


East Langton Review Neighbourhood Plan

Summary of representations submitted by Harborough District Council to the independent examiner pursuant to Regulation 17 of Part 5 of The Neighbourhood Planning (General) Regulations 2012

	Name	Policy /Page	Full Representation
1	Harborough District Council, Council Offices Adam and Eve Street Market Harborough	<p>Policy H1</p> <p>Policy H2</p> <p>Policy H4</p>	<p>Policy H1 (A) - query whether bullet point 2 accurately references the NPPF Annex 2, which includes 4 definitions of Affordable Housing a-d. of which AH for rent is only one. Given comments made at the Reg 14 stage, the change to specify 'AH for rent' may be overly prescriptive.</p> <p>Bullet point 2 for H1(A) and H1(B) are not consistent with each other; however this may be a local requirement which is supported.</p> <p>Policy H2 - Re-state comments made at Reg 14 stage</p> <ul style="list-style-type: none"> • Site B is detached from the limits of the rest of the village. HDC suggested considering extending red line along road so it connects with East Haven. This was answered by the QB in their response and a separation was preferred. • Since the last iteration of the ELNDP the new site at rear of Thornton Crescent has been permitted and construction has commenced. This includes a drive and POS within the area of separation. HDC suggested it may be worthwhile considering including at least the drive within the settlement boundary for consistency. This was not the preference of the QB in their response to Reg 14 comments. • Currently the related policy appears not to permit house extensions on those properties not within the Settlement Boundary. This point was answered by the QB at Reg 14, but may required clarification. <p>Paragraph 6 on page 20 of the report states:</p> <p><i>It is proposed therefore that a balance of 60% Affordable Housing for Sale and 40% Affordable Housing for rent represents an appropriate approach on the basis of the evidence currently available. <u>Housing for sale covers any discounted market scheme that is introduced by Government in the future.</u> [our emphasis]</i></p> <p>The QB have stipulated a 60% Discounted Market tenure and 40% rented tenure. HDC normally stipulate the opposite i.e 60% rented and 40% Discounted Market tenure. In principle HDC Housing and Enabling officer does not have an issue with this as HDC take a flexible approach on affordable tenures. Also the above underlined broad definition covers First Homes and all types of discounted Market tenures.</p>

		Policy E1	Policy E1 - Use Class E encompasses more than light industrial, reference appears to preclude other types of uses within Class E e.g. former A2 (financial & professional services), former B1a (offices) which provide employment opportunities and may be appropriate for consideration in the policy too.
		Policy ENV3	<p>Policy ENV3 – Re-sate comments made at Reg14.</p> <ul style="list-style-type: none"> in light of potential Biodiversity Net Gain (BNG) the policy may need to be updated: <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 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.</p> <p>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>
		Policy DBE2	Suggest that the fingerpost in Church Langton is also included in the list of heritage assets. It forms part of the history of road transport and is a physical reminder of the importance of transportation networks for the movement of goods and people.

			
2	Fisher German The Estate Office Norman Court Ashby De La Zouch LE65 2UZ For: Major Angus Ferguson Will Trust		<p>EAST LANGTON NEIGHBOURHOOD PLAN REVIEW – REGULATION 16 CONSULTATION</p> <p>I am writing on behalf of my client, the Major Angus Ferguson Will Trust, who own land at Church Langton, within the East Langton Neighbourhood Plan area.</p> <p>As you may be aware, we previously submitted representations to the Regulation 14 Neighbourhood Plan consultation in September 2021, and we note that a summary of our response, plus a response to our comments from the Neighbourhood Plan Group is due to be included within the Neighbourhood Plan submission documents.</p> <p>We wish to re-emphasise the contents of our previous response to the Examiner given the points we made regarding the Plan's conformity with national policy and the Harborough Local Plan, and therefore request that a full copy of our Regulation 14 response, is included with the submission, to enable the Examiner to give due consideration to this.</p> <p>For ease of reference, we have attached a copy of our previous response to this letter.</p> <p>01 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</p>

			<p>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> <p>1.2 As the Neighbourhood Plan group will be aware, reviews to Neighbourhood Plans can occur in two ways. The first, a minor review, which would not materially affect policies (and thus decision making), can be made simply with consent of the Local Planning Authority. This could be done to update text, provide clarity or correct errors. Or, a more substantive review, including any which would have a material impact on the Plan's policies needs to go through the later statutory stages of the Neighbourhood Plan making process, from pre-consultation stage (Regulation 14) onwards. Importantly it is not just the changes to the document that will need to be examined and deemed sound, but the document as a whole. This means the Plan should be examined to reflect changes in local circumstances, updated national policy, guidance and any strategic policies contained at District level, particularly where these have been adopted since the initial Neighbourhood Plan was made. It further means that policies that were previously deemed as having met the basic conditions may not anymore, as such it cannot be assumed that policies which have not changed will automatically meet the basic conditions. It is on this basis that these representations have been prepared.</p> <p>1.3 In this context, with regards to the requirements of Neighbourhood Plans, Paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by Section 38A of the Planning and Compulsory Purchase Act 2004 sets out that only a Neighbourhood Plan that meets each of a set of basic conditions can be put forward to referendum and be made. These basic conditions form the crux 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>
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			<p>which this would clearly be in conflict with Local Plan Policy H1.</p> <p>1 Basic condition E and Footnote 18 of the NPPF</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>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 housing provided. The provision of larger properties is considered particularly important given the increased</p>
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3	Resident LE16 7SY	ENV1	<p>I fully support the application to designate the Thorpe Path Field (behind Old School Walk) as a Local Green Space.</p> <p>Being a local resident I use this myself and am aware many other residents as well as people from outside the village also make great use of this space.</p> <p>As far as I am aware it is the only accessible green space in Church Langton and has been used for many decades for recreation.</p> <p>There is historical significance to the site too</p> <p>I also raise a major concern to wildlife of the space was developed</p>
4	Resident LE16 7SU	ENV1	It is important to maintain and keep the only large play area for the children of the village with more young couples moving into the village with small children they need to be able to play freely. This is a field also leading to a footpath and is our only green space in the village
5	Resident LE16 7SL	ENV1	Given the proposed development in Church Langton it is vital that this space is designated as a special green area for locals to use. As there is no park or other safe area it is very important to keep this quiet space that already has historical significance for children to use. I believe the LDB of Ed is willing to sell the land to the community
6	Resident LE16 7FW	ENV1	I agree that the Thorpe Path Field, should be designated as local green space. It has historically been used as a community recreation field. I have a photo from 2012 which shows a rounders pitch, race track and goal posts on the field. During the pandemic the field provided the community a much needed outdoor space to exercise, and meet which is so important for physical and mental wellbeing. If the field was to get developed on then what other space like this would the community be able to use?
7	Resident LE16 7FW	ENV1	I support this policy to designate the Thorpe Path Field as local green space. This field has great importance to the community and is the only open space in the village. It has been used by local people for recreational purposes for generations and is exactly the kind of place that should be protected by the local green space designation. The landowners have offered to sell the land to the community, which could be a positive step towards ultimately keeping this open space available for community use. Local green space designation would make sure that the Thorpe Path Field retains its special place in the community for generations to come.
8	Resident LE16 7SY	ENV1	I support this policy to designate a special Local Green Space – the only space accessible to residents of and visitors to Church Langton. The space has been and continues to be used for recreation which benefits both physical and mental health for all who use it. This beneficial aspect is clearly recognised by the Leicestershire Diocesan Board of Education in their recent offer to sell this land to the local community
9	Resident LE16 7SU	ENV1	I have only recently moved to Church Langton and soon after moving in discovered the lovely open space known as Thorpe Path Field. It is the only public space in the village safe to walk dogs and for children to play it is essential that this land is kept as open space available for everyone to use. I am aware that the Leicestershire Diocesan Board of Education is willing to sell

