Agreement (Appendix 1 to item 37) confirms this position and is a matter that the owner will continue to pursue.</p>	<p>risen as one to defend the continued use of the Thorpe Path as an area of open space that is special to the local community which has increased significantly through the Coronavirus. The need for this site for future development has fallen away.</p> <p>This contradicts the statement made above about the proximity of the Cricket ground. It also ignores the 19 dwellings that have secured a planning consent in Church Langton since the NP was Made.</p> <p>The site has failed to secure a tenant for grazing because it is unsuitable for the purpose.</p>	<p>None</p> <p>None</p> <p>None</p>

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				<p>3. Conclusion</p> <p>3.1. - On behalf of our client, we strongly object to the inclusion of the subject site as 'Local Green Space' under Policy ENV1 Protection of Local Green Spaces. The policy is highly restrictive and a significant policy designation. It does not represent the wishes of the landowner.</p> <p>3.2. - Andrew Granger and Co. would like to remain involved throughout the East Langton Neighbourhood Plan process and therefore request to be informed of any future consultation stages.</p>	<p>Noted. The site is not needed to meet the housing requirement for the parish and the NP has made a compelling case for the site to be designated as LGS to reflect its special importance to residents of Church Langton.</p>	
38.	8 – NP Policies	H2 ENV1	residents	<p>We fully support the proposed revisions outlined in the East Langton Parish Neighbourhood Plan.</p> <p>Since moving to Church Langton in 2016 we have engaged with a number of efforts to develop Neighbourhood plans, including the referendum held a few years ago. We note the inclusion of new housing and further protection of the two settlement boundaries. We have been particularly involved in campaigning efforts to keep the field in Church Langton as Open Space, so fully support that Thorpe Path Field and the bucket be designated Local Green Space. It is the only open green space in the village boundary and serves a significant community and recreational function. With three boys, the space was indispensable during the pandemic. With future housing needs now accounted for elsewhere in the parish, there is no longer any rationale for not making the field Local Green Space.</p>	<p>Thank you for taking the trouble to make these comments.</p> <p>These are powerful observations in support of Thorpe Path becoming a local green space.</p>	<p>None</p> <p>None</p>

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39.	8 – NP Policies 8.7 – Traffic Parking and Transport	T1	A resident	<p>Safety around the Bus Stop The speed limit on Thorpe Langton Road needs to be reduced. There are no signs to alert motorists of dangers, there is no lighting, the pavement is narrow, there is no pull-in for a bus, which creates more of a hazard as cars over take on a junction.</p> <ul style="list-style-type: none"> • As you approach East Langton from Thorpe Langton the first “hazard” you have is the entrance to the footpath to Church Langton on the right hand side. • You then have the turning into the East Langton (if you ignore the farmers gateways on the left and right before that). • You then have the bus stop on the left and the bus shelter in the right. • You have the cricket pitch and the cut through that has been used for centuries across the road to and from Church Langton. • You then have the footpath entrance that leads over the fields on the left (part of the Leicestershire Round). That is immediately at the location of the turning opposite up Church Causeway. • You then have the entrance to the Stables on the left and the gate entrance to the Stables up near the Minhas house on the right. • You then have the entrance to the barns on the left immediately after the stables. • Then you reach the junction with the B6047. That makes 10 “hazards” in the space of about 200 yards. This section of road should not be a 60mph - it should be a 40mph from some distance before you reach East Langton travelling from Thorpe Langton, and ideally 30mph at the bus stop. <p>Add to the above the increased volume of traffic, the speed of the modern vehicles and variety and</p>	<p>Thank you for this comment.</p> <p>This is not a planning policy and the concerns are best taken up with the Highways Authority.</p>	Noted

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				<p>types of vehicle, and the fact that the villages have more children who need to get to schools by bus you cannot say that there is not an urgent need to assess the speed, safety and bus stop – especially as there is so much new development proposed!</p> <p>In addition to comments already made in regards to speed and safety around the bus stop, I would like to share a sentence from an email from Roz to me dated 19 December 2017, where she was updating me on progress; “In the mean time we have looked into both a speed check from the police and from the community 'Speed Watch'. However, both of them cannot oblige as the speed limit is 60mph and deemed to be too dangerous to be using a speed gun.” Yet its ok to leave the children at the bus stop, and pedestrians crossing a road that is too dangerous for a community speed watch???</p> <p>Please continue to look for an acceptable solution to this well known and very dangerous issue. The ‘SLOW’ signs are simply not enough, are in the wrong place or have been dug up and not replaced</p>		
40.	General	General	A resident	<p>Developer 106 contributions could be used to fund the speed limit reduction.</p> <p>Parking in East Langton when the cricket is on is also an issue, could cars not park around the edge of the pitch?</p>	Noted.	None
41.	8 – NP Policies 8.2 Housing 8.6 The Natural & Ecological Environment	General ENV1	residents	<p>I write on behalf of my wife, myself and my 18 month old son to comment on the draft revisions to the East Langton Parish Neighbourhood Plan. We fully support the proposed revisions.</p> <p>Residents of Church Langton for nine years, in the past we supported the Neighbourhood Plan as first established by the Parish Council and we do so again with the amendments proposed in the</p>	<p>Thank you for these comments.</p> <p>Noted</p>	<p>None</p> <p>None</p>

No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
				<p>Neighbourhood Plan Review. The proposed revisions importantly include some new housing and further protection of the two settlement boundaries.</p> <p>We particularly support the proposal that Thorpe Path Field and the Bucket should be designated Local Green Space. It is a wonderful space for all ages and abilities, and needs to be protected for the future. It is the only Open Space available within the village boundaries, and as sufficient housing space has been found elsewhere, there is no reason for it not to be officially recognised as Local Green Space. We strongly support this proposal and the continued use of the field as recreational space for the community to use.</p>	Good points well made! Thank you.	None
42.	<p>8 – NP Policies</p> <p>8.2 – Housing</p> <p>8.3 – Employment</p> <p>8.5 – Design and the Built Environment</p> <p>8.6 – The Natural and Ecological Environment</p>	<p>H1</p> <p>H2</p> <p>H4</p> <p>H5</p> <p>E2</p> <p>DBE2</p> <p>ENV2</p>	Fisher German on behalf of The Major Angus Ferguson Will Trust	<p>1 Introduction</p> <p>1.1 - These representations have been prepared on behalf of The Major Angus Ferguson Will Trust in respect of their land interests at Leadclune Court, Church Langton. Leadclune Court includes a small disused agricultural courtyard, loosely attached to the wider agricultural holding, but forming no practical use in the modern agricultural operations on the land and are currently redundant. Leadclune Court is located within the proposed Limits to Development of Church Langton and forms previously developed land as defined by the NPPF. Initial work has been undertaken which demonstrates that around 3 dwellings can be delivered sensitively within the redundant former buildings. Full regard has been had to the site's location within the Conservation Area and adjacent to a listed building as such this has and will be reflected in final proposals.</p>	Noted	None

