

## **East Langton Neighbourhood Plan Examination**

### **Request for further information and questions from the Examiner to Harborough District Council and East Langton Parish Council**

I have carried out a preliminary review of the Neighbourhood Plan and the evidence submitted in support of it and there are a few points where I need some clarification or further information. I would therefore be grateful if both Councils could assist me, as appropriate, in answering the following questions.

#### *Windfall Sites*

Policy H3 deals with windfall sites which are defined as small scale development proposals for infill housing. Given the NPR now defines settlement boundaries for both villages, can the Parish Council confirm whether this policy is intended to apply only within these new settlement boundaries?

**We can confirm that Policy H3 is intended to apply only within the new settlement boundaries**

#### *Housing Mix*

In policy H4, fourth line, there appears to be some words missing after “particularly supported where”. Please can the Parish Council supply the missing wording.

**The missing words are ‘ ... where in accordance with other policies’**

#### *Affordable Housing*

In Policy H5, clauses f) to j) seem to repeat clauses a) to e). I would be grateful if the Parish Council could review this and provide any comments.

**This duplication is an error and can be removed.**

#### *Thorpe Path, Church Langton – proposed local Green Space*

On my recent site visit, I visited Thorpe Path which is proposed as a Local Green Space in the Neighbourhood Plan. I noticed that it now appears to be in two distinct parts, with the larger, northern portion enclosed by what seems to be a recently erected fence with access by means of padlocked gate. I would be grateful for the Parish Council’s comments on the extent to which both parts are accessible for public use.

**Both parts are currently designated (i.e the whole site) as an Open Space Sports and Recreation Site by Harborough DC and have been publicly accessible for many years.**

Very recently the owners, LDBE, expressed the desire to set aside the northern part of the field for grazing and issued a tender along these lines. Following a lack of interest in this proposal and opposition from the community, LDBE called a public meeting which was held on 10 February 2022 at which they offered to sell the whole field to the Parish Council. The Parish Council approve the principle of sale and are in the process of seeking an independent valuation of the land but is pleased that the owners now seek to sell the field to continue the community use which has been in place for many years and is special to residents, as demonstrated by the weight of comment at Regulation 16.

In pursuit of an early sale of the land to the Parish Council, LDBE has just issued Heads of Terms for the sale of this land (in its entirety) to the Parish Council which we attach to this response for reference. This helps to demonstrate that the Local Green Space will be able to endure beyond the Plan period.

The field is currently accessible through an entrance from the adjoining field. The newly fenced part has been secured by padlock as it was recently subject to horses being placed there to unlawfully graze on the land resulting in a notice being issued for their removal before the animals were reclaimed by the owners.

The Parish Council has agreed to submit a request to Harborough District Council for the land to be registered as an Asset of Community Value and is currently preparing the paperwork to send to the District Council.

#### *Policy DBE2 Local Heritage Assets of Historical and Architectural Interest*

Harborough District Council has suggested that the fingerpost on Church Langton should be added to the list of heritage assets. Does the Parish Council have any views on this suggestion?

This was an oversight by the Parish Council which was picked up by the District Council following enquiries about conserving the finger post and having it repainted.

We are grateful to the District Council for including it in the Review.

Thank you for your assistance with these questions. Once I have received your responses, I may need to ask for further clarification or further queries may arise as the examination progresses.

Please note that these questions and requests for information is a public document and the answers and any associated documents will also be in the public domain. Both my questions and the responses should be placed on the Councils' websites as appropriate.

Barbara Maksymiw

13 April 2022