			the land to the village to ensure it is protected as open space in the long term
10	Resident LE16 7TA	ENV1	<p>Policy ENV 1: PROTECTION OF LOCAL GREEN SPACES - The following sites are proposed for designation as Local Green Spaces (see Appendix 5) Development proposals that result in their loss, or in any harm to their biodiversity, historical features, character, setting, accessibility or amenity value will not be permitted. • 'Thorpe Path', Church Langton (Inventory reference 6) • Village 'green', Church Langton (12) • Cricket Ground, East Langton (16) • Coronation Gardens, East Langton (19)</p> <p>I support the proposed protection of the listed green spaces, but wish to request that a further one is added. This is the new recreation and children's play area that will be included in the development at the rear of Thornton Crescent/Church Causeway.</p> <p>This development is now under construction with an anticipated completion of 18 months, which I assume is under the lifespan of this Neighbourhood Plan?</p> <p>I feel that a development of this size and significance, 17 houses, including family homes and retirement accommodation needs access to protected green recreation and play areas.</p> <p>There is no access to the green space, 'Thorpe Path' No 6 on the map - Therefore, I feel strongly that this new recreation area should be included as a named Local Green Space in the Neighbourhood Plan.</p> <p>The children's play area and wider landscaped areas are shown in the drawing 4408/BE/19/005 with the planning application 19/00876/REM</p> <p>At present, I cannot see that this vital green space for the new residents is mentioned in the current Plan and feel strongly that it should be - assuming that the life of this plan will extend beyond 18 months when the development will be complete and presume houses will be available to buy and new residents to move in.</p>
11	Resident LE16 7TA	ENV1	<p>Only green space for locals to use was once a much larger area.</p> <p>I support keeping it as it is. Also of its history to this area</p>
12	Resident LE16 7FW	ENV1	<p>I fully support the field behind Old School Walk to be kept and used as Local Green Space.</p> <p>The land is very special to the community as it is the only safe green space in the village where kids can play and where we can walk the dogs etc.</p> <p>The space has always been well used by the residents and by people from other villages.</p> <p>It makes sense that the land should be sold to the community.</p>

13	Resident LE8 0NN	ENV1	<p>A former pupil of Church Langton School in the 50s and 60s. Resident for a short while in what is known as the Mistress House. Currently Church Warden at local parish church St Peteres.</p> <p>Support the proposal that the Thorpe Path Field and the 'Bucket' should be designated Local Green Space. It is the only safe space in the village. It is used by villagers and wider community for sport and recreation. The vast majority of village support is evidenced by coming together of community to protest the current owners stance . To lose this space is unthinkable it should be retained for use by the whole community</p>
14	Resident LE16 7SZ	ENV1	<p>I support Policy Env 1 and in particular the inclusion of Thorpe Path Field.</p> <p>Church Langton has very limited facilities for young people and losing this field would be a disaster for the community.</p> <p>I camped on the field with friends one evening several years ago and it was the best time. The thought of losing this fills me with dread.</p>
15	Resident LE16 7SZ	ENV1	<p>Please keep the Thorpe Path Field for community use!</p> <p>It is the only place in the village that I can kick a football with my mates.</p> <p>During lockdown having that area within walking distance kept me sane.</p> <p>I fully support Policy Env and the rest of the NP review.</p>
16	Resident LE16 7SZ	ENV1	<p>A strong argument has been made for Thorpe Field Path to be included in the NP as a Local Green Space.</p> <p>This is the only meaningful open space in the village. It is an area where I and other villagers walk their dog and engage in social interactions - an increasingly important aspect of life in these covid times.</p> <p>The field is very special to the local community and has been used for village activities for countless years. It was great news that the Leicestershire Diocese Board of Education has now abandoned its previous plans to develop the land at some stage in the future. This helps to reassure the community that the field will remain available for use by the community for years to come.</p> <p>I fully support the designation of Thorpe Path Filed as a Local Green Space.</p>
17	Resident LE16 7SZ	ENV1	<p>I am delighted that Leicestershire Diocese Board of Education has offered to sell the Thorpe Path Field to the community as announced at a public meeting called by LDBE on 10 February 2022 and attended by the MP Neil O'Brien and Leader of Harborough DC, Phil King.</p> <p>This removes any doubt that the Local Green Space designation can continue beyond the plan period and enables the community to continue to use the field for recreation. As this field is the only useable open space in the village it is critical that it continues to be available in this way.</p>

			<p>The extent of public support for the continued use of this field for community use demonstrates how special it is to residents and the Neighbourhood Plan makes it clear that there are ample potential development opportunities elsewhere in the Parish for this site not to be needed for development in the future. Images from 2012 show the historic recreational use of the field with goal posts etc in place.</p> <p>I strongly support the designation of Thorpe Path Field as a Local Green Space.</p>
18	Resident LE16 7SZ	ENV1	<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 have been particularly involved in campaigning efforts to keep the field in Church Langton as open, public space, so fully support Policy ENV1 that seeks to designate Thorpe Path Field as Local Green Space. After a very active and at times frustrating campaign to keep the space open, I welcome the offer by the Leicestershire Diocesan Board of Education to sell the land to the community. It is the only open green space in the village and serves a significant community and recreational function. With three boys, the space was indispensable during the pandemic and as they get older, it will be a vital place for them to meet friends (from both Church Langton and from other villages) and gain some independence. During the campaign to keep the space open, the village facebook group shared some fantastic archive footage of the space being used many decades ago and we think it is so important to protect the same opportunities for future generations to come.</p>
19	Resident LE16 7SZ	ENV1	<p>To whom it may concern</p> <p>I wish to refer to the proposal in Policy ENV 1 in the Revised Neighbourhood Plan to designate the Thorpe Path Field as 'Local Green Space'. I very much welcome this as a resident of Church Langton (in East Langton Parish). I live at Longbridge Hall, Stonton Road, Church Langton, LE16 7SZ.</p> <p>The field has been used for decades both as a playing field for the Church Langton School and a recreational & sporting resource for the village and the public. It clearly is valued as such by residents who have since November 2020 expressed strongly their desire to retain the land as an important local resource. In late 2020 there were over 300 signatories to a public petition presented to the owners in pursuit of continuing open access to all the land for recreation and informal sport.</p> <p>The recent offer from the owners of the land now to sell it to the community as expressed at a village meeting held on 10 February 2022 was widely welcomed and represents a significant turning point in the discussions with the Leicester Diocesan Board of Education..</p> <p>So the situation now (at Feb 26, 2022) is that:</p> <ul style="list-style-type: none"> • The community has demonstrated by its previous use and its recent expressions of support for proposals to keep the land available for community use that this is essential to community life and the well-being of residents. There is — and can be — no other such space in Church Langton. • The Neighbourhood Plan Revision makes clear that the housing needs and responsibilities of the Parish over the Plan period can more than be met by use of potential sites offered by other landowners, without my need for building in the future on the Open Space.