No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
				<p>of any examination, as it will be for the Examiner to decide whether the Plan meets the basic conditions. The basic conditions are applicable to neighbourhood plans are:</p> <p>A. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.</p> <p>D. The making of the neighbourhood plan contributes to the achievement of sustainable development.</p> <p>E. The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</p> <p>F. The making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.</p> <p>G. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).</p> <p>1.4 - These representations follow the order of the policies within the Draft Neighbourhood Plan, where we have not commented, we have no specific comments at this stage. If you have any questions regarding these representations, please contact the author</p> <p>2 – Representations</p>		

No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
				<p>POLICY H2: SETTLEMENT BOUNDARIES</p> <p>2.1 - Whilst we do not specifically object to the proposed Limits to Development or accompanying policy, we remain somewhat unclear as to the rationale as to how it has been delineated on some parts of the map. In particular we are unclear as to why the Limits to Development have been extended east of Thornton Crescent, which appears to be somewhat of an incongruous encroachment into the open countryside. A far more logical extension of the settlement boundary in this location, if one was to be made, would be from Church Causeway/Thornton Crescent to the west towards the Langton Arms.</p> <p>POLICY H3: WINDFALL SITES</p> <p>2.2 - We generally support this policy; concern is however raised in a respect of a small number of the criterion proposed. In respect of criterion B, we do not consider this to be necessary as any housing development will assist meeting the identified housing requirement for East Langton Parish. As discussed later in relation to criteria K, the housing requirement for Church and East Langton as defined in Policy H1: Provision of new housing of the Harborough Local Plan is expressly set out as a minimum of 30 dwellings. Whilst criterion B, and later criterion K do not explicitly restrict additional housing, it is not considered consistent with Policy H1 of the Local Plan to seek to unnecessary restrict housing simply on the basis of exceeding this number. Policy H1 of the Local Plan is clearly a strategic policy, as confirmed by 1.6.6 of the Local Plan, for which this Neighbourhood Plan must be in general conformity</p>	<p>The settlement boundary has been extended to the east because a planning approval was granted on this land therefore the red line boundary follows the site of the planning approval.</p> <p>Noted. This is not a policy that has been subject to change and therefore remains as per the Made NP.</p> <p>The criterion b) has therefore passed examination and deemed to meet the basic conditions.</p>	<p>None</p> <p>None</p> <p>None</p>

No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
				<p>(Basic condition E and Footnote 18 of the NPPF). Moving on to criterion K itself, there is some overlap with criteria B and the interrelationship between the two is not clear. In respect of the individual sub-criterion I to III, we again consider these are unnecessary for the reasons highlighted above, particularly conformity with Policy H1 of the Local Plan which does not seek to limit growth in settlements to the housing target stated, hence the term minimum.</p> <p>2.3 - In respect of sub-criterion I, we consider this to be overly vague as it is not clear at which point development above the housing target would become problematic and thus should begin to weigh against development, notwithstanding above comments setting out such a threshold should not exist. Harm will not exist by virtue simply due to this threshold being exceeded. If this part of the policy is to remain, it must be backed with appropriate evidence as to the harm caused. Without which this would clearly be in conflict with Local Plan Policy H1.</p> <p>2.4 - With regard to the second sub-criterion, the likelihood of delivery of any outstanding permissions places a significant emphasis on the decision maker to examine separate planning approvals. This conflicts with the view that each application should be decided on its individual merits if this is tangled with predictions on deliverability of unrelated sites. Again, this is not in the spirit of Local Plan Policy H1 wherein housing targets are clearly and deliberately expressed as minimums.</p>	<p>There is no criterion I in policy H3.</p> <p>If the reference is actually to criterion k) we would comment that this has passed examination therefore the judgement that this would fail to meet the basic conditions is proven to be incorrect.</p>	<p>None</p> <p>None</p>

No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
				<p>2.5 - In respect of the final sub-criterion, all applications should be considered with due regard to its merits and consistency with the Development Plan versus any conflicts with policy and other material considerations. As such the need for this sub-criterion is not clear or justified.</p> <p>2.6 - The need for criterion K is further question when regard is had to the introduction of Policy H3 of the emerging Neighbourhood Plan and the accompanying Limits to Development on the proposal map, which will serve to restrict the settlement to a certain level of growth commensurate with its size. Given the generous settlement envelope, it is unlikely that a significant amount of development will be forthcoming above the 30 dwelling target following the Neighbourhood Plan being brought into effect. As set out previously development within the settlement envelope should be viewed positively, thus there is no justification for criterion K.</p> <p>2.7 - If an application satisfies the remainder of Policy H3 of the Neighbourhood Plan, and wider policies within the Local Plan or Neighbourhood Plan, then arbitrarily seeking to restrict its delivery on the basis of the Parish exceeding the minimum housing target contained with H1 of the Local Plan is not consistent with local policy or that contained within the NPPF. As such criteria B and K should be removed.</p> <p>POLICY H4: HOUSING MIX</p> <p>2.8 - The updated policy is supported. In particular the reference that some larger dwellings, namely 4+ bed may be acceptable within the mix of</p>	<p>The NP is helping to shape development into the future and exceeds the minimum housing requirement for the neighbourhood area.</p> <p>Noted. It is not attempting to restrict development but to shape it.</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

