Policy GG1: Residential Site Allocation – Land is allocated for residential development at the site known as ‘land north of Glen House’ for around 10 dwellings (SHLAA reference A/GG/HSG/14).

POLICY GG2: SETTLEMENT BOUNDARY - Development proposals will be supported within the Settlement Boundary as identified in Figure 3. Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled. Appropriate development in the countryside includes:

a) For the purposes of agriculture – including farm diversification and other land-based rural businesses;

b) For the provision of affordable housing through a rural exception site, where local need has been identified;

c) For the provision of a formal recreation or sport use or for rural tourism that respects the character of the countryside.
POLICY GG3: HOUSING PROVISION WINDFALL SITES

Small residential development proposals on infill and redevelopment sites will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this Plan and District-wide planning policies and where such development:

a) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the settlement boundary or where the site is closely surrounded by buildings;

b) Does not involve the outward extension of the built-up area of Great Glen;

c) Respects the shape and form of Great Glen in order to maintain its distinctive character and enhance it where possible;

d) Retains existing important natural boundaries such as trees, hedges and streams;

e) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the existing and future occupiers of the dwelling where relevant;

f) Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise in line with Harborough District Council Supplementary Planning Guidelines;

g) If it involves two or more dwellings, provides for at least one small dwelling with two or fewer bedrooms for every one larger dwelling (i.e. three or more bedrooms).
POLICY GG4: HOUSING MIX

New housing development proposals should provide a mixture of housing types specifically to meet identified and evidenced current local needs in Great Glen. Priority should be given to smaller family homes (3 bedrooms or fewer), starter homes, and those suitable for older people (especially those who wish to downsize). There will be a presumption against homes with more than 4 bedrooms.

POLICY GG5: AFFORDABLE HOUSING

Development proposals for new housing should make provision for high quality affordable housing in line with Local Plan policies to meet identified and evidenced local needs and to be in accordance with district wide planning policies. Priority should be given to:

a) The provision of Starter homes, homes for young people and older people;

b) Local residents in the allocation of affordable housing.

If it is not possible to provide affordable housing on site it will be acceptable to provide funding in lieu of affordable housing on-site if this leads to the provision of additional affordable housing in the Parish.
POLICY GG6: DESIGN QUALITY

Development proposals must demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of the Parish in accordance with the approved Great Glen Village Design Statement:

a) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated and proposals should clearly show how the general character, scale, mass, density and layout of the site, of the building or extension fits in with the aspect of the surrounding area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views. Three-storey houses are unlikely to suit the scale and mass of existing development;

b) New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment;

c) New housing should reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;

d) Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form;

e) Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient;

f) Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible;

g) Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone/brick wall. Any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original;

h) Development is encouraged to incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, as appropriate; and

i) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change; other appropriate surface water management techniques, include rainwater harvesting, rainwater goods and appropriate provision for the storage of waste and recoverable materials.
POLICY GG7: LOCAL HERITAGE ASSETS OF HISTORICAL AND ARCHITECTURAL INTEREST

Development proposals that affect the buildings and structures of local historic or architectural interest listed below, or their setting, will be expected to conserve their historic and architectural interest in those development proposals.

- Stretton Hall Gardens
- Stackley House, off Stretton Road
- Romano-British farmstead site, Stretton Glen
- Surviving line of the 1725 London to Manchester Turnpike (London Road)
- Earthworks near St Cuthbert’s Church (Anglo-Saxon to Medieval ‘palace’, early Christian site and settlement)
- St Cuthbert’s Church burial ground (medieval to modern churchyard)
- 8 – 12 High Street (medieval to 20th century house, blacksmith’s workshop)
- Cruck Cottage, High Street
- Console Cottages, 11 – 17 High Street (Victorian almshouses)
- Royal Oak, High Street
- 19 – 21 High Street (18th century farmhouse, later public house, now two houses)
- The Ford, Bindley’s Lane
- Ducking Ponds, The Mere
- Glenn House, Church Road
- Former Fox & Goose Inn, Church Road Tack House, Church Road
- Village Hall, Main Street
- Packe Row, 21 – 35 Main Street (‘Peep Row’)
- The White House, London Road
- The Yews, London Road
- Wizards Haunt, London Road
- Burton Brook culvert, London Road
- Landscaped parkland, lake and spinneys, Great Glen Hall Gate Lodge, Great Glen Hall
- Old watermill, London Road, with associated mill leat (Burton Brook)
- Great Glen House
- Great Glen Manor (Stoneygate School)
- Orchard Lane earthworks (site of medieval settlement associated with one of the two 13th century Manors of Great Glen)
- Carlton Lodge, Orchard Lane
- Glen Lodge, Station Road
- Great Glen Station
POLICY GG8: EMPLOYMENT AND BUSINESS DEVELOPMENT

Development proposals that result in the loss of, or have a significant adverse effect on, an existing employment use will not be permitted unless it can be demonstrated that the site or building is no longer suitable for employment use. Proposals for employment-related development (for new and/or expansion of employment uses, including homeworking) will be supported where it can be demonstrated that the development will not generate unacceptable disturbance, noise, fumes, smell or traffic; that it will respect and be compatible with the local character and surrounding uses; and that it will, where appropriate, protect residential amenity.