			<ul style="list-style-type: none"> • The owners themselves now wish to convey the land to the village. • The local Hanbury Charity who have a 40% beneficiary interest in any sale support the securing of access for the future, and indeed trustees have already in an earlier consultation signalled their support for designation as Local Green Space. <p>Thus there seem to be no impediments to designating the area in question Local Green Space, and every reason to do so. In terms of formal requirements (Para 102 of NPPF) I note</p> <ul style="list-style-type: none"> • The area is in immediate proximity to houses (Old School Walk; Thornton Crescent, the new development by Langton Homes) and village facilities (Primary School, Community Hall). • The land is demonstrably special to (the) local community and holds a particular local significance, in particular given its beauty (lovely views), historic significance (probably donated by Rev Hanbury, and decades — possibly centuries — of village use), recreational value (including as a playing field). It is used, and has been used historically, for picnics, informal association, at one time had some informal goal posts for sport (see aerial photo attached). In the past has also been used for parking for school fetes and even for village fetes itself. • Is obviously local in character and not an extensive tract of land. <p>The proposed Neighbourhood Plan Review makes and evidences these points and more in Appendix 5. I note that in its previous iteration the previous examiners report for the East Langton NDP stated that the criteria about proximity, local character and not being extensive had been met. However it was at that point judged that the evidence for specialness to the local community was insufficiently demonstrated.</p> <p>Surely the evidence provided in appendix 5 demonstrates now that the Local Green Space proposals have been identified through the plan-making process, and extensive evidence has been provided to support the proposed designations. The collective efforts over recent months by the local community only underline these points.</p> <p>I understand of course that designation of Local Green Space would restrict housing development, and as a former CEO of a housing association and campaigner against homelessness, I fully support the importance of appropriate housing development. However, the NP now more than meets the requirements for sustainable development. The Plan proposes to designate sites for housing development. It has a policy about enabling windfall sites (H3), and the presumption is that development within the settlement boundary (H2) will be acceptable (if all other policy considerations are met).</p> <p>All this is policy that is positive in its intent to allow development to come forward. It is just that the village also needs and wants this space to be Local Green Space to complement current and future housing needs.</p>
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			<p>Church Langton 2012 Aerial Photo</p>  <p>©Crown Copyright. All rights reserved. Harborough District Council 100023843 2014</p>
20	Leicestershire County Council		<p>East Langton Neighbourhood Plan Comments Requested – 19th January 2022</p> <p>Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in</p>

	<p>Policy, Economy & Community, Chief Executive's Department, Leicestershir e County Council, County Hall, Glenfield, Leicestershir e LE3 8RA</p>		<p>this consultation.</p> <h2>General Comments</h2> <p>Page 26 Policy H5 – Bullets points (f) to (j) are a duplication of bullet points (a) to (e).</p> <h2>Highways</h2> <h3>General Comments</h3> <p>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.</p> <p>To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems.</p> <p>Where potential S106 measures would require future maintenance, which would be paid for from the County Council's funds, the measures would also need to be assessed against the County Council's other priorities and as such may not be maintained by the County Council or will require maintenance funding to be provided as a commuted sum.</p> <p>In regard to public transport, securing S106 contributions for public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped ie they would be able to operate without being supported from public funding.</p> <p>The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect of third-party funding to deliver a scheme, the County Council will still normally expect the scheme to comply with prevailing relevant national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered by the third-party funding. Where any measures are proposed that would affect speed limits, on-street parking restrictions or other Traffic Regulation Orders (be that to address existing problems or in connection with a development proposal), their implementation would be subject to available resources, the availability of full funding</p>
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			<p>and the satisfactory completion of all necessary Statutory Procedures.</p> <p>Flood Risk Management</p> <p>The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the onsite drainage systems are designed in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution.</p> <p>The LLFA is not able to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Prevent development where development sites are at low risk of flooding or can demonstrate appropriate flood risk mitigation. <input type="checkbox"/> Use existing flood risk to adjacent land to prevent development. <input type="checkbox"/> Require development to resolve existing flood risk. <p>When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea)). <input type="checkbox"/> Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map). <input type="checkbox"/> Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding. <input type="checkbox"/> 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. <input type="checkbox"/> 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</p>
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			<p>development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path and are retained in public open space to ensure that access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained.</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> <h2>Planning</h2> <h3>Minerals & Waste Planning</h3> <p>The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development. Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood. You should also be aware of Minerals and Waste Safeguarding Areas, contained within the adopted Minerals and Waste Local Plan (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> <h3>Property Education</h3> <p>Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look to the availability of school places within a two-mile (primary) and three-mile (secondary) distance from the development. If there are not sufficient places then a claim for Section 106 funding will be requested to provide those places.</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</p>
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		<p>development, or the size of a development would yield a new school. 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 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>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>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</p>
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			<p>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.</p> <p>LCC would encourage the development of local listings as per the National Planning Policy Framework (NPPF) and LCC have some data on the social, cultural, archaeological and historic value of local features and buildings (https://www.leicestershire.gov.uk/leisure-and-community/history-and-heritage/historic-environment-record)</p> <p>Biodiversity</p> <p>The Natural Environment and Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their duties, to the purpose of conserving biodiversity. The National Planning Policy Framework clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment, providing net gain for biodiversity, and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development or management of open spaces on enhancing biodiversity and habitat connectivity, such as hedgerows and greenways. Also, habitat permeability for habitats and species which addresses encouragement of movement from one location to another such as the design of street lighting, 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. 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.</p> <p>Contact: planningecology@leics.gov.uk, or phone 0116 305 4108</p> <p>Green Infrastructure</p> <p>Green infrastructure (GI) A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity (NPPF definition). As a network, GI includes parks, open spaces, playing fields, woodlands, street trees, cemeteries/churchyards allotments and private gardens as well as streams, rivers, canals and other water bodies and features such as green roofs and living walls.</p>
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		<p>the 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"> <input type="checkbox"/> A statement of reasons as to why SEA was not required <input type="checkbox"/> 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>Impact of Development on Household Waste Recycling Centres (HWRC)</p> <p>Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district area and Leicestershire County Council. The County's Waste Management team considers proposed developments on a case by case basis and when it is identified that a proposed development will have a detrimental effect on the local HWRC infrastructure then appropriate projects to increase the capacity to off-set the impact have to be initiated. Contributions to fund these projects are requested in accordance with Leicestershire's Planning Obligations Policy (2019) and the relevant Legislation Regulations.</p> <p>Communities</p> <p>Consideration of community facilities is a positive facet of Neighbourhood Plans that reflects the importance of these facilities within communities and can proactively protect and develop facilities to meet the needs of people in local communities. Neighbourhood Plans provide an opportunity to;</p> <ol style="list-style-type: none"> 1. Carry out and report on a review of community facilities, groups and allotments and their importance with your community. 2. Set out policies that seek to; <ul style="list-style-type: none"> <input type="checkbox"/> protect and retain these existing facilities, <input type="checkbox"/> support the independent development of new facilities, and, <input type="checkbox"/> identify and protect Assets of Community Value and provide support for any existing or future designations. 3. Identify and support potential community projects that could be progressed. <p>You are encouraged to consider and respond to all aspects of community resources as part of the Neighbourhood Planning process. Further information, guidance and examples of policies and supporting information is available at www.leicestershirecommunities.org.uk/np/useful-information.</p>
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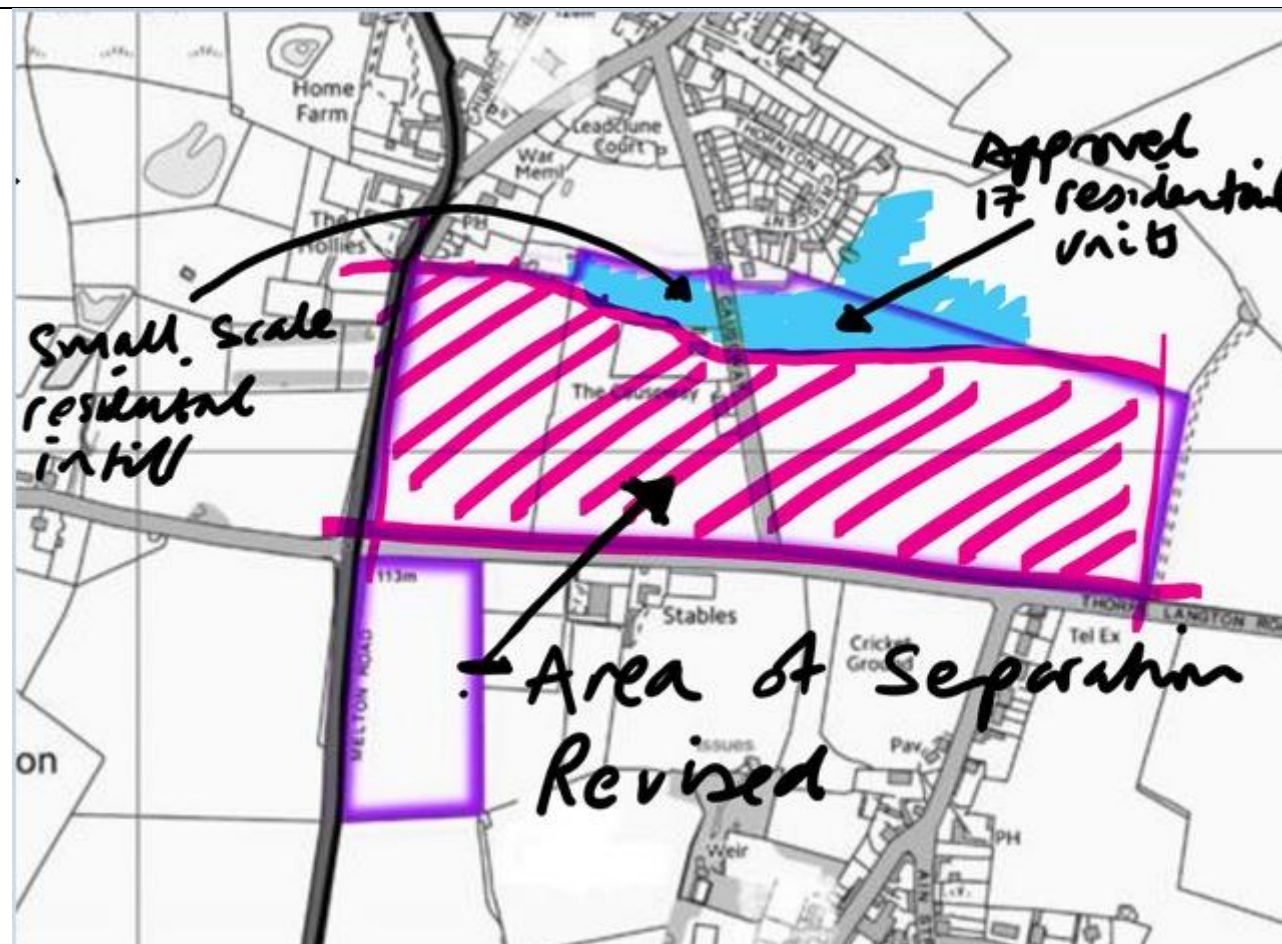
			<p>as possible. At least 1 in 5 people in the UK have a long-term illness, impairment or disability. Many more have a temporary disability.</p> <p>Accessibility means more than putting things online. It means making your content and design clear and simple enough so that most people can use it without 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> <p>NIK GREEN (MRS) Policy Officer E: neighbourhoodplanning@leics.gov.uk Policy, Economy & Community, Chief Executive's Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA For further information visit: http://www.leics.gov.uk/index/environment/planning/neighbourhoodplanning.htm</p>
21	Resident LE16 7TA	ENV1	I have walked the dogs here for 20 years. The village needs to keep this space. Not everyone owns vehicles to drive dogs too. It will be very sad if it is taken away from us. Its been here for a long time and it feels like greed is the reason for it and money
22	The Coopers Charity Cedar House The Old Stables East Langton LE16 7SB	H1	<p>The Trustees are the owners of site A identified as allocated for residential development.</p> <p>The trustees support the allocation and the suggested criteria on the assumption that the allocation respects the retention of the existing dwellings on site.</p> <p>The Trustees appreciate the detailed considerations that have been taken into account in the preparation of the plan</p>
23	Resident LE16 7SY	ENV1	I support this policy. It designates a special Local Green Space – the only open space accessible to residents and visitors to Church Langton. The space has been historically and continues to be used for recreation to physically and mentally benefit for all those who use it. This aspect is clearly recognised by the Leicester Diocesan Board of Education in their recent offer to sell this land to the local community
24	Resident LE16 7SU AGENT:	H1 Residential Site	1.0 Introduction