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				<p>build should be encouraged, the relationship with this policy requires clarification. It is not referenced within the reasoned justification. If this reference is to be retained, then it should be more clearly explained how the Neighbourhood Plan group expect this form of delivery to manifest on an exception site and the rules for its delivery instead of more conventional built plots.</p> <p>POLICY E2: RE-USE OF AGRICULTURAL OR COMMERCIAL BUILDINGS</p> <p>2.11 - It is noted that this Policy sits within the employment section of the draft Plan, however we consider it should be moved to a more general section of the Plan and the policy should be amended to include residential as a potential suitable use. Alternatively, a broadly similar version of the Policy should be added within the housing section of the Plan.</p> <p>2.12 - Clearly residential conversion is an entirely appropriate use of existing buildings, as confirmed by the NPPF and permitted development rights. The Plan as drafted does not however list the re-use of agricultural or commercial buildings as acceptable for residential use. The alterations to permitted development rights (Class-E) mean that planning permission for such conversions to residential are not required. If applicants are forced to go through the permitted development rights due to a lack of policy support for such a conversion within the Neighbourhood Plan, this could result in lower quality schemes coming forward. Enabling sites to be advanced through the planning process enables applicants more flexibility to deliver higher quality schemes, and the chance for proper</p>	<p>will be retained in the review version.</p> <p>We disagree, The policy is deliberately sited within the employment section to promote the diversification of farming for commercial reasons. Provision already exists through national policy for residential development in the countryside to meet the needs of farm workers, and is covered by permitted development rights.</p>	<p>None</p>

No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
				<p>scrutiny through the development management process.</p> <p>2.13 - Having regard to the expectations that residential windfalls will continue to be developed through the remainder of the Plan period, such conversions may be appropriate and necessary to deliver the housing target contained in Policy H1 of the Local Plan. Whilst the Council may wish to safeguard existing premises for their current use, this is not possible due to the availability of PD rights which enable this conversion. Policy GD2: Settlement Development of the Harborough Local Plan sets out that the redevelopment or conversions of redundant or disused buildings is an acceptable form of development, with no specific reference to use.</p> <p>2.14 - As such the Neighbourhood Plan Group should add residential development as a potential alternative use for such premises in line with local and national policy, guidance and legislation.</p> <p>POLICY DBE2: LOCAL HERITAGE ASSETS OF HISTORICAL AND ARCHITECTURAL INTEREST</p> <p>2.15- Whilst we do not object to the inclusion of the redundant buildings at Leadclune Court as a locally listed building, forming an important building within the Conservation Area, we consider that at the very least the reasoned justification must include a reference that re-use and conversion of historic assets is often the best way to ensure its long-term conservation. Planning Practice Guidance (PPG)(Paragraph: 020 Reference ID: 18a-020-20190723) states that an example of heritage public benefits includes securing the optimum viable use of a</p>	<p>We do not consider it necessary to address these issues. The appendix cites the reasons for Leadclune Court being identified as a local heritage asset as it is required to do.</p>	<p>None</p>

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				<p>heritage asset is support of its long-term conservation. To ensure the long-term preservation of historic assets, they must have a viable use which will ensure maintenance, etc. is carried out. If left disused, natural degradation will occur which could damage the building in the long-term. This could include for example conversion to residential use.</p> <p>Policy ENV 2: OTHER ENVIRONMENTALLY SIGNIFICANT SITES</p> <p>2.16 - Figure 8 of the consultation Plan delineates a number of sites to be designated as 'Other Environmentally Significant Sites'. These are sites which have been assessed against Local Green Space designation and deemed not to qualify as Local Green Space but have instead been designated as 'Environmentally Significant Sites'. The scorings evidence provided is contained in Appendix 4 of the Plan.</p> <p>2.17 - Having regard for our client's land, map reference 8, we note the scoring contained in Appendix 4, but it is not clear why these scores have been given. Normally we would expect some additional commentary as to the rationale behind individual scores. Without this it is very difficult to critically assess the scoring, as there is very little justification for the scores given. On this basis we do not consider the designation has been adequately evidenced and thus should be removed.</p> <p>2.18 - The designation seems to be largely based on assumptions, as applied by Appendix 4 where it states, "indistinct earthworks (possible house</p>	<p>Noted</p> <p>We disagree. The sites were robustly assessed resulting in a comprehensive environmental inventory, and this document formed part of the suite of evidence which passed examination in the first NP.</p> <p>If the concern is that this designation serves to prevent</p>	<p>None</p> <p>None</p> <p>None</p>

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				<p>platforms and cultivation strips)". It is not clear what the bounded score refers to. The 'special' score is further questioned, as it is not clear why specifically the site is considered 'special', and how the 'special' scoring interrelates to the specific value scores; tranquillity, beauty, history and wildlife, all bar one which do not score above a 2.</p> <p>2.19 - Having regard for the scores themselves, the site is given a 3 rating for beauty (the highest value score) but having regard for the site it is not clear how this can be readily enjoyed by local people. The site benefits from a strong level of containment, thus views into the site are limited. The footpath on Church Causeway is to the east of the street, thus further reducing views into the site. There is no public access onto or through the site. The presence of trees deemed to be attractive is noted, but again not sufficient to warrant a scoring of 3. It is not considered that the designated land is sufficiently 'special', nor rare enough to warrant specific policy protection. Grazed pastureland is not uncommon in the area. The site is within the Conservation Area, but this is an existing designation with policy and statutory requirements, including protection of existing trees which benefit from TPO status. The site is not known to have any specific value above and beyond any other area of the Conservation Area. It is noted site 9, which contains ridge and furrow, is only scored a 1 in respect of heritage, versus 2 for site 8 where there are no historical remnants.</p> <p>2.20 - The site receives its highest scores simply through being close to the village, but this does not justify its particular designation. Proximity would weigh more greatly in favour if there was public</p>	<p>development then this is not the case. It merely requires any development proposal to take the identified issues into account.</p> <p>Noted. The scores were not challenged when the Plan was originally consulted upon.</p>	<p>None</p>

