

HARBOROUGH DISTRICT COUNCIL

EAST LANGTON REVIEW NEIGHBOURHOOD PLAN DECISION STATEMENT

1. Summary

1.1 Following an Independent Examination, Harborough District Council now confirms that the East Langton Review Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum **on 27 October 2022**

1.2 This decision statement can be viewed at:

Harborough District Council Offices

The Symington Building,
Adam & Eve Street,
Market Harborough
Leicestershire
LE16 7AG

Open - Mon/Tues/Thu/Fri: 8.45am - 5pm. Wed: 9.30am - 5pm

Kibworth Library

Paget Street
Kibworth Beauchamp
LE8 0HW

Monday: 2 – 6pm; Tuesday: 10am – 1pm; Wednesday: 2 – 5pm; Thursday: 9 – 11am; Friday: 9 – 1pm, 2 – 5pm; Saturday: 10am – 1pm

2. Background

2.1 In August 2013 East Langton Parish Council, as the qualifying body, applied for East Langton Parish to be designated as a Neighbourhood Area for the purpose of preparing a neighbourhood plan. On 9 October 2013 Harborough District Council approved the designation of the entire parish as the East Langton Review Neighbourhood Area in accordance with the Neighbourhood Planning (General) Regulations (2012) Part 2, Regulation 7.

2.2 The East Langton Neighbourhood Plan was 'made' after a successful referendum on 21 June 2018.

2.3 East Langton Parish Council as the Qualifying Body took the decision to review the neighbourhood Plan and submitted the review plan to the Council on 29 November 2021. A six week consultation period was held ending on 2 March 2022.

2.4 The Qualifying Body submitted a statement of the changes to the plan and consideration whether they changed the nature of the Plan. The Council also submitted their statement to the Examiner. Both Council agreed that the Plan would need an examination and referendum due to the nature of the changes.

2.5 The Council, with the agreement of the Qualifying Body, appointed an independent examiner, Ms Barbara Maksymiw, to review whether the changes to the Plan were significant as to change the nature of the Plan. The Examiner determined that an examination and referendum would be required. The examiner considered the changes against the Basic Conditions required by legislation and that the Plan should proceed to referendum.

2.3 The Examiner's Report concludes that, subject to making the modifications proposed by the Examiner, the Neighbourhood Plan meets the Basic Conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

3. Decision and Reasons

3.1 The Chief Executive has agreed that all the Examiner's recommended modifications should be accepted and that the amended Neighbourhood Plan should proceed to a referendum.

3.2 The modifications proposed by the examiner have been made to secure that the draft plan meets the basic conditions. Appendix A of the decision statement sets out these modifications and the action to be taken in respect of each of them.

3.3 The District Council agrees with the Examiner's recommendation that there is no reason to extend the Neighbourhood Plan area for the purpose of holding the referendum.

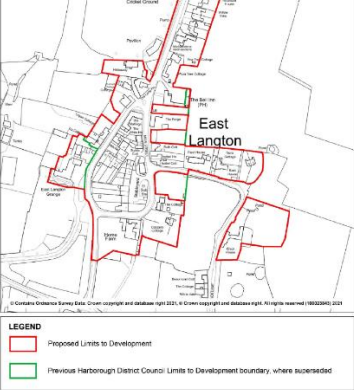
3.4 The Examiner has concluded that with the specified modifications the Plan meets the basic conditions and other relevant legal requirements. The District Council concurs with this view and that the Plan complies with the provision made by or under sections 38A and 38B of the 2004 Act. Therefore, to meet the requirements of the Localism Act 2011 a referendum which poses the question

'Do you want Harborough District Council to use the Neighbourhood Plan for East Langton to help it decide planning applications in the neighbourhood area?'

will be held in the Parish of East Langton.

3.5 The date on which the referendum will take place is agreed as **27 October 2022**.

Appendix A: Schedule of Modifications Recommended in the Examiner’s Report

Amendment Ref no	Policy No.	Policy Title	Original Text	Examiner comments	Suggested Revised Text	Reason
1	Policy S1	Sustainable Development		No comments		
2	Policy H1	Residential Site Allocations	A minimum of two of the dwellings will be for Affordable Housing for rent as defined by Annexe 2 of the NPPF;	Recommendation : Delete “for rent” in second bullet point of H1A	A minimum of two of the dwellings will be for Affordable Housing as defined by Annexe 2 of the NPPF;	To ensure the policy complies with NPPF
3	Policy H2	Settlement Boundaries		Recommendation : Change legend for Figures 3 and 4 from “Proposed Limits to Development” to “Settlement Boundary”	Amended legends on Fig 3 and 4.	Clarity and consistency