	Agility 8 Cleopatra Grove Warwick	Allocation s	<p>1.1 Agility Planning and Design (agents) have been appointed by the applicant (Mr) to prepare and submit representations on the Regulation 14 Consultation (Pre-submission) East Langton Neighbourhood Plan.</p> <p>1.2 The key aim of the representations is to demonstrate that the land off The Causeway, Church Langton (Appendix 1: Location Plan) 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 (Appendix 2: Proposed Site Layout Plan) within the Neighbourhood Plan based on the proposed development of eight residential units:</p> <ul style="list-style-type: none"> • Plot 1: 2-bedroom bungalow • Plot 2: 2-bedroom bungalow • Plot 3: 2-bedroom bungalow • Plot 4: 3-bedroom house • Plot 5: 3-bedroom house • Plot 6: 4-bedroom house • Plot 7: 3-bedroom house • Plot 8: 5-bedroom house <p>Correction Note (15.09.2021): 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)
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		<ul style="list-style-type: none"> • Plot 6: 4 bed house (Type D) • Plot 7: 2 bed bungalow (Type C) • Plot 8: 5 bed house (Type E) <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 <h2>2.0 Supporting Local Housing Needs</h2> <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 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): <i>'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.'</i></p> <p>2.5 Additionally, the applicant has shown an interest in offering two units as affordable housing and details</p>
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		<p>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>3.0 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:</p> <p>Site Quantum Comments</p> <p>A: Land at Coopers Cottages, East Langton</p> <p>4 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> <p>B: Land top of Back Lane, East Langton</p> <p>6 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) 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> <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>
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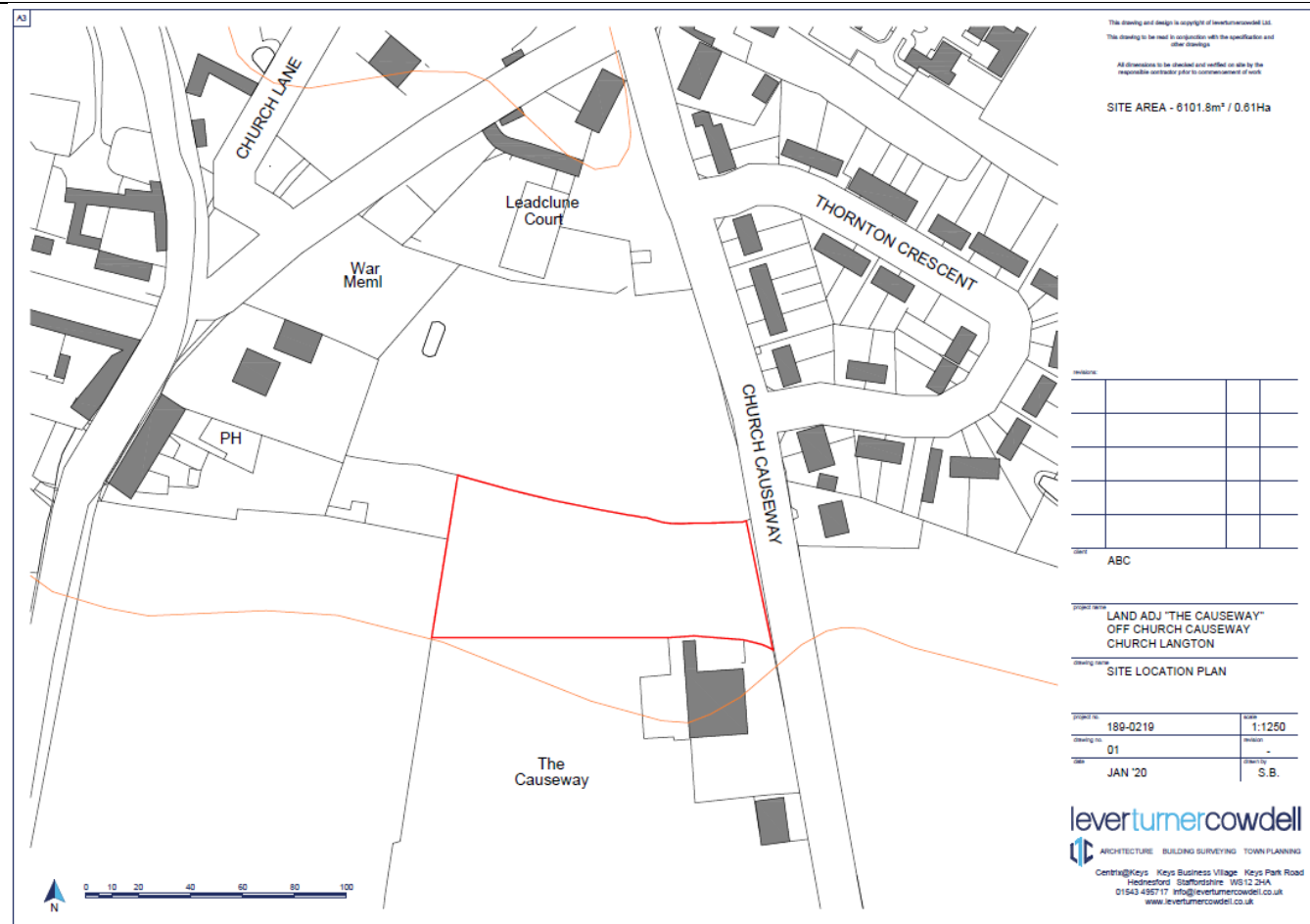
		ENV6 Area of Separation	<p>4.0 Policy ENV6 (Area of Separation)</p> <p>4.1 Policy ENV6 (Area of Separation [AoS]) of the Neighbourhood Plan seeks to protect an area from development between Church Langton and East Langton. The policy states that development proposals which would reduce the separation (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</p> <p>(Appendix 3: Suggested Policy Correction for Area of Separation).</p>
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5.0 The Site and Opportunity