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				<p>access and enjoyment of the land; there is no public access to the parcel. The remainder of the scores would appear to be somewhat average. We therefore object to the inclusion of the current site 8 for the reasoning set out above.</p> <p>2.21 - Having regard for site 8, it is considered the paddock to the west would be more appropriate for such a designation, having regard to the frontage onto Stonton Road. This field enjoys a level of synergy with the Village 'green', Church Langton Local Green Space and war memorial. The designation would therefore make more sense in isolation on this particular parcel rather than applied on a blanket approach across the wider site 8.</p> <p>2.22 - In respect of the policy wording itself, we do not consider that the policy is clear, nor the level of protection being provided. Clearly it would be contrary to the NPPF to apply a standard of protection similar to Local Green Space, thus Green Belt. As such the policy must set out more clearly where development on such land would be appropriate, and what measures can be taken by development to ensure that any development proposals are appropriate. This policy cannot be used as a mechanism to prevent development carte blanche, thus greater clarity is needed on how appropriate development may be brought forward, having regard for other policies in the Plan. Development in some instances could see improvements made to sites by providing, for example, public access or the end of intensive farming activities and this is something which could be explored through the Policy to enable such</p>	<p>Noted. However, the policy passed examination, so these fears about a lack of clarity are unfounded.</p>	<p>None</p>

No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
				<p>improvements to be made for the real betterment of the local community.</p> <p>Wishes to be kept updated on progress</p>		
43.	<p>8 – NP Policies</p> <p>8.6 – The Natural and Ecological Environment</p>	ENV1	(former resident of Church Langton)	<p>I would like to express my support for Anthony and Jane Lawton's email to you (item 32 above refers) regarding amendments in the Neighbourhood Plan Review.</p> <p>Thorpe Path Field and the Bucket MUST be maintained as open, green space for recreational use. Despite Church Langton's rural position, this area is now the only safe space in the village and its loss would be disastrous for the local community.</p>	<p>Thank you for this comment.</p> <p>Your support for this policy is welcomed.</p>	None
44.	<p>8 – NP Policies</p> <p>8.6 – The Natural and Ecological Environment</p> <p>General</p>	<p>ENV1</p> <p>General</p>	A resident	<p>It is impossible to find another safe green space available to the public in Church Langton than Thorpe Path. The Village Green is dangerous to children, pets and wildlife. Thorpe Path offers amenity. The Village Green has history but no safe facility or peace.</p> <p>The plan is a fair representation of the wishes of the community offset to include the future. It is important to the community not to build on our playing fields. The village is growing away from the main road and a new centre is forming around Thorpe Path. The move is incremental and clear and the plan should show this.</p> <p>Wishes to be kept updated on progress</p>	<p>We are grateful for this comment.</p> <p>Noted</p>	<p>None</p> <p>None</p>

No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
45.	8 – NP Policies 8.7 – Traffic, Transport and parking	T1	A resident	<p>Road safety is mentioned in 8.7 a) Traffic Management but I wanted to expand on that, I am particularly concerned about the speed that traffic comes along Thorpe Langton Road from the Langtons crossroads up to the turning into East Langton.</p> <p>Crossing the road at both the footpath (opposite the turning into Church Langton) and by the bus stops next to the turning into East Langton feels very dangerous. This is a road that school children in East Langton have to cross twice a day to & from the primary school in Church Langton and children and older residents using the bus stops have to cross too. We have a young child who will be starting at Church Langton primary school in a few years and so it is important to us that this is looked into. I'm aware there have been accidents in this area before and am concerned that it is only a matter of time before there is another.</p> <p>I know that a 40 mile an hour zone was created at the edge of Church Langton and as a precedence has been set, it would be sensible to extend this from the crossroads up to the East Langton turning.</p> <p>In regards to 8.7 b) Congestion, this only mentions problems at the school in Church Langton. There are also issues with parking along Main Street in East Langton, with players and visitors for the cricket matches often parking inconsiderately, making it hard to drive through and the sheer volume of cars causing problems for residents.</p> <p>Wishes to be kept updated on progress</p>	<p>Thank you for taking the trouble to comment.</p> <p>The NP cannot directly tackle issues such as speeding which is an issue best taken up with the Highways authority</p>	None

No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
46.	<p>8 – NP Policies</p> <p>8.6 – The Natural and Ecological Environment</p> <p>General</p>	ENV1	The Trustees of the Hanbury Charity (Charity No. 1015641)	<p>This response was agreed by Trustees by email exchange. (I note that the Chair Derek Hewitt is on a leave of absence for medical reasons).</p> <p>General</p> <p>We have objects that embrace promoting formal and informal learning of children and young people, and the well-being of people of all ages in a geographic area that includes East Langton Parish. We have in the past supported the Neighbourhood Planning Process, and now support the amendments proposed in the Neighbourhood Plan Review.</p> <p>Policy Env1</p> <p>We note that we have a (40%) financial interest in the Thorpe Path Field and the Bucket Field which the revisions propose should be designated Local Green Space. We fully support this proposal and its continued use as recreation space for the community to use in such challenging times.</p> <p>Our financial interest notwithstanding, we note that above all our responsibility is to pursue our charitable objects, which we believe are very well served by the inclusion of Thorpe Path Field and the Bucket Field in policy Env 1 and by other Neighbourhood Plan Revisions which include a limited amount of new housing (some of which might be facilitated by a sister charity, John Cooper’s Charity). So, I note here that we fully support the proposed revisions</p>	<p>Noted</p> <p>Noted</p> <p>Thank you for this comment in support of policy Env 1.</p> <p>It is interesting and gratifying to note that despite your charity’s financial interest in the Thorpe Field you still support its retention as open spce.</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
47.	8 – NP Policies 8.7 – Traffic, Transport and parking	T1	A resident	<p data-bbox="804 169 1352 201">Bus Stop Safety on Thorpe Langton Road</p> <p data-bbox="804 236 1413 336">The safety of people at the bus stop on Thorpe Langton Road needs to be considered and a reduced speed limits should be created.</p> <p data-bbox="804 371 1464 507">No signage to alert drivers of the bus stop, a narrow pavement and no lighting all at the top of a junction to the village and on a national speed limit road creates an exceptionally dangerous hazard.</p> <p data-bbox="804 542 1458 678">There are numerous hazards as you approach the bus stop and turning to East Langton from Thorpe Langton. These include footpath entrances, farmers gateways, and the bus stop itself.</p> <p data-bbox="804 713 1458 943">The past the bus stop and heading towards the B6047 there is a well-used cut through to the cricket pitch used by Church Langton residents, a footpath entrance that is part of the Leicestershire Round and opposite the turning to Church Causeway – another hazard. Further entrances to stables and barns.</p> <p data-bbox="804 978 1458 1114">This is a high-risk area of just 200 yards on a national speed limit road that should 30mph from the B6047 to well beyond the bus stop and turning to East Langton village.</p> <p data-bbox="804 1149 1476 1321">Increased traffic volumes that new development will bring, including more children in the village attending schools means that this needs to be urgently reviewed with traffic calming measures, a safer bus stop area and a speed limit reduction.</p>	<p data-bbox="1500 169 1787 233">Thank you for these comments.</p> <p data-bbox="1500 268 1816 440">Your concerns are noted but it is beyond the scope of the NP to address these highways issues.</p>	None