POLICY GG9 SHOPS

Development proposals that result in the loss, or have a significant adverse effect on, an existing shopping use will not be supported unless it can be demonstrated that its continued use for shopping is no longer viable.

POLICY GG10: COMMUNITY BUILDINGS AND FACILITIES

Development proposals that result in the loss of, or have a significant adverse effect on, a community facility will not be supported, unless the building or facility is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be clearly demonstrated that the service or facility is not viable or is no longer required by the community. Proposals to enhance the provision of community buildings to meet local needs will be supported.
POLICY GG11: ASSETS OF COMMUNITY VALUE

Development that will result in the loss of, or has a significant adverse on, a designated Asset of Community Value will not be permitted unless in special circumstances, such as the Asset is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be clearly demonstrated that it is not viable or no longer needed.

POLICY GG12: DESIGNATION OF LOCAL GREEN SPACES

Development proposals that would result in the loss of, or have an adverse effect on, the following designated Local Green Spaces (shown in figure 5) will not be permitted unless in very special circumstances:

GG/LGS/01 Burton Brook Community WildSpace (inventory site 140)
GG/LGS/02 Grazing fields southwest of St Cuthbert’s Church (178-179-180-181)
GG/LGS/03 Great Glen Hall parkland, lake and ornamental woodland (128)
GG/LGS/04 St Cuthbert’s churchyard (171)

LGS/GRTG/1 Post Office Green
LGS/GRTG/2 Grassed area outside chemist

POLICY GG13: RIDGE AND FURROW

Development proposals should seek to preserve the identified areas of well-preserved ridge and furrow in figure 7 below) wherever possible.
POLICY 6614: IMPORTANT OPEN SPACES

The Parish Council will actively work with the District Council and other stakeholders to bring the ratio of ‘area of open space to population size’ in Great Glen closer to recognised standards.

Development proposals that result in the loss of, or have a significant adverse effect on, the following areas of important open space (figure 8) will not be supported, unless the public open space is replaced by an equivalent or better provision in an equally suitable location, or it can be demonstrated to the Parish Council that the open space or is no longer required by the community:

Existing Open Space, Sport & Recreation sites:
- Bridgewater Drive amenity green space north
- Bridgewater Drive amenity green space south
- Great Glen Recreation Ground
- Children's play area, recreation ground
- St Cuthbert's Churchyard
- Church paddock amenity open space and extension burial ground
- Memorial Green
- St Cuthbert’s C of E School playing field
- Devana Way amenity open space and children's play area
- Stretton Glen bund amenity open space
- Children's play area, off Cromwell Road
- Stonehill Court amenity open space

Other Important Open Areas (this Plan)
- Great Glen recreation ground annexes: dog-walking area, entrance drive and car park
- Sence-side paddock (rare breeds etc.)
- Open Space and garden of Brookfield Gardens sheltered apartments
- Paddocks on west bank of River Sence, rear of Sence Crescent
- Paddock on east bank of River Sence, rear of Main Street
- Paddocks on north bank of Burton Brook, off The Nook
- Paddock off Orchard Lane

Housing development proposals of five or more dwellings will be required to include adequate green space provision based on current district standards as an integral part of that development. Alternatively, if an existing open space is located within reasonable walking distance, then a commuted sum may be accepted for the enhancement of that area.
POLICY GG15: BIODIVERSITY AND WILDLIFE CORRIDORS

Development proposals which impact adversely on the following wildlife corridors (shown in Figure 10) must demonstrate that they will not harm their integrity and effectiveness:

1. from Great Glen Crematorium along the ancient track and hedge on upper Orchard Lane to Great Glen Community Wildspace at the confluence of Burton Brook with the River Sence, and

2. The course the River Sence, and adjacent land, through the built-up area of Great Glen will be maintained and promoted to provide habitat connectivity across the Plan Area. Development proposals that affect a site of ecological value will be expected to conserve and enhance its significant features, species and habitats, and to apply the hierarchy of avoid, mitigate and compensate.

Roof and wall construction in new development should conform to technical best-practice recommendations for integral bird and bat breeding and roosting sites.

Security lighting in new development will be operated by intruder switching, not on constantly. Site and sports facility lighting will be switched off during ‘curfew’ hours between March and October, following best practice guidelines provided by The Wildlife Trusts. Maximum light spillage onto bat foraging corridors should be 1 lux.
POLICY GG16: IMPORTANT TREES AND HEDGES

Development proposals should protect and integrate into the design of that development existing trees and hedges of good arboricultural, ecological and amenity value. Proposals that impact on valued trees and hedges should be accompanied by a tree survey that establishes the health and longevity of any affected trees.

Four species-rich, ancient hedges are identified as of high historical and ecological importance (figure 11) and should be protected from development that would adversely affect them.

---

POLICY GG17: HISTORIC LANDSCAPE CHARACTER AREA

Development proposals in the southwest section of Great Glen will be required to respect the historic features, as follows, that constitute the landscape area shown in figure 12. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the benefits of such development must be balanced against the significance of the landscape character area’s features, its tranquillity and scenic values, and as the setting for the Grade II* Listed St Cuthbert’s Church.