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 (**Appendix 2: Proposed Site Layout Plan**). There are clear positive benefits that would be outweighed by negative aspects, which includes:

		<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>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>Appendix 1 – Site Location</p>
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Appendix 2 – Site Layout




25	Resident LE16 7TA	ENV1	I have lived in Church Langton for 67 years. My children all played on the 'School Field'. It would be dreadful of the current children will be unable to play on it due to development
26	Natural England		East Langton Neighbourhood Plan Review - Examination Thank you for your consultation on the above dated 19 January 2022

	Hornbeam House Crewe Business Park Electra Way Crewe Cheshire CW1 6GJ		<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 examination of this East Langton Neighbourhood Plan Review. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>
27	Resident Le16 7SZ	ENV1	<p>Land behind the school is the only space in the village where children can play safely away from ongoing transport problems on Stonton Road. I have lived in Stonton Road for 40 years and I cannot see why the council will not consider the purchase of it for our children to use as it is the only space for them to use.</p> <p>We are a hamlet – Do we need any more housing here? We need space for the children</p>
28	Resident LE16 7FW	ENV1	<p>I fully support this policy which designates the Thorpe Path Field as a Local Green Space. As the ONLY accessible open space in Church Langton, it has special importance and has been well used for recreation by villagers and people from outside the village for many decades. Living in a property adjacent to this field for the last 15 years, I am particularly aware of just how important this space is to a huge number of people of all ages (my family included) for many reasons, including dog-walking, outdoor sports and games, and simply passing the time of day with others and enjoying the well-documented benefits of being outdoors. Never was this more evident than during the pandemic, when the field provided an essential space for people to exercise and escape from social isolation. The recent offer by the LDBE to sell this land to the community rather than retain it for future development acknowledges the importance of retaining this open space within the village, where there other sites far better suited to building development.</p>
29	Resident LE16 7TA		<p>I and my wife and two children support this policy as this land is extremely special to us.</p> <p>We use it everyday walking the dog , walking off the days stress, my sons physio on his legs and always walking in there for our mental health.</p> <p>If this is taken away from us it would be terrible</p>
30	Sport England Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF		<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p>

		<p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 98 and 99. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section),</p>
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			<p>links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p>
31	Resident	ENV1	<p>Dear Sirs,</p> <p>I would like to make a representation on the above plan, specific to Policy Env 1, Protection of Local Green Spaces, inventory Ref 6, Thorpe Path.</p> <p>This site is of special significance to my family and the entire community. Since arriving in Church Langton 11 years ago, my family and I have used the Thorpe Path field extensively for recreation.</p> <p>It is the only safe open green space we have in the village, for our children to play, and for us all to use - whether practicing golf, throwing a frisbee, picnicking or socialising. It enjoys beautiful views across to the Langton Caudle and I deeply cherish being able to use the land.</p> <p>As a clear demonstration of how we value the land as a community, I attached a photo of our community coming together on 15/5/2021, when faced with threat of losing access to the field.</p> <p>I am delighted that as a result of the sustained campaigning and engagement of our community, the LDBE (owners of the field) have now offered to sell the field to us in order we may preserve it's place in the village going forward. This is great news and something we are actively pursuing.</p> <p>I do hope you see fit to support the protection of this vital community asset as Local Green Space.</p> <p>Please update me on the decision you arrive at.</p>

			
32	Resident LE16 7SY	ENV1	<p>I support this policy. It is designation of a special Local Green Space which is the only such space accessible to residents and visitors to Church Langton. This space has been used historically and continues to be used as a recreation asset from which residents benefit both physically and mentally.</p> <p>This valuable resource is clearly recognised as such by the Leicester Diocesan Board of Education in their recent offer to sell this land to the local community</p>
33	Resident LE16 7SZ	ENV1	<p>I fully SUPPORT the plans proposal to designate the Thorpe Path Field behind Old School Walk as a Local Green Space. It is the only accessible open space in the village and used extensively by villagers and as well as others both at the moment and historically. It should be secured for its continued use 'in perpetuity' for recreation & sport & relaxation.</p>
34	Resident LE16 7TB	<p>Page 12</p> <p>Page 13</p> <p>8.2 Housing</p>	<p>The fact that average CO2 emissions in the Parish are higher than the regional and national average reinforces the fact that there is far too much traffic in the village already - both from existing residents and visiting traffic. On any day in the middle of village cars are routinely parked on both sides of the road causing significant congestion. Back Lane has had serious traffic congestion problem for many years, particularly since the Astley Grange site was allowed to develop. Further development on the proposed at the sites in East Langton will only exacerbate this grave problem in the village.</p> <p>The proposed sites in East Langton will not achieve the aim of enhancing and improving the village. Six houses on the land at the top of Back Lane is simply not sustainable</p> <p>The proposed sites in East Langton are not sustainable and not in the best interests of the village. Back Lane is a narrow lane that already struggles to cope with the current volume of traffic in the village; the roadsides and verges are now badly damaged and driven down. A further 6 houses on the land at the top of Back Lane would provide significantly more traffic to an area that has already been noticeably destroyed by traffic. The proposed site behind Coopers cottages will have a similar</p>