No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
				<p>Developer 106 contributions could be used to fund the speed limit reduction and traffic calming measures.</p> <p>Wishes to be kept updated on progress</p>		
48.	<p>8 – NP Policies</p> <p>8.7 – Traffic, Transport and parking</p>	T1	A Resident	<p>Bus Stop Safety on speed limits</p> <p>The speed limit on the approach to the bus stop on the Thorpe Langton road needs to be reduced.</p> <p>There are several hazards as you approach the bus stop in both directions from Thorpe Langton and from the B6047 including footpath entrances, farmers gateways, walking routes the road to Church Causeway and the bus stop itself.</p> <p>There is no signage to alert drivers that they are approaching a bus stop. The pavement itself is narrow, and when the bus pulls over it creates a hazard as other motorists attempt to pass at the junction to East Langton village. In addition, there is no lighting, an area of safe refuge for people waiting for the bus one of the sides of the road and it is on a national speed limit road where excessive use of speed is commonplace and in a location that has previously been deemed too dangerous for any sort of speed watch campaign.</p> <p>Further traffic as a result of the new development will only increase the risk and with more children in the village attending schools this must be reviewed and corrected as part of the neighbourhood plan.</p> <p>Reducing the speed limit to 30mph around the bus stop area, as well as traffic calming measures and</p>	<p>Thank you for these comments.</p> <p>Your concerns are noted but it is beyond the scope of the NP to address these highways issues.</p>	None

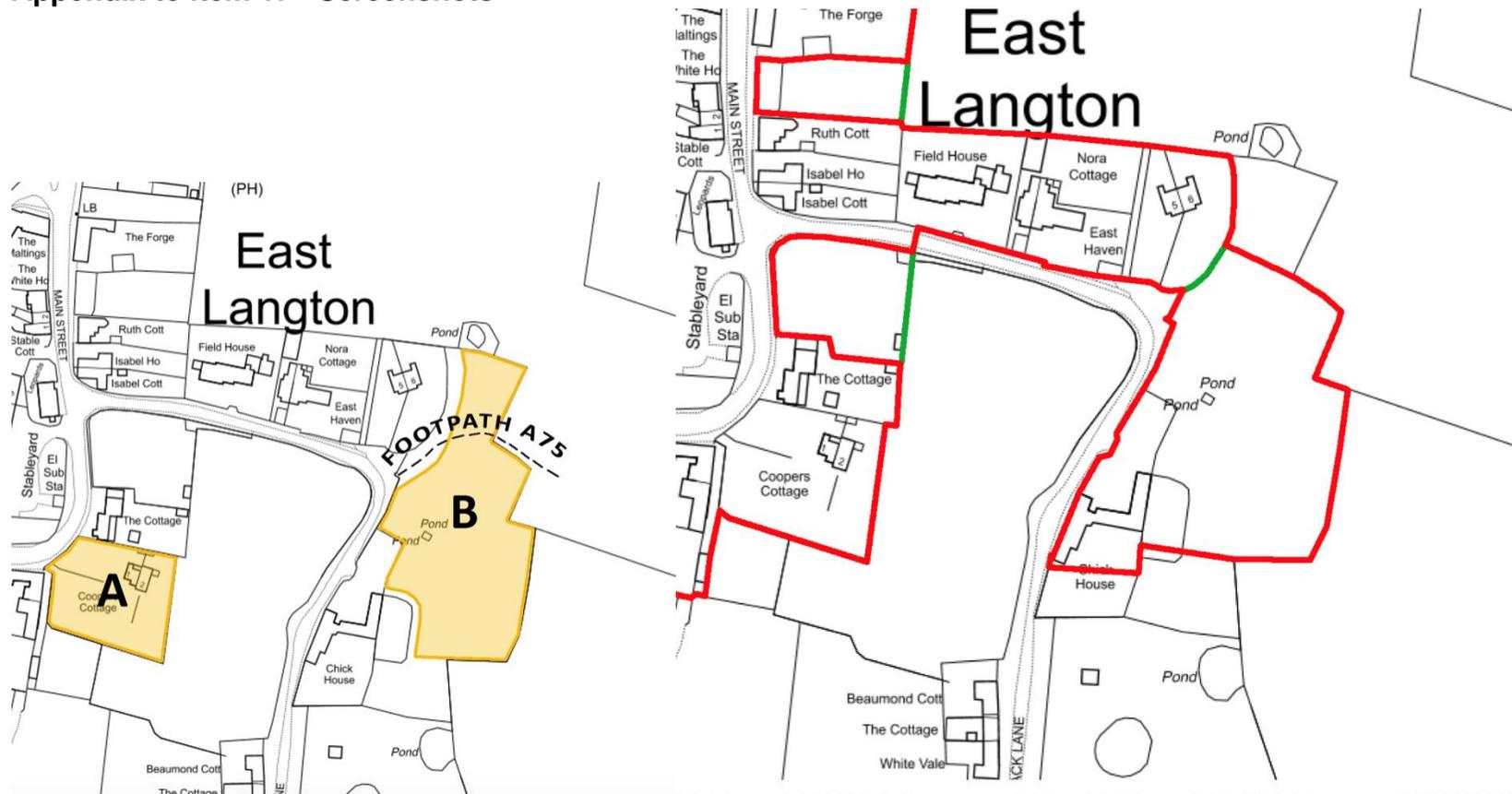
No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
				<p>a safer bus stop area should be considered as part of the proposals</p> <p>Developer 106 contributions could be used to fund the speed limit reduction and traffic calming measures.</p> <p>Wishes to be kept updated on progress</p>		
49.	<p>8 – NP Policies 8.2 – Housing e) Housing Mix</p> <p>b) Settlement Boundaries</p>	<p>H4</p> <p>H2</p>	A resident	<p>My concern is for the type of development in the parish – too many overbearing 4-5 bedroom mansions will not be good! There seems to be a surfeit of these developments in Harborough District, (Great Bowden for example), Smaller homes for young people and older residents would be good, especially single storey – or smaller flats such as those in Thornton Crescent would vary the housing stock and along with it, the people who comprise the community. There would be homes that allow its community to grow and housing stock that meets different stages of Life.</p> <p>I am concerned that the new boundaries laid out in red do not grow again in the future. I am very anxious that more housing can't be built on roadside of the new development at Thornton Crescent. The space between existing houses and the new road should not accommodate more houses. I don't feel that the plan protects this adequately – indeed, if at all. I appreciate that the field in question cannot be built on as a field of separation, but the presence of a road with land either side must be a temptation for any developer and it should be strongly resisted. Can the plan make allowance and include this and protect it?</p>	<p>Thank you for making comment.</p> <p>The NP promotes the development of smaller dwellings.</p> <p>The NP has placed this area outside of the settlement boundary which affords significant protection, alongside its place within the protected area of separation.</p>	<p>None</p> <p>None</p> <p>None</p>