4	Policy H3	Windfall Sites	Small scale development proposals for infill housing will be supported where:	Recommendation : After “infill housing” in opening sentence of Policy 3 add “within the defined settlement boundaries”	Small scale development proposals for infill housing within the defined settlement boundaries will be supported where:	To ensure the policy is explicit and meets the Basic Conditions
5	Policy H4	Housing Mix	... Applications for small family homes (2 or 3 bedrooms) or accommodation suitable for older people will be particularly supported where in accordance with other policies....	Recommendation : Add “they” after “particularly supported where” in fourth line of Policy 4	... Applications for small family homes (2 or 3 bedrooms) or accommodation suitable for older people will be particularly supported where they [are] in accordance with other policies.	Correction of error. Add ‘they are’.

6	Policy H5	Affordable Housing	<p>f) The site adjoins the settlement boundary;</p> <p>g) The type and scale of affordable housing is justified by evidence of need from a local housing needs survey;</p> <p>h) Arrangements for the management and occupation of the affordable housing will ensure that it will be available and affordable in perpetuity for people with a local connection to the Plan area; and</p> <p>i) The development consists entirely of affordable housing or is for a mixed-tenure scheme</p>	<p>Recommendation : Delete clauses f) to j) from Policy H5</p>	Clauses deleted	To correct an error
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			<p>where an element of market housing is essential to the delivery of the affordable housing. The market housing must be the minimum necessary to make the scheme viable and be of a type and size that will meet a specific locally identified housing need for low cost market housing.</p> <p>j) First Homes and self-build proposals will be welcomed</p>			
7	Policy E1	Employment	Proposals for small-scale development for Class E Light Industrial purposes and Class B8 distribution and storage will be supported...	Recommendation : Delete "Light Industrial " in first sentence of Policy E1.	Proposals for small-scale development for Class E purposes and Class B8 distribution and storage will be supported	To correct conflict with the NPPF
8	Policy E2	Reuse of Agricultural or commercial buildings		No comments		

9	Policy E3	Homeworking		No comments		
10	Policy E4	Broadband Infrastructure		No comments		
11	Policy CS1	Protecting key community services		No comments		
12	Policy CS2	New or improved community facilities		No comments		
13	Policy DBE1	Protection of the built environment : conservation areas and listed buildings		No comments		

14	Policy DBE2	Local heritage assets of historical and architectural interest	<ol style="list-style-type: none"> 1. Ledclune Court stable block 2. The Maltings, East Langton 3. The Grange 4. Deene Cottage 5. Brooke House and adjoining property 'The Cottage' 6. Allotment wall and churchyard wall 7. Langton Arms public house 8. Lottery gravestone 9. Hanbury Stones 	<p>Recommendation : Add "10. Church Langton finger post" at end of list in Policy DBE2</p>	<ol style="list-style-type: none"> 1. Ledclune Court stable block 2. The Maltings, East Langton 3. The Grange 4. Deene Cottage 5. Brooke House and adjoining property 'The Cottage' 6. Allotment wall and churchyard wall 7. Langton Arms public house 8. Lottery gravestone 9. Hanbury Stones 10. Church Langton finger post 	<p>To ensure a comprehensive local heritage list</p>
15	Policy DBE3	Design		No comments		
16	Policy ENV1	ENV1Protection of Green Spaces	<p>...loss, or in any harm to their biodiversity, historical features, character, setting, accessibility or amenity value will not be permitted.</p> <ul style="list-style-type: none"> • 'Thorpe Path', Church Langton (Inventory reference 6) 	<p>Recommendation : Delete "Inventory reference" in first bullet point of Policy ENV1</p>	<p>... loss, or in any harm to their biodiversity, historical features, character, setting, accessibility or amenity value will not be permitted.</p> <ul style="list-style-type: none"> • 'Thorpe Path', Church Langton (6) 	<p>Simplicity and clarity</p>

17	Policy ENV2	Other environmentally significant sites		No comments		
18	Policy ENV3	Biodiversity		No comments		
19	Policy ENV4	Trees		No comments		
20	Policy ENV5	Ridge and furrow fields		No comments		
21	Policy ENV6	Area of separation		No comments		
22	Policy ENV7	Protection of important views		No comments		
23	Policy ENV8	Electric vehicles	New policy to be included in 'changes to plan'.	Recommendation : At the end of the list of policy changes under paragraph 4 on page 5, add "Policy ENV8 - a new policy on electric vehicle charging points has been added."	No changes to policy text	Accuracy
24	Policy T1	Traffic management		No comments		
25	Policy T2	Footpaths, footways and bridleways		No comments		