		<p>Page 21</p> <p>Page 45 Biodiversity/environment</p> <p>Views and Conservation</p>	<p>effect in the village.</p> <p>The settlement boundary should not include the land proposed for development on Back Lane or the land behind Coopers Cottages for the reasons set out in this document.</p> <p>The policies stated are appropriate, however, the proposed development on Back Lane essentially ignores the stated aims. That Land, like the other important open spaces on Back Lane, particularly around the proposed site near the top of Back Lane, is teeming with wildlife (foxes, badgers, rabbits, hares, hedgehogs etc). The hedgerows are full of wildlife and the area is full of bird life, including woodpeckers, thrushes, cuckoos, willow tits, yellow hammers and owls. Some of these birds are very rare and come to Back Lane because of the open space and its quiet rural nature. 6 houses in that section of Back Lane would only change this dramatically.</p> <p>Families of bats have habited and hunted in that section of Back Lane for generations - 6 houses there would takeover a significant part of that habitat and, in all likelihood, risk their extinction from the area. Back Lane is a wildlife corridor that should be maintained.</p> <p>The views from Back Lane towards Thorpe Langton would be ruined by the proposed development of 6 houses. The rural views from my own house and garden on Back Lane would be ruined.</p> <p>It is important open space that should be protected, not filled with buildings just to satisfy quotas. It is not possible to build on the proposed sites and remain sensitive to the heritage and conservation of significant wildlife in and around Back Lane - much of it would be destroyed</p>
35	Resident LE16 7SX	<p>Policy ENV 1: Protection of local green spaces. Figure 7 (Local Green Spaces)</p>	<p>The policy proposes to designate certain sites within the Parish as Local Green Spaces. I support this proposal for all of the proposed sites, but in particular I support the proposal to designate the Thorpe Path Field (marked 6 on the map marked "Figure 7" and listed in appendix 5) for the following reasons:</p> <ol style="list-style-type: none"> 1. My wife and I have been resident in the Parish since 2012 and have used the field regularly as the only recreational space where we can safely exercise our dogs on and off lead. 2. This is the only safe open green space in Church Langton for children and families to play and exercise without coming into contact with traffic. 3. Historically the field has been used for decades as Church Langton's only open recreational ground. 4. As Church Langton grows through housing development, having a safe open green space available for the recreational use of the community will be more and not less important as the population of the village grows. <p>I note that the owners of the field (Leicestershire Diocesan Board of Education) have offered to sell the field to the community for use as an open green space. I would support this too in order to avoid the field ever being developed, but the designation as local green space is crucial to this.</p>
36	Chair of	ENV1	The Charity Trustees support the proposed designation of land adjacent to Old School Walk (Thorpe Path Field and The

	Trustees Langton Community Hall Stonton Road Church Langton		<p>Bucket) as Local green Space. It is land that was once gifted to the Hanbury Charity for Community benefit which was passed to its current owners to facilitate construction of the Hall on other land adjacent to the school (see rationale below)</p> <p>Langton Community Hall Submission to HOC Consultation on the REVISED East Langton Parish Neighbourhood Plan (1/3/2022)</p> <p>I write (as Chair of Trustees) on behalf of the trustees of the Langton Community Hall Charity (Charity No 1123969) to respond to the consultation (ending March 2nd) about the Revised Neighborhood Plan for East Langton Parish.</p> <p>We wish to comment in particular about the proposal in Policy ENV 1 in the Revised Plan to designate the Thorpe Path Field and The Bucket (designated as Open Space for Sport and Recreation by Harborough District Council) as 'Local Green Space'.</p> <p>The area in question very much complements, as an open air resource for the community, those facilities and services we make available, as (in effect) the local village hall. Indeed, its importance and specialness to the community (and a wider public) has very much been emphasised through two years of Covid pandemic.</p> <p>The formal requirements for designation as Local Green Space (Para 10, NPPF) are in our judgement clearly met. The area is in 'immediate proximity' to houses and to village facilities. It is 'special' to the local community, with a particular 'local and historic significance' for re-creation and congregation so important to individuals and to the community as a whole. It is 'local in character' and 'not an extensive tract of land'.</p> <p>Thus we very strongly commend this aspect in particular of the proposed revised plan.</p>
37	Acting Chair of Trustees Hanbury Charity c/o LE16 7SZ	ENV1	<p>This submission is from the Acting Chair of Trustees of the local Hanbury Charity (Charity Number: 1015641) in response to the consultation about the Revised Neighborhood Plan for East Langton Parish. Endowed by the Reverend Hanbury in the 18th Century for the Langtons in particular, the charity promotes local children's learning & well-being through financial support to the Church Langton Primary School, and support for educational activities of under-25-year-olds in need of financial help in the local area. It also provides a small amount of funds in relief of sickness and for those in particular cases of need; and assists with providing music in local churches.</p> <p>I write with particular reference to the proposal in Policy ENV 1 in the Revised Neighbourhood Plan to designate the Thorpe Path Field as 'Local Green Space'. The trustees of the charity have already welcomed this proposal in an earlier consultation by the Parish Council. This was, and is, notwithstanding our 40% beneficial financial interest in any future sale. Until the early 2000s the Charity was the owner of the land, which was transferred to the Leicester Diocesan Board of</p>

			<p>Education on the understanding it was to be retained for local educational and recreational use, adjacent to the primary school field.</p> <p>As is pointed out in the revised neighbourhood plan submission (Appendix 5) the field has been used for decades both as a playing field for the Church Langton School and a recreational & sporting resource for the village and the public. The trustees have recently noted the intense desire in the community, manifest most recently in eighteen months of vigorous local campaigning, to keep the land open, accessible and free of grazing animals. Committed by our objects to the well-being of all ages in the Langtons, especially those in particular need, and to formal and informal education of young adults, young people and young children, we therefore support the designation now as Local Green Space.</p> <p>A recent decision of Leicester Diocesan Board of Education, made (quite properly) without reference to us, shows that the board as owners now also supports future community ownership and use, having at one time sought and been refused (twice and also upon national appeal) planning permission for development. The LDBE trustees have decided now to offer to sell the land to the community (as announced at a public village meeting held on 10th February, 2022). This has been widely welcomed. Green Space designation would cement in perpetuity the important characteristics of the field.</p> <p>Bearing in mind the formal requirements for designation as Local Green Space (Para 102 of NPPF), trustees have noted that the area is obviously in immediate proximity to houses and to village facilities. It is definitely special to (the) local community, with a particular local and historic significance (embodied in our stewardship of the asset in previous decades & centuries), and well-evidenced recreational value. It is, as required, local in character and is also not an extensive piece of land.</p> <p>Concerned as they are for the general well-being of residents of all ages, trustees noted that the revised Neighbourhood Plan more than meets the requirements for sustainable (housing) development, with a policy about enabling windfall sites (H3), and the presumption is that development within the settlement boundary (H2) will be acceptable. Thus designating the field as Local Green Space does not constrain necessary housing development in the future.</p>
38	Old School Walk	Policy ENV1	On behalf of Old School Walk (Church Langton) Management Company, comprising of 14 member-households in the village of Church Langton, I am writing to support Policy ENV1 as the policy measure to designate and safeguard the four stated

	Management Company Church Langton LE16 7FW	(page 42-43 and Appendix 5)	<p>Local Green Spaces in the civil parish of East Langton. Each of them are individual and unique in their own characteristics and considerably create and enhance the 'sense of place' in our two villages.</p> <p>The Green Space known as 'Thorpe Path' (inventory reference 6) is the only accessible open space in Church Langton that may be used by both residents and people from outside the village for leisure and recreational purposes. Moreover, it is the only safe place where children can play away from increasingly busy road traffic. It has been cherished by many generations of villagers, both past and present, as a place for recreation which is demonstrated by the old painted sign on the left-hand wall as you turn into Old School Walk.</p> <p>You may be aware of the following recent media articles in which some 60 nature, planning, health and equality organisations are calling upon the UK Government to enshrine a 'legal right to nature' as a key component of its 'Levelling Up' Reforms so that there is provision for equal access to green space for everyone. I support this call and strongly urge you to ensure the preservation of 'Thorpe Path' as such a very pilot place for villagers in Church Langton.</p> <p>See: (1) https://www.thetimes.co.uk/article/campaigners-call-for-michael-gove-to-level-up-access-to-nature-m2fqd83x5 (21 February 2022) (2) https://www.theguardian.com/environment/2022/feb/21/uk-wildlife-campaigners-call-for-legal-right-to-access-nature-for-all (21 February 2022)</p> <p>I am also aware that the freeholder of 'Thorpe Path', the Leicester Diocesan Board of Education (LDBE) is willing to sell the legal title of this parcel of land to the local community. This decision is warmly welcomed as it would secure 'Thorpe Path' as an open green space in perpetuity.</p> <p>Thank you for taking the time to consider this consultation response.</p>
39	Resident LE16 7TA	ENV1	<p>I wholeheartedly support the Thorpe Path Field being designated as Local green Space. It is the only local space where children and dogs can run about and exercise. I see so many people from inside and outside the village using it on a daily basis. The space has been used for many years as a recreational space and it would be a huge loss to everyone if this policy is not supported</p> <p>I understand that there has been a recent offer by the Leicestershire Diocesan Board of Education to sell the land to the community. This demonstrates that the land will not be needed for development in the long term so I see no reason why it cannot be designated Local green Space</p>
40	Resident LE16 7SU		<p>I support the neighbourhood plan because the land is the only accessible open space in Church Langton.</p> <p>I have a growing family and we enjoy using this space for dogs to be safely exercised and children to play.</p> <p>My neighbours have made me aware of the historical significance of the land and I believe it would be a shame for the land to [not] be designated after being used for recreation for so long.</p>