No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
	General			<p>The plan seems to have been thoroughly researched and laid out well. I hope that the boundaries of separation will remain so and that the sites designated as special and significant will also be carried. I support the special sites of significance and historic interest – all great to be acknowledged and protected.</p> <p>Wishes to be kept updated on progress</p>	Noted	None
50.	<p>8 – NP Policies 8.2 – Housing</p> <p>a - Housing provision and allocations</p> <p>c – Windfall and infill sites</p>	<p>H1</p> <p>H3</p>	Barry Champion County Councillor	<p>I read through your review and it all looks good. There were a few areas where it may conflict a little with the HLP if an application were to come to committee.</p> <p>These conflicts relate to your requirement for affordable housing at both A. & B. on page 19 (with the HLP requirement for affordable only on 10 or more houses, I'd expect the planning officer to say the requirement for two on smaller developments would not be expected),</p> <p>Page 25 item k) states 'identified target'. As the numbers set in the HLP are minimums, I'd expect the planning officer to state as such.</p> <p>Otherwise, the review looks good, especially the amount of work that has gone into trying to protect the LDBE field in Church Langton.</p>	<p>Noted</p> <p>Noted. There is no conflict as the conditions have been agreed with the landowners so the provision of affordable housing is by consent.</p> <p>Page 18 of the NP makes clear that this is a minimum target and we believe that this appropriately describes the issue.</p> <p>Thank you. We believe the arguments for designation are compelling.</p>	<p>None</p> <p>None</p> <p>None</p>

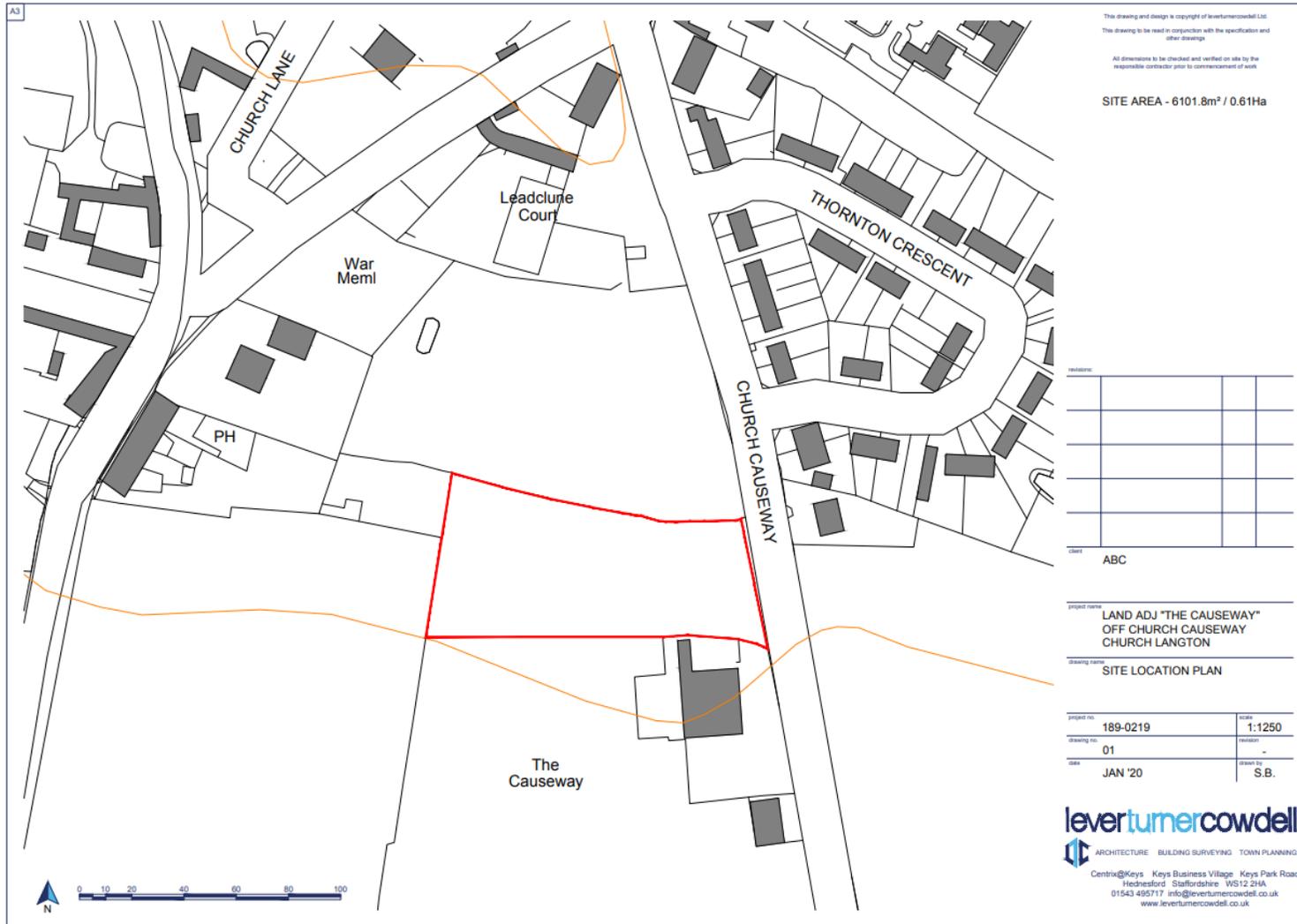
No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
51.	8 – NP Policies 8.6 – The Natural and Ecological Environment	ENV1	A resident	<p>Appendix 5 does a great job of showing how important ‘Thorpe Path’ Open Space is to the community. I would just like to add my own personal experience to this.</p> <p>My family and I moved to Church Langton two years ago. Since then, we have met many people from the village and also from East Langton who have made us feel very welcome in the village. Most of the people we have met were just people who stopped for a chat on the ‘Thorpe Path’ Open Space. Several of these people have become good friends.</p> <p>I can assure that my experience of living in Church Langton would have been much poorer without this important community space.</p>	Thank you for making this important point so clearly and passionately.	None
52.	8 NP Policies 8.2 Housing Provision and Allocations	H4 & H5	Clarity Property	<p>If I may, I’d like to point out that you reference “Starter Homes” and affordable homes are a key focus for the parish. As am sure you are aware SH have been usurped by First Homes. First Homes exception sites are different to Rural Exception Sites as the former can be delivered by private entities whereas RES tends to constitute affordable rent and shared ownership delivered by Registered Providers. The draft plan only refers to RES. In addition there are two very big hurdles to the practical delivery of RES. RP’s don’t pay enough for the land to incentivise land owners to sell (even with cross subsidy of 20% of units in HDC) and they also now normally have double digit threshold for unit deliveries due to economies of scale.</p> <p>I/Clarity are currently in the process of bringing two FH sites forward in Leicestershire and are in discussions with a land owner in the Langtons re the possibility of another. However your exception</p>	<p>Noted. The references to First Homes will be updated.</p> <p>The contribution here goes someway to addressing the District Council’s concerns that affordable housing providers may not be interested in the site.</p>	<p>Change to be made as indicated.</p> <p>None</p>