- visible earthworks evidence for medieval village houses and streets (before 1400)
- clear ridge and furrow (medieval ploughland tracts dating from the 11th to 18th centuries),
- the 1726 Leicester to Harborough turnpike road
- grazing fields dating from about 1770
- hedgerows with standard trees planted in the late 18th century,
- 18th and 19th century farmhouses and ‘country houses’
- The Grade II* Listed church, for which the above features are the setting, as documented by Historic England.
POLICY GG18: FOOTPATHS AND CYCLEWAYS

Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of rights of way will not be supported.

The Parish Council will actively work with other relevant bodies to promote the designation of the customarily well-used informal footpath from Coverside Road and Footpath C13 via The Oaks woodland to Oaks Road (A1 on figure 13). Further opportunities to achieve an enhancement of the present network of footpaths and cycle ways will be pursued, especially the following routes as indicated in figure 13:

A2 Roadside footpath on Oak Road to link bridleways C25 and C14;
A3 Roadside footpath along Station Road to link footpath C30 and five residential properties with the built-up area at Archers roundabout;
A4 Footpath linking Oak Road via sewage works access road and footbridge over Burton Brook to footpath C15;
A5 Roadside footpath/cycleway along Stretton Road to Parish boundary;
A6 Roadside cycleway along London Road from Glen Rise roundabout via Grammar School to Church Road;
A7 Footpaths C32 and C8 between Orchard Lane/A6 crossing and Crane's Lock re-routed to use existing track in preference to diversions through arable fields;
A8 Connecting footpath spur between Stretton Glen development and footpath C13.
POLICY GG19: IMPORTANT VIEWS AND SKYLINES—Development proposals must consider, assess and address, with mitigation where appropriate, their impact on the important views listed below and illustrated in figure 14 (below) which help to define the rural setting and character of Great Glen. The important views are as follows:

1. From the gateway at the highest point of the parish on Oaks Road (footpath C13) west over the village to the skyline;

2. From Oaks Road at the eastern edge of the village south-southwest over the valleys of Burton Brook and the River Sence;

3. 4. From the ridge and furrow fields southwest of St Cuthbert’s Church on footpath C26 to the church and village skyline;

5. From the Stretton Gal POS viewpoint (designed into landscaping works) and footpath C13 where it leaves the village on Coverside Road, northeast over rising open country to the skyline formed by the highest point of the parish;

6. From the A6 bridge on footpath C32 panoramic views northwest over ancient hedgerow and ridge and furrow field to the roofs of the village nestling in the Sence valley, with other views northeast, south and southwest;

7. From the popular village walk at the STW access track northeast to Glen Oaks woodland;

8. From permissive (expected definitive) path A1 (see figure 13) southwest (as view 2) and northeast to the skyline.
POLICY GG20: ENERGY EFFICIENCY

Development proposals that are compliant with the aims of a low carbon economy, and contribute to mitigating and adapting to climate change including through sustainable design, water efficiency, drainage and construction techniques and practices will be viewed positively, where (either in isolation or cumulatively) the proposal:

a) Does not have an unacceptable adverse impact on the amenity of local residents and uses (such as noise, visual impact, shadow flicker, water pollution, odour, air quality, emissions);

b) Does not have an unacceptable adverse impact on the location, in relation to visual impact and impact on the character and sensitivity of the surrounding landscape;

c) Is of an appropriate scale which reflects the size, character and level of service provision within Great Glen; and

d) Is subject to proposals being well designed and meeting all relevant requirements set out in other policies in this Plan and District-wide planning policies.

POLICY GG21: RESIDENTIAL PARKING

At least two off-street car parking spaces should be provided within the curtilage for each new dwelling developed within the Village of Great Glen. Three such spaces should be provided for four-bedroom or larger dwellings.
POLICY GG22: PUBLIC PARKING DEVELOPMENT

Development proposals that result in the loss of or adversely affect car parking provision in the Village of Great Glen will not be supported unless:

a) It can clearly be demonstrated that the loss of parking will not have an adverse impact on existing parking issues in the nearby area; or

b) Adequate and convenient replacement car parking spaces will be provided on the site or nearby.

The Neighbourhood Plan will support proposals to establish a new public car park or extension of an existing public car park in the village at a suitable location.

---

POLICY GG23: ACCESS DESIGN FOR NEW DEVELOPMENT

Development proposals of 10 units or more shall have layouts that provide safe and convenient routes for walking and cycling and access to public transport, that connect to other developments and to key destinations such as the Village Centre, GP Surgery and leisure facilities.
POLICY GG24: TRAFFIC IMPACT

Development proposals will only be permitted where the traffic generation and parking impact created by the proposal does not result in an unacceptable direct or cumulative impact on congestion or on road and pedestrian safety.

Traffic management measures such as traffic calming, improved signage, restriction of on-road parking and other improvements, all of which should be of a design appropriate to the character of the Parish, will be encouraged as part of any relevant scheme.