			We enjoy using the space when friends and family visit and always bump into a neighbour while we are there so I am aware that the space is well used
41	Resident LE16 7SZ	ENV1	I fully support Thorpe Field as Local Green Space to be used by village community for recreational purposes. I have lived here for 15 years and used it constantly with my family and grandchildren as the only open space in the village
42	Resident LE16 7SU		My husband and I wholeheartedly support the neighbourhood plan for the East Langton Parish, especially designating the Thorpe Field Path behind Old School Walk as Local Green Space. We feel this is an important part of the village as is the only green space that we have access to in Church Langton. We use it daily to walk our dogs and now with a new baby we will be using the field to play with him. We're looking forward to kicking a ball about with him on it as previous generations have done
43	Resident LE16 7SZ	ENV1	I wish to express my strong support for policy ENV1, relating to the proposal to designate Thorpe Path Field as a Local Green Space. This land is the only accessible open space in Church Langton and as such is well used by villagers (and some outsiders) for many activities. We have lived here for 6 years and my family (including 3 boys) have regularly used it for football, frisbee, running and ball throwing. There is nowhere else to go around here for those activities which enormously help mental health . I understand that the field has been used for recreation for many decades. Any other use for it (especially non essential housing) would be highly detrimental to the village , our way of life . our physical and mental wellbeing
44	Resident LE16 7TH		REF Land known as Thorpe Path Field 1. This si the only open space in the Langtons. As the villages continue to grow this open space will become increasingly valuable as open space/play area 2. It has always been well used (until the LDBE fenced it off). There is a hidden den in one corner that has been in constant use since at least the early 1960's 3. To Lose this important and valuable asset would be a real shame. It is an important recreation field both now and especially in the future of our growing villages
45	Resident LE16 7FW	Policy ENV1	I am supportive of the policy ENV1 in the Neighbourhood Plan that seeks to designate the Thorpe Path Field behind Old School Walk as Local Green Space. I understand the LDBE have recently offered to sell the land to our community for continued use as valued local green space. The Thorpe Path Field has significant importance for us and the community because <ul style="list-style-type: none"> It is the only open space in Church Langton which is already a growing village

			<ul style="list-style-type: none"> It is used a lot by ourselves, other residents as well as people from outside the village. I t has been invaluable as an open space especially over the pandemic period. It will continue to have a significant contribution to the local community with additional ne households pending with the latest development
46	Resident LE16 7SZ	ENV1	<p>With regards to policy ENV1</p> <p>I support the policy for this land to remain as an open space</p> <p>We don't have a village green in the village so this open land is the only community open space available in the village. With more houses being built in the village and neighbouring area, its open space becomes even more vital.</p> <p>The land is already used by the villagers and people who visit the village , it's a community area and an open route to the beautiful surrounding walks.</p> <p>It is also a historical significant area which should be protected when so much of our open space is being built on. We should protect it this as a key community, historical heart of the village</p>
47	Resident LE16 7SZ	ENV1	<p>I am 69 years old, apart from living in Oadby when I was first married I have lived in Church Langton all my life. At the age of 8 or 9 I witnessed a child being run over. This was the start of a campaign to play in part of the school field owned by the Hanbury Charity. Access to part of the field was granted. The villagers have played , exercised etc. ever since. The volume of trafficin the last 60 years has gone off the scale deemed for children to play safely near a road!!</p> <p>Child safety must be paramount in the decision making process in making this declared an open green space for good!</p>
48	Lay Incumbent of the Langtons. St Peters PCC		<p>The PCC support the neighbourhood Plan to protect the Local Green Space.</p> <p>This area has been used by the residents for several decades. It is special because it is the only safe and accessible open space in the village . It became available following accidents whereby two children were injured playing near the road as no other space was accessible.</p> <p>Many adults and children in the community regularly use the space for recreational fitness and dog walking. It is also used by visitors from outside the village and other were it not available and could lead to further accidents and possible loss of life.</p> <p>Recently the land owners , Leicester Diocesan Board of Education have offered to sell the land to the community . It seems they have decided to not build on it , meaning that making it a green space would be better for the community</p>
49	Resident LE16 7SZ		<p>We use the land regularly as a family it is key to our health and wellbeing. It is our only accessible space in Church Langton</p> <p>It would really affect the local area to lose such a critical recreational space</p>
50	Resident LE16 7SZ	ENV1	<p>In reference to policy ENV1</p> <p>I entirely support this policy as a local resident who regularly uses the field as the only local green space that is accessible</p>

			<p>within easy reach.</p> <p>The field and village is of historical relevance and should not be used for future development.</p> <p>The village has offered to rent the field , there is no reason the offer should not be taken.</p> <p>The very liberal turn of HDC over latter years has opened the flood gates to greedy developers looking to benefit at the cost of a heritage dating back hundreds of years. This is a priceillegible.... of a change of approach having detrimental effect on local communities</p>
51	Environment Agency Trentside Offices, Scarrington Road, West Bridgford, Nottingham NG2 5BR	ENV3	<p>Thank you for giving the Environment Agency the opportunity to comment on the East Langton Neighbourhood Plan Review – Examination Version.</p> <p>We have no adverse comments to make on the submission, however we do wish to offer the following:</p> <p>We fully support and welcome the provisions made under Policy Env 3: Biodiversity. With regards to point b) of that Policy, being the designation of two wildlife corridors, this is welcome however we do wish to advise that any works within 8m of the banks of a Main River, each of which Langton Brook and Stonton Brook are, a Permit may be required from the Environment Agency.</p>
52	Resident LE16 7TW	8.7	<p>In addition to the traffic and transport points listed specific provision should be made to ensure the number of permitted dwellings cater for all parking requirements.</p> <p>All selected sites, especially the proposed Back Lane development have no capacity for road parking for residents or visitors. Agree with the concerns on road safety, noise and roadside damage but insufficient provision for parking within any approved development will only increase these factors</p>
53	Resident LE16 7HB	ENV1	<p>Designation of Thorpe Path Field as a Local Green Space</p> <p>I fully support this policy proposition to retain the land in perpetuity for recreation, sport and relaxation. It is essential that it is never built upon or removed from public access. The village has no other safe, acceptable land for this purpose.</p> <p>It is regularly used by residents and visitors, across all ages for a multitude of purposes and socio recreational benefits. The current village green is dangerous and small. It is only so named due to the history and would not receive such designation now.</p> <p>The field has been used historically for decades in lieu of the village green due to its suitability as the village green sits on the main road linking Market Harborough and Melton with heavy traffic at high speed and the associated toxic NO2 fumes. The Landowner recently offered to sell the field to the community on 10th Feb as they are aware of how important it is.</p>
54	Resident LE16 7SY	ENV1	<p>I support this policy to designate the Thorpe Path Field (behind Old School Walk) as a very much needed Local green Space.</p>

			<p>This piece of green space has been used by generations of residents here in Church Langton. It is so important to have somewhere we can all meet safely. Children need a safe place away from road and dangerous traffic to play. It's needed to walk our dogs, chat and generally meet in a relaxed environment. Villages need such a communal area to thrive.</p> <p>This space is used as such now as the only accessible open space here in Church Langton, also by neighbouring villages and visitors too. It has also been offered by LDBE for sale to our community this possibly would keep it protected for future generations to come</p>
55	Resident LE16 7SY	Fig 9 Area 6 ENV1	<p>The following comments all relate to the area outlined in Fig 9 Area 6 commonly known as ENV1.</p> <p>This area of land has been used for generations by generations of villagers young and old. It is the only piece of green open space in the village. The church have tried numerous times to develop this land without success. They have tried to rent out without success. They have offered it to the locals to purchase but the price was absorbitant (sic).</p> <p>The footpath from Church Langton to the Thorpe Langton road runs through this land. The local community have year on year maintained this land by grass cutting. The fact that the Church was offering this land for sale to the community shows that the land is difficult to develop and should be maintained by the people of the community as recreational land.</p> <p>Finally it is my belief that church Langton has absorbed its fair share of house building. Within the Langtons total house build, Church Langton has taken over 40%</p>
56	Resident LE16 7TA	Policy ENV1 Pages 42 & 43 + Appendix 5	<p>Protection of Local Green Spaces - specifically 'Thorpe Path', Church Langton</p> <p>Over the last few years residents have demonstrated how precious this open space is to them not only by their continued use of the space for recreation but also by voluntarily mowing it. When the landowner, the Leicester Diocesan Board of Education (LDBE), refused to rent the land to East Langton Parish Council and actively put up barriers to prevent access to part of it, the residents reacted by forming a protest group, 'Keep Our Open Space Open' (KOOSO) to negotiate with the land owner. These negotiations proved fruitless despite the aid of our MP, the Chair of the District Council and publicity in the local press and on social media.</p> <p>On 10th February 2022 the LDBE called a public meeting to offer to sell the land. The meeting was very well attended by residents of the Parish and supporters from the local area, demonstrating the strength of feeling over the continued use of the field.</p> <p>East Langton Parish Council is deemed to be the 'responsible body' and future responses to the land owners will be from us. The result of our proposal for the land to be designated Local Green Space in this Review is crucial the future use of the land for residents.</p>
57	Resident LE16 7TT	Policy Env 1 pages 42 +43	<p>I strongly support the open space designation of the Thorpe Path Field. This piece of land was previously used for many years by residents on an everyday basis for all sorts of recreation, team sports and celebratory events</p> <p>The loss of the use of this land to a 554 order about 20 years ago is felt so keenly because there is no other open space for</p>

		appendix 5	all these activities. An area for recreation is vital for the community and this wish is supported by the neighbourhood plan
58	Resident LE16 7TW	7c	I do not believe that we need any more businesses in East Langton, it is a village with a community. More people are working from home post the pandemic but people that work in a workplace have their own transport or access to transport and can travel to Market Harborough or further
		8.2f	The houses must be of a quality and appearance that fits in with the rest of the village. in addition we do not want any street lights. they are not necessary and we manage without them, I believe they change the character of a village and invite gatherings at unsocial hours
59	Resident LE16 7TB	P8	I am surprised that the proposed plan refers to a questionnaire from 8 years ago. There have been many changes in residents since then.
		P9	I was unaware of the open event on 18th August 2021 - how was it publicised? Obviously this is right in the middle of the summer holiday period when a number of residents (including myself and family) were not at home. I would also like to make it clear that I only became aware of this consultation - which will have a huge impact upon my own property two days ago, via the Church Langton village Facebook page and upon speaking to my near neighbours whose properties are equally impacted, it became apparent that they were equally unaware. I find it disturbing that this proposal has been made without canvassing the views of those most affected, or at least without making sure they are aware of what is proposed - and I include in this villagers who are particularly in tune with local events and plans but who have informed me that they were completely unaware of this consultation..
		P11	Noted that the village has already seen growth above the national average
		P12	Due to the location of the village, and its characteristics, most people employed have to commute in and out of the village by car for work. An increase in housing will clearly lead to considerably increased vehicle use. The proposed new 8 dwellings will mean a minimum, I suspect, of 16 new cars, travelling around the village most days - and visitors, deliveries, tradesman and utilities vehicles for the new houses cannot be ignored. This will lead to an unacceptably high increase in Co2 emissions in a tiny village where emissions are already higher than average.
		P13	The proposal to build 6 houses on a field adjoining Back Lane will have a considerable environmental impact. This is a particularly quiet area of the village, where there is a large amount of wildlife which will inevitably be seriously disrupted by such a building project
		P14	As a resident on Back Lane, my views will be seriously impacted by the proposed development on the Lane, as will those of all the many walkers who use the lane to access the Leicestershire footpaths, to and from Thorpe Langton. This is clearly an important local green space. I do not accept, in a village of this size, that a development of 6 houses is a small scale development, and it will impact considerably upon all of the residents in this part of the village. Moreover the existing road simply unsuitable for an increase in traffic of this magnitude. Back Lane, where it is proposed that 6 new houses will be built, is a single track, very narrow, road, where already there are considerable difficulties for large goods vehicles (who frequently

			<p>cause damage to existing trees and verges) and there is limited off road parking for the existing residents. There is a blind bend above Chic House, and because of the nature of the road, and the footpaths that lead to it, there is considerable pedestrian use, and the extra traffic will pose a real risk to safety. There are no public footpaths for much of Back Lane and there is no street lighting. Dog walkers use the lane regularly throughout the day, and their safety would be considerably jeopardised by the increase in traffic 6 new houses would herald. Street lighting and pavements would utterly destroy the character and ambience of this corner of the village and cannot be considered an option which might ameliorate the obvious risks.</p>
		P24	<p>Re pedestrian safety, parking impact, and traffic generation, it is plainly apparent that Back lane by Chic House is unsuitable for a development of 6 houses which would undoubtedly lead to at least 12 extra cars, and the vehicles of all shapes and sizes that would be associated with an extra 6 residential properties. The lane is narrow, single carriage, there is no street lighting, limited footpaths and off road parking. Large vehicles struggle to access, and frequently cause tree damage. there is heavy pedestrian footfall daily, as the lane at the top of Chic House provides access to field footpaths frequently used by local dog walkers and hikers.</p>
		P45	<p>The area of Back Lane where it is proposed that 6 new dwellings be built is one of the quietest areas of the village. Consequently, there is a considerable amount of wildlife in this pocket of the village. As an avid birdwatcher, I am aware of the considerable diversity of the species here. It is not unusual to hear cuckoos, there are woodpeckers, blackbirds, chaffinches, bullfinches, long tailed tits, robins, blackbirds, wrens, greenfinches, blue tits, coal tits, great tits, ravens, magpies and jackdaws, and more. Hedgehogs are also regularly seen, and toads. There is a bat colony which lives in the trees adjoining the proposed development site. The threat to such biodiversity by such a relatively sizeable development in this quiet enclave in the village cannot be understated.</p>
		P51	<p>The proposed plan is utterly silent as to the negative impact the development at the top of Back Lane besides Chic House will have upon the views of the neighbouring properties, and those who approach and leave the village across the fields which run past the proposed site.</p>
		Page 56 and para 8.7	<p>Re pedestrian safety, parking impact, and traffic generation, it is plainly apparent that Back lane by Chic House is unsuitable for a development of 6 houses which would undoubtedly lead to at least 12 extra cars, and the vehicles of all shapes and sizes that would be associated with an extra 6 residential properties. The lane is narrow, single carriage, there is no street lighting, limited footpaths and off road parking. Large vehicles struggle to access, and frequently cause tree damage. there is heavy pedestrian footfall daily, as the lane at the top of Chic House provides access to field footpaths frequently used by local dog walkers and hikers.</p>