No	Chapter / section	Policy Number	Respondent	Comment	Qualifying Body (ELPC) Response	Amendment
				<p>site language being primarily RES may preclude this, as might your changes to the village limits to development.</p> <p>If possible, I'd be very keen to meet and discuss this topic with the Parish Council as it is a product we are very keen to deliver and bring forward in lower settlement hierarchy villages. Being able to integrate such into the NP can/could make the process all the more easier for all parties.</p> <p>Thank you for taking the time to read this.</p>		
53.		DBE2 Local Heritage Assets of Historical and Architectural Interest	A resident (at Parish Council Meeting) (Also on Landowner list)	Could the Hanbury Stones be added to the list of local heritage assets at page 38	Agreed	Change to be made as indicated

Appendix to item 17 - Screenshots



Appendix 1 to item 30 – Location Plan



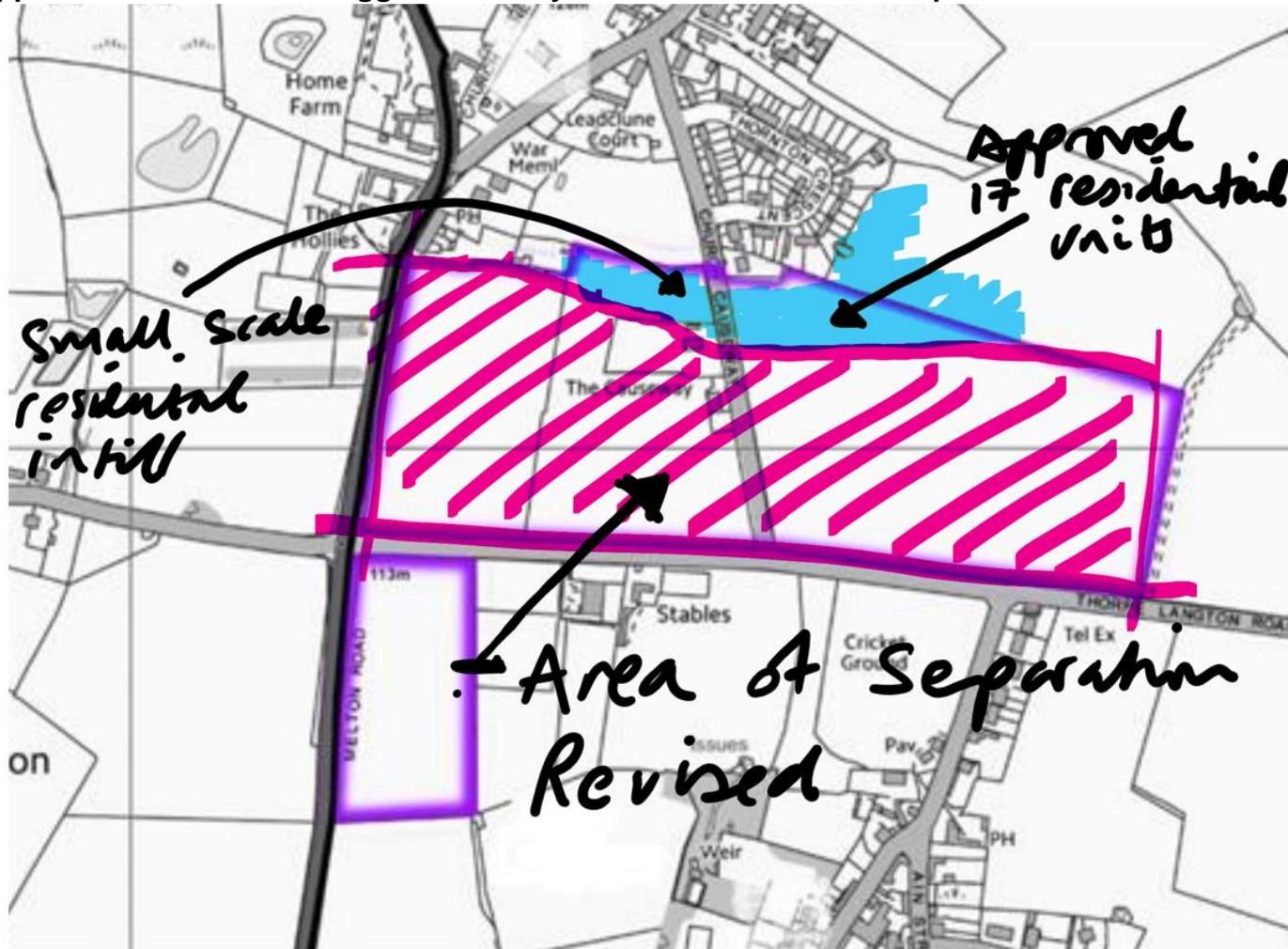
Appendix 2 to item 30 – Proposed Site Layout Plan



Appendix 3 to item 30 – Table of Sites

Site	Quantum	Comments
A: Land at Coopers Cottages, East Langton	4	<p>The Site is within the Conservation Area – has there been an assessment on the harm to the Conservation Area?</p> <p>A narrow access road on a bend could have implications for highway safety, particularly for pedestrians and cyclists.</p> <p>The required access would change the character of the quaint village characteristics for an adequate width for vehicles and pedestrian footpath.</p> <p>Mature trees on site and without a site layout / masterplan it is difficult to assess where the trees would be protected.</p>
B: Land top of Back Lane, East Langton	6	<p>The Site is within the Conservation Area – has there been an assessment on the harm to the Conservation Area?</p> <p>A narrow access road on a bend could have implications for highway safety, particularly for pedestrians and cyclists.</p> <p>It is considered that the site is remote from the remaining settlement of East Langton and should be focused towards the centre of villages and closer to services (walkable to bus stops and other services)</p> <p>It is noted that there are three ponds within 500 metres of the site: one pond to the north, another to the south; and one on or close to the site itself.</p>

Appendix 4 to Item 30 – Suggested Policy Correction for Area of Separation





- (d) NOT to assign, sublet or part with or share possession of the Land or any part of it, nor bring or allow stock belonging to any other person onto the Land and not to allow any trespass on the Land.
- (e) TO use the Land only for the grazing of sheep owned by the Tenant.
- (f) NOT to use the Land for any business or commercial purpose.
- (g) TO manage the horses and livestock in accordance with all relevant animal welfare legislation.
- (h) TO prevent any horse and livestock from straying off the Land and to remove any infected or troublesome animals.
- (i) TO prevent poaching or damage to the pasture.
- (j) TO prevent infestation by injurious weeds including ragwort and docks.
- (k) TO mow or top the Land before the end of June in each year of the agreement and to spray all harmful weeds with an appropriate selective weedkiller.
- (l) TO keep and leave the land and any buildings in a tidy condition and keep all gates, gate posts, fences, hedges, stiles, footpaths and ditches in no worse condition than at the beginning of the Tenancy and to make good any damage caused by the Tenant and in all circumstances to keep all boundaries stock proof and all ditches free from obstruction.
- (m) TO protect from injury or destruction all timber trees, saplings and underwood and not to drive any nail or fastening into any such trees or saplings.
- (n) NOT to erect or alter any building or shelter nor make any other alteration to the Land without the Landlord's prior consent.
- (o) NOT to plough or re-seed any part of the Land without written consent of the Landlord.
- (p) NOT to obstruct any public or private right of way or any access by any other party to any other land belonging to the Landlord nor to cause any nuisance to the Landlord or any other person.
- (q) TO supply to the Landlord a copy of any notice order direction or other matter affecting the property immediately on receiving it and to comply fully with any such notice and all legislative requirements and making any necessary planning applications.
- (r) TO indemnify the Landlord in respect of any damage and all liabilities and costs including legal costs and expenses incurred by or as a result of the actions of negligence of the Tenant.
- (s) TO carry appropriate insurance for liability for all injury or damage to third parties caused by the horses and livestock whether on or off the Land.
- (t) TO remove all sheep from the Land by the 28 day of September 2019 and to deliver up the Land to the Landlord with vacant possession under him.
- (u) To remove the temporary field shelter which has been erected by the Tenant from the Land by the 28 day of September 2019.



5. BOTH PARTIES AGREE
- (a) THAT the Landlord may terminate this Tenancy at any time on giving four weeks written notice to the Tenant in which event the Landlord will repay any rent paid by the Tenant for any period after the Landlord resumes possession after offsetting any liabilities of the Tenant to the Landlord arising from this agreement.
 - (b) THAT the Tenant will pay and indemnify the Landlord against any VAT chargeable in respect of the rent payable under this lease or any other payment made by the Tenant in connection with the lease.
 - (c) THAT the Landlord is not liable to the Tenant for any losses he may suffer from anything in on or under the Land.
 - (d) THAT either party may refer any dispute arising under this agreement for final determination by an independent expert to be appointed by the President of the Central Association of Agricultural Valuers and whose fees are to be paid as he shall direct in his decision.
 - (e) THAT any reference to any statute or statutory instrument in this agreement includes any reference to that provision as amended or replaced from time to time and to any subordinate legislation or by-law made under it.



SCHEDULE



Area		Name/Description
Acres	Hectares	
2.40	0.97	Grazing land



Signed by Andrew Granger and Co.
For and on behalf of the Landlord

IN the presence of:

Name (Print):

Occupation:

Address:

Signed by the Tenant

XXXXX

IN the presence of

Name (Print):

Occupation:

Address:
