

Great Glen Neighbourhood Development Plan Pre-Submission Consultation Results

General Comments:

	Comments	Response	Proposed Amendment
General	<p><u>Response 1</u> A very impressive piece of work. I hope the consultation goes through smoothly and the plan is duly adopted.</p>		
	<p><u>Response 2</u></p> <p>Having considered the proposals we do not consider that there is a need for Historic England to be involved in the development of the strategy for your area at this time. However in light of the heritage assets that are in the area, we consider that the conservation officer at Harborough District Council is the best placed person to assist you in the development of your Neighbourhood Plan. They can help you to consider how the strategy might address the area's heritage assets. You might also consider contacting the staff at [name of local authority archaeological advisory service] who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan. Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan. National Planning Practice Guidance is clear that where it is relevant, Neighbourhood Plans need to include enough information about local heritage to guide planning decisions and to put broader strategic heritage policies from your local authority led local plan into action at a neighbourhood scale. If appropriate this should include enough information about local non-designated heritage assets including sites of archaeological interest to guide decision. Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England. This signposts a number of other documents which your community might find useful in helping to identify what it is</p>		

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	<p>about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-</p>		
	<p><u>Response 3</u></p> <p>Given the potential for the housing requirement to change over the course of the Neighbourhood Plan period, the policy wording of POLICY GG2: HOUSING PROVISION should be less prescriptive, and provide a succinct link to the District level plans Spatial and Settlement Hierarchy's policies.</p> <p>There is clear concern expressed within the document about the service provision within the Parish. It does not, however, appear that viability work on these elements has been undertaken and there is no clear expression of their needs, nor how the Draft Neighbourhood Plan will be able to meet these needs in order to increase the settlements sustainability over the Plan period.</p>		
	<p><u>Response 4</u></p> <ol style="list-style-type: none"> 1. This document makes for interesting reading. It is detailed and informative. 2. Although the Plan sets out its legal standing in relation to other documents, cynicism on the part of the reader could be understood when bearing in mind recent events relating to the futile battle residents experienced over trying to halt the building of a crematorium which nobody wants and which is not needed. In reality, what influence will the Plan actually have? 3. Ref page 76. Policy GG18. Enhancement (g) is unclear. I regularly use this footpath and fail to understand what is proposed. Interestingly, this footpath runs along the boundary of the crematorium. No comment is made about this or the implications. 4. PAGE 81 Parking. The Plan simply observes that parking occurs outside the convenience store. There are yellow lines here. Why is no effort made to enforce this legal restriction? No plan is needed for this - just a traffic warden to make at least 		

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	<p>occasional visits!</p> <p>4. PAGE 84. Traffic management. I attended a training session for the defibrillator in the summer and volunteered at that meeting on that occasion to take part in a scheme to record speeding vehicles with a view to discouraging this dangerous practice. I have not been contacted and have seen no evidence of others doing this. Again, this should be happening aside of any plan.</p>		
	<p><u>Response 5</u></p> <p>The Great Glen draft Neighbourhood Plan has been considered at our January Parish Council meeting. Burton Overy has a strong interest in the Great Glen Neighbourhood Plan bearing in mind the close proximity of our two villages and the reliance our parishioners have upon the services in Great Glen including schools, doctors surgery and shops. We are in support of the overall theme of the plan which recognises the need to limit further significant development in Great Glen and to support existing facilities and services. We would make specific comments on the policies mentioned below.</p> <p><u>Policy GG2:</u> We wholeheartedly agree that the current rate of development in Great Glen is not sustainable. There is already considerable congestion on the roads in Great Glen and significant pressure on services. A particular concern for Burton Overy would be increased development along Stretton Road and Oaks Road which may well have the effect of pushing more traffic through Burton Overy to avoid the increasing bottle necks in Great Glen. We therefore support this policy.</p> <p><u>Policy GG3:</u> We support the emphasis on small residential development on infill and redevelopment sites outlined to meet housing need and to prevent outward extension of</p>		

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	<p>the built up area. It is important to maintain the character of Great Glen and to protect the physical and visual separation of neighbouring settlements such as Burton Overy.</p> <p><u>Policy GG6:</u> We support this policy which aims to preserve the village character of Great Glen and therefore it's contribution to the district.</p> <p><u>Community Action 1</u> Great Glen has many buildings and aspects of significant and historic interest which should be preserved and we therefore support the desire for and pursuit of a conservation area designation.</p> <p><u>Policy GG9:</u> We support this policy because of the reliance by Burton Overy residents on these facilities.</p> <p><u>Policies GG10 and GG11:</u> There is a significant reliance on and appreciation of the community buildings, assets and facilities indicated in these policies by Burton Overy residents. We therefore support the policies that seek to protect them.</p> <p><u>Policies GG12, GG13 and GG14:</u> There is increasing pressure in all our communities for new development that rides roughshod over green areas and valued countryside. We support these policies as essential for the protection and preservation of the Green Spaces identified and the wider areas of ecological and historical significance and value. These areas are highly valued not just by the community of Great Glen but also by surrounding settlements.</p> <p><u>Policy GG6:</u> We support the proposals to protect and encourage biodiversity and are pleased to see the two wildlife corridors identified and included in this policy.</p>		
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Response 6

Parking

Fully agree with the policies. I have been caught out by the parking in Church Street by the businesses when I sometimes want to park by the bus shelter so I can catch the X3 bus into Leicester - no spaces. It isn't right that the staff have to take up all of the spaces, but where else can they go - so wonder if the Plan could include a policy relating to businesses having to create and then annually review a Travel Plan, with copy provided for GGPC to assess against Neighbourhood Plan policy, to reduce the need for cars e.g. car sharing, more use of bus, cycling and walking? HDC Enforcement to get involved if Travel Plan is not being adhered to?

GG20 - In the Kibworths, we insisted on 6 off-street spaces (including garages) for 4 bedrooms or more for houses on main roads in the new estate, and so far this has been successful in stopping cars parking on those roads.

Traffic management/Congestion

LCC are responsible for civil enforcement of on-street parking, although the actual wardens are employed by HOC. I have recently discovered that the number of wardens allocated to the whole of Harborough District is insufficient to handle the bigger urban areas of Market Harborough, Lutterworth and Broughton Astley plus the nearby rural centres of the Kibworths, Great Glen and Fleckney. So having yellow lines that are not enforced leads to congestion and sometimes accidents with pedestrians as the text describes. So possibly a Community Action point could be to work with LCC and HOC to improve the enforcement of on-street parking regulations?

Access to A6

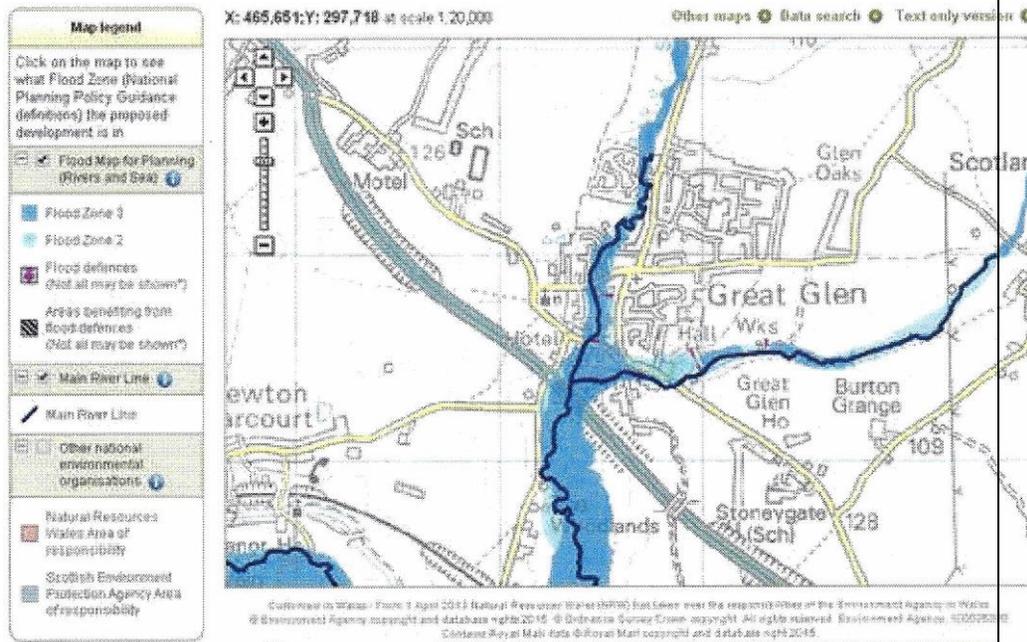
Surprised there is nothing about problems accessing the A6; this is the Kibworths biggest issue. The traffic during peak periods for the Leicester Grammar School alone, creates major congestion, and then there'll be the crematorium traffic! So perhaps the Travel Plan policy suggested above would also apply to the Grammar

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School and any other large concern like the crem.

Flooding

Surprised there is no specific policy on flooding in the housing development section (despite assertion on p6 that the risk of flooding is low), esp with the Sence flooding the centre of Great Glen from time to time. Could be accompanied by map showing the flood risk areas e.g.



Response 7

I have reviewed the plan area against the environmental constraints that fall within our remit.

Chapter 1 - Our Neighbourhood

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	<p>The first line of the last paragraph in this chapter states that" the risk of flooding is low", The Environment Agency Flood Zone Maps and the Harborough Borough Council Strategic Flood Risk Assessment show that areas within the neighbourhood plan area and within Great Glen itself are at the highest (Flood Zone 3a & 3b) and medium (Flood Zone 2) risk of flooding from the River Sence and the Burton Brook. Areas of flood zone 3a & 3b should be avoided for built development and a sequential approach in line with the National Planning Policy Framework should be undertaken when considering development. The SFRA also shows a historical flood outline as supplied by the Parish Council and also shows sewer flooding. Whilst it can be seen that the majority of the "plan area" is within a low risk area of flooding to say there is a low risk of flooding is not an accurate assessment. Flooding can be devastating for those persons and businesses affected (as shown on television for the recent floods in the north of our country) and it is important that the Neighbourhood Plan recognises the risk.</p> <p>Page 14 - 2nd paragraph, 3rd line, 6th word "ten" should be "then"</p> <p><u>Chapter 7</u> Neighbourhood Plan Policies</p> <p>In respect of the Great Glen Neighbourhood Plan area our main concern is for the safeguarding of those areas that are at risk of flooding and the prevention of development in those areas.</p> <p>Whilst the Neighbourhood Plan itself does not have a Policy in respect of flood risk we are satisfied that the General Policy Principle Policy GG1 gives us the protection that we require.</p> <p>The Harborough Adopted Core Strategy Policy CS1 0 in respect of Flood Risk is excellent. I also note that within "A New Local Plan for Harborough" Options Consultation Paper - September 2015, Flood Risk is a constituent part of the "New Local Plan Draft Vision".</p>		
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	<p><u>Policy GG12: Protection of Local Green Spaces</u></p> <p>We are pleased to see the protection of Green Spaces particularly those of GC/LGS01,03 ,04,& 05 as these are in areas of flood risk and it is essential that areas of floodplain are retained.</p> <p><u>7.6.5 Biodiversity</u></p> <p>We have historical records of water vole in the area (1999) and also more recently of Otters in the River Sence to the south of Great Glen and in tributaries to the north of Great Glen, hence we could assume that Otters do use the River Sence through Great Glen itself. Both of these are protected species.</p> <p>In protecting Biodiversity, the hierarchy to be applied is, avoid, mitigate and compensate.</p> <p>Therefore development that may adversely affect a significant site of biodiversity should be avoided. If this is not possible then the affect must be mitigated. If this is also not possible then compensatory works must be undertaken as close to the site as possible.</p> <p>Policy GG16 Biodiversity has not been written in away to reflect the above mentioned hierarchy. As a minimum we would suggest that point a) is written clearly to reflect avoid, mitigate and compensate.</p> <p><u>7.6.8 Sustainable Development</u></p> <p>We note that energy efficiency is covered in this section. Often overlooked, and overlooked in your plan and only alluded too in the Harborough Adopted Core Strategy is water efficiency. Water is an unpredictable resource and as part of the Agency's objective to further the sustainable use of our water resources we are promoting the adoption of water conservation measures in new developments. Such measures can make a major contribution to conserving existing water supplies.</p> <p>Such measures can make a major contribution to conserving existing water supplies. The</p>		
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	<p>Agency recommends the installation of fittings that will minimise water usage such as low, or dual, flush WC's, spray taps and economical shower-heads in the bathroom. Power showers are not recommended as they can consume more water than an average bath. Water efficient versions of appliances such as washing machines and dishwashers are also recommended. In the garden consider installing a water butt to provide a natural supply of water for plants. Following the above recommendations will significantly reduce water consumption and associated costs when compared to traditional installations, reducing the cost to the environment and the householder.</p> <p>Note: Severn Trent is in an area of moderate water stress as shown in the <i>Environment Agency Water Stressed Areas Classification (2013)</i>. As such, the Building Regulations standard of 125 <i>l/pld</i> is the usual water efficiency standard to use in planning policies.</p> <p><u>Policy 8819: Sustainable Development</u> Please can a reference to "water efficiency" be included in the text of this Policy.</p>		
	<p><u>Response 8</u></p> <p>Page 6 - first bullet point: - may be worth comparing 12% growth in GG to ave 18% in District to give context.</p> <p>Page 10/11 Local Plan timetable; the timetable may change for the Local Plan delivery and it is worth taking account of this in the script.</p> <p>7.2.1 page 21 second para: The housing numbers may increase. It may be worthwhile capturing how a change in numbers will be taken account of.</p> <p>GG2 - Housing Provision: The minimum target of 64 dwellings, 43 of which to be met by</p>		

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existing commitments etc, is relatively low. The sentence *'It is acknowledged that this position will need to be reviewed if a higher figure is provided for within the new Local Plan'* is acknowledged. Consideration should be given to the how the plan will be amended if the housing requirement for GG is more than the minimum target.

Policy GGS: remove 'to the provision of' and add to a) To the Provision of starter homes. Reason: to improve clarity

7.3.1 Great Glen Village Design Statement: subsequent numbering is not consistent. Next section reverts to 3.1 Overview. Recommend adjusting all subsequent numbering for consistency. Reason: to improve clarity

Asset List			
OS number	Item	Area	Location
G3/2	Grassed Area Outside Chemist	GG	Great Glen
	Post Office Green	Great Glen	Great Glen

G3/2 Windows: Are timber frames preferred to UPVC? Is it worthwhile stating this if it is the case? Reason: The policy may not achieve what is required by the community.

7.6.1 Local Green Space: two sites submitted to HDC for LGS designation in the Local Plan have been recommended for designation as LGS
LGS/G LGS/GRTG/I Is it worth recognising these in the text for clarity?

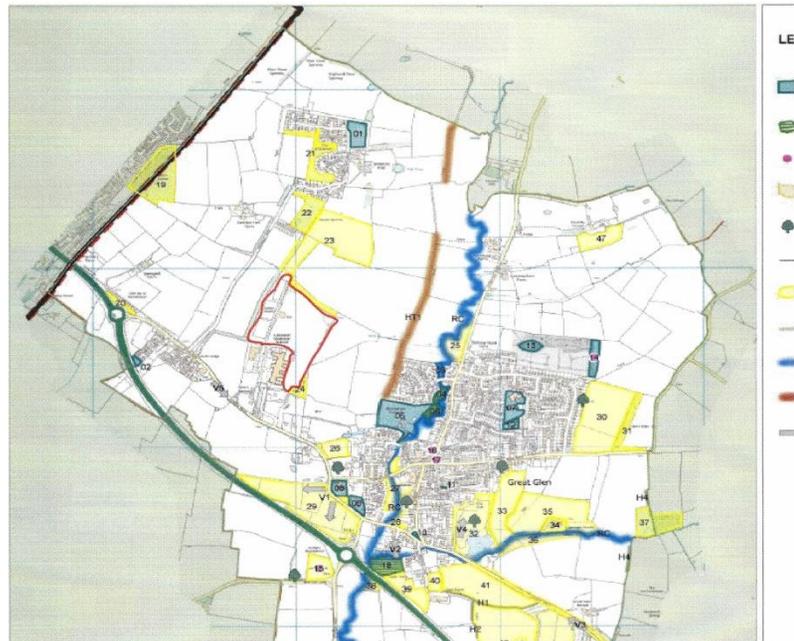
7.6.4 Public Open Spaces: The plan in appendix 6.4 does not show the Grammar

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	<p>School site as an Open Space Sport and Recreation site (however, this site was not included as part of the OSSR layer but is part of the database and used for PAS requirement calculations)</p>		
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Asset List			
OS number	Item	Area	Location
Grammar	Leicester Grammar School Sports Hall	950	Great Glen
Grammar	Leicester Grammar School Tennis and Netball	4200	Great Glen
Grammar	Leices	13000	Great Glen
Grammar	Leices	74000	Great Glen
Grammar	Leices	300	Great Glen



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	<p><u>Response 9</u></p> <p>Having considered the proposals we do not consider that there is a need for Historic England to be involved in the development of the strategy for your area at this time. However in light of the heritage assets that are in the area, we consider that the conservation officer at Harborough District Council is the best placed person to assist you in the development of your Neighbourhood Plan. They can help you to consider how the strategy might address the area's heritage assets. You might also consider contacting the staff at [name of local authority archaeological advisory service] who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan. Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan. National Planning Practice Guidance is clear that where it is relevant, Neighbourhood Plans need to include enough information about local heritage to guide planning decisions and to put broader strategic heritage policies from your local authority led local plan into action at a neighbourhood scale. If appropriate this should include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions.</p>		
	<p><u>Response 10</u></p> <p><u>Highways</u></p> <p>The County Council's budgets are under severe pressure. Therefore it is likely that any highway measures would need to be funded from third party funding, such as Section 106 (s106) developer contributions.</p> <p>To be eligible for s106 contributions the measures must mitigate the impact of development. In addition, if the measures require future maintenance, which would be paid for from the County Council's funds, the measures would also need to be assessed</p>		

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	<p>against the County Council's other priorities at the time.</p> <p><u>Flooding</u> <u>Authority</u> No comment s received</p> <p><u>Planning</u> Policy GG24 Developer Contributions - The principle and the explanatory paragraphs and the policy itself explain the developer contributions/planning obligations and acknowledge that these are not necessarily payable on every single new development, as it will depend on the impacts of each development and so each case will be judged on its individual merits and impacts. The list of identified neighbourhood infrastructure contained in the policy itself will be considered in light of compliance with the Cil tests in the Cil Regulations, especially when they would need to be planning obligations made under S106 agreement. Furthermore the examples of neighbourhood infrastructure will also need to ensure they are coordinated and link to the local Planning Authority's development plan/infrastructure plan and there is no duplication of requirements which already made by service providers.</p> <p><u>Education</u> No comments received</p> <p><u>Property</u> No comments received</p> <p><u>Mineral &</u> <u>Waste</u></p>		
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	<p><u>Planning</u> No Comment</p> <p><u>Environment</u> No comments received</p> <p><u>Communities</u> We welcome the consideration of community facilities in the Neighbourhood Plan. It is a positive feature of the Plan that community facilities are recognised and valued and that the Plan seeks to protect and retain existing facilities. Community facilities provide a venue for social, recreational and educational activity and a place where people can meet and access local services and to support the provision of new such facilities. It is also positive that the Plan highlights Assets of Community Value.</p> <p><u>Economic Development</u> No comments received</p>		
	<p><u>Response 11</u></p> <p>You will be aware that to be found sound, Neighbourhood Plans must be in general conformity with the strategic policies of their related Local Plan, and that the Harborough</p>		

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	<p>District Draft Local Plan Options Consultation Paper (published, September 2015) contained nine different options for distributing housing requirements across the District and four of these options set housing requirements for Great Glen. The published options for Great Glen are for either 17, 25, 64 or 166 homes, although this is of course subject to change when the new Local Plan is adopted.</p> <p>Six of the options in the draft District Local Plan rely on large urban extensions of varying scale to Scraftoft, Thurnby, Kibworth and Lutterworth. If this approach is pursued, the urban extensions would need to be supported by smaller sites to ensure an ongoing five year housing land supply. As such, it is our view that the emerging Local Plan will need to set a housing requirement for Great Glen.</p> <p>Given the relatively early stage of the draft District Local Plan and the wide scope of options it sets out for housing requirements for the District and in particular for Great Glen, it is surprising that preparation of the Great Glen Neighbourhood Plan assumes that distribution of housing requirements in the emerging Local Plan will reflect that of the current adopted Local Plan.</p> <p>The draft Neighbourhood Plan provides for 64 new homes over the Plan period, to be achieved through one existing commitment site plus a windfall allowance. Other than reference to discussions with the District Council, there appears to be no clear published evidence base for the housing need that the draft Neighbourhood Plan needs to address.</p> <p>The draft District Local Plan states that all housing site allocations for rural centres are to be made through the relevant Neighbourhood Plans. Should Great Glen adopt a Neighbourhood Plan without any housing allocations, and the District Local Plan is adopted with a higher housing requirement for Great Glen than currently provided for in the draft Neighbourhood Plan, then Great Glen would become vulnerable to speculative</p>		
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	<p>housing applications anywhere in the local area, as the Neighbourhood Plan would be rendered out of date in relation to housing land supply until it could be revised. This would also be the case if delivery of the single committed site fell behind or if the anticipated windfall sites did not come forward at the assumed rate.</p> <p>We therefore suggest that the Neighbourhood Plan is devised on the basis of a precautionary approach, and instead allocates housing sites sufficient to accommodate the highest potential requirement set out in the draft Local Plan i.e. in the order of 166 homes. This would allow the residents of Great Glen to shape where the development would occur. Without allocated sites, development may be brought forward on an ad-hoc basis as a result of a first-come first-served approach to planning permissions, rather than ensuring the best and most suitable sites are developed first.</p> <p>The most recent SHLAA carried out by the District Council considers our site to be suitable for development for approximately 177 homes within 6-10 years. Our analysis of the site suggests that it may be able to deliver approximately 200 homes and that it would be possible to delivery these within the next five years. Whilst the SHLAA states that the site is not as close to services as other available sites, the site</p>		
	<p><u>Response 12</u></p> <p>Highways England welcomes the opportunity to comment on the draft Great Glen Neighbourhood Plan which is located within Harborough District and covers the period 2015 to 2031. It is noted that the document provides a vision for the future of the village and sets out a number of key objectives and planning policies which will be used to help determine planning applications.</p>		

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	<p>It is the role of Highways England to maintain the safe and efficient operation of the strategic road network whilst acting as a delivery partner to national economic growth. In relation to the Great Glen Neighbourhood Plan, Highways England's principal interest is safeguarding the operation of the M1, which runs 8 miles to the west of the plan area.</p> <p>Highways England acknowledges 'Policy GG2: Housing Provision' which states that the housing requirement for Great Glen will be a minimum target of 64 new dwellings over the period 2015 to 2031. It is further acknowledged that the housing provision may need to be reviewed if a higher figure is allocated within the new Local Plan for Harborough. Highways England considers that, in view of the scale of the current housing target and the distance from the plan area from the M1, it would not have an impact on the operation of the strategic road network.</p> <p>Highways England has no further comments and trusts the above is useful in the progression of the Great Glen Neighbourhood Plan.</p>		
	<p><u>Response 13</u></p> <p>1.2 This representation is not intended to provide a critical assessment of all the policies drafted in the Plan nor its supporting text. It focuses on the main strategic related policies affecting development in the village over the intended plan period (i.e. to 2031), particularly in relation to the provision of housing. The Plan is still at an early stage and so more detailed comments on the Plan will be made in due course.</p> <p>1.3 The Parish Council are aware of Miller Homes' interest in land off Oaks Road and there have been a number of discussions between my client and the Parish Council in respect of the site.</p> <p>2.0 Housing provision</p> <p>2.1 We note the reference on page 15 of the draft Plan in terms of its necessity to be in general accordance with the Local Plan. The Local Plan is still at a very early stage in its preparation. Whilst the Plan has consulted on a number of options there has been limited</p>		

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	<p>work carried out on the delivery of those options. Furthermore, there is a focus on large urban extensions which often have significant infrastructure costs associated with their delivery and overall viability.</p> <p>2.2 In addition, there has been very limited testing of the Council's housing figures or indeed the ability for neighbouring authorities to meet their own housing requirements which may result in Harborough district having to accommodate additional growth.</p> <p>2.3 The growth of the Great Glen since 2001 is also noted but since the introduction of the NPPF it is apparent that the emphasis on 'growth' is affecting villages as well as urban areas in order for the Government's objective to significantly boost the supply of housing to be met.</p> <p>2.4 Our view is that it is premature to rely on those options when determining how much growth to provide and therefore Policy GG2 in its current form should be afforded very limited weight at this stage. That said, it is acknowledged that the Plan does caveat the possibility of additional growth perhaps being required in the future as the Local Plan progresses. We believe however for the Plan to be positively prepared the numbers should be increased. [note to Julie: I don't want to say by how much here]</p> <p>2.5 We note the concerns of the draft Plan in having to accommodate additional growth but based on the information provided below we believe that the site being promoted by my client can come forward without 'significant adverse impacts', and particularly having regard to the Plan's overall objectives for promoting sustainable development as set out on page 15 of the draft Plan.</p> <p>2.6 With all of the above points in mind, and accepting that the Neighbourhood Plan team may not wish to put work on hold until the Local Plan has been adopted, we suggest that if housing numbers aren't increased then consideration should be given to recommending the allocation of a reserve housing site in the event that numbers are increased later on. We therefore also recommend that the site being promoted by client, and for the reasons set out below, be allocated in this instance.</p> <p>3.0 land off Oaks Road</p> <p>3.1 As noted earlier there have been a number of discussions between the Parish Council and my client in respect of the site. The land in question as shown on the attached plan avoids all of the constraints identified in the appendices to the draft NP (i.e. historic sites, local green spaces and historic hedgerows). The client has commissioned a number of</p>		
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	<p>studies (such as ecology, landscape and drainage) to be undertaken in respect of its potential for development. The studies have not identified anything that would preclude development of the site. In fact this assessment work shows that the potential development of the site would provide a very logical extension to the village particularly given the housing estate (along Coverside Road) which runs along the site's western boundary and the wooded copse to the east safeguarding views between the site and the open countryside to the east. In other views (potential) future development would be seen in the context of existing development rather than as a semi isolated parcel of land.</p> <p>3.2 My client acknowledges the existing capacity issues around the junctions with Oaks Road (as well as the width of that road near to its junction), Main Street, Stretton Road and Church Road. The Parish Council are aware of the work that has been undertaken to look at the capacity of the junction and it is acknowledged that some form of improvement work will be required for the junctions to be able to accommodate any significant additional trip generation. Work is being undertaken to examine an alternative option that has been suggested by the Parish Council. Based on the initial work carried out my client is very confident that a preferred option does work and will enable the future development of the site (without conflicting with the relevant policy advice).</p> <p>3.3 This general overview is consistent with the comments made in the Council's most recent version of the SHLAA which itself examines an area of land greater than that within the red line boundary on the attached plan.</p> <p>3.4 In all respects the site would present a sustainable and logical addition to the village, particularly compared to other locations when considering the ability of the subject site to successfully address or mitigate key infrastructure and possibly even enable enhancements to others.</p>		
	<p><u>Response 14</u></p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.</p> <p>Specific Comments</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure</p>		

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	<p>apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p><u>Gas Distribution - Low / Medium Pressure</u> Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com</p>		
	<p><u>Response 15</u></p> <p>Natural England welcomes the opportunity to comment on Great Glen Parish Council's Draft Neighbourhood Plan. We have the following observations to make on specific aspects of the draft.</p> <p><u>Introduction from the Chair of Great Glen Parish Council</u> We welcome the Parish Council's commitment to control and manage development to ensure that it is not disproportionate to the size of the Parish and the village infrastructure.</p> <p><u>3. Why We Need a Neighbourhood Plan in Great Glen</u> We note that the draft Neighbourhood Plan has been prepared in close collaboration with Harborough District Council within the context of the broad housing requirements of the area, the existing Core Strategy and the emerging Local Plan. Within that context, we welcome the commitment to direct development towards the areas that the local community needs and wants, while protecting the natural environment. Meeting housing needs and protecting the natural environment can often seem like conflicting aims. However, when viewed through the prism of sustainable development, it is clear that they are often complementary. The natural environment provides a broad range of ecosystems services such as providing clean air, food and water which have economic and social as well as environmental benefits. Similarly, a coherent green infrastructure network not only provides health benefits to local residents by providing accessible greenspace near to where they live, it also helps the community to mitigate and adapt to the impacts of climate change.</p> <p><u>5. What We Want the Neighbourhood Plan to Achieve</u> We welcome the proposal to designate Local Green Spaces which identify and protect</p>		

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	<p>these special and locally important areas from development. The provision of natural greenspace is an integral part of the creation of sustainable communities. One important function of Green Infrastructure (GI) is the provision of new opportunities for access to open space. Natural England's 'standards for accessible natural greenspace' (ANGSt) can be used to ensure new and existing housing has appropriate access to nature. More information can be found in Natural England's publication 'Nature Nearby. Accessible Greenspace Guidance' (March 2010). The CASE Space Guidance 'Start with the Park' (2005) outlines the importance of planning around green spaces, with consideration being given to the context of local landscape character and contribution to the wider GI network. The provision of new GI should be considered at an early stage to ensure it is deliverable at the planning stage. <u>6. Meeting the Requirement for Sustainable Development</u></p> <p>We acknowledge the proposals to support the 3 broad elements of sustainable development.</p> <ul style="list-style-type: none"> a) Social - We particularly welcome the commitment to safeguard existing open space for the future enjoyment of residents. b) Environmental - We welcome the commitment to ensure that housing development is of the right quantity and type in the right location, so that it does not harm but instead positively reflects the existing and historic character of the area. Reference could be made to the National Character Areas (NCAs) which divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment. Great Glen falls within NCA 94: Leicestershire Vales. Key facts and data on this area can be found at the attached website link - http://publications.naturalengland.org.uk/publication/4900422342934528?map=true&cateQorv=587130 . <p>We welcome the acknowledgment that Great Glen makes its contribution, at Neighbourhood level, to the protection of England's threatened wildlife and habitats (biodiversity) and the associated commitment to protect and, where possible, improve biodiversity and important habitats. Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species. The standing advice also sets out when, following receipt of survey information, further consultation with Natural England should be undertaken - Natural</p>		
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	<p><u>EnQland StandinQ Advice.</u></p> <p><u>7.3.4 A Great Glen Conservation Area</u></p> <p>We welcome the Parish Council's commitment to actively pursue with the District Council and other stakeholders the designation of a Conservation Area based on, and which seeks to protect and enhance, the historic centre of Great Glen, including the two medieval settlement centres, Great Glen Hall with its parkland, the old watermill, and areas of ridge and furrow near the settlement.</p> <p><u>7.6 Natural and Historical Environment</u></p> <p>We very much welcome this section, including the commitment to comply with national and European legislation for the protection of threatened and declining species and habitats. Specific reference could be made here to the Kilby-Foxton Canal Site of Special Scientific Interest (SSSI) which runs across the southern end of Parish. The Kilby-Foxton Canal SSSI is the only nationally designated site within the boundaries of Great Glen which is protected under the Wildlife & Countryside Act 1981 (As Amended).</p> <p>We strongly welcome policies GG12, GG13, GG14, GG15, GG16, GG17, GG18, GG19 which relate to the Protection of Local Green Spaces, Other Important Open Space, Ridge & Furrow Fields, Public Open Space, Biodiversity (the emphasis on enhancing identified wildlife corridors in particular), Important Trees & Hedges, Footpaths & Cycleways and Sustainable Development respectively.</p> <p><u>Response 16</u></p> <p>1. We support the idea of a Neighbourhood Plan for Great Glen. We note a significant proportion of the draft Plan is based on the Village Design Statement of 2005.</p> <p>2. We have no comment with regards to section 7.2</p> <p>3. In 7.3 there does not appear to be any recognition that well designed modern buildings can enhance the diversity of the architectural offering. Much is made of an essentially Victorian and Edwardian appearance of parts of Great Glen but of course these were buildings constructed at their own point in history to the conventional designs of the moment. Consideration should be given to the</p>		
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	<p>incorporation of well designed modern architecture which does not clash with adjacent building styles but compliments them in imaginative ways.</p> <p>4. in 7.4 Leicester Grammar School is correctly mentioned in paragraph three. In the following paragraph we suggest an acknowledgment that such businesses exist, including Leicester Grammar School, and contribute to the sustainability of the Parish. The Grammar School, for example, brings significant additional business to the garage, Post Office and other shops. The pubs and restaurants, valued elsewhere in the Plan, benefit from money being spent in them by individuals and families from outside of the Parish. The removal of the Grammar School, and no doubt any of the other named businesses, would have a significant negative impact on the economic sustainability of the Parish. It should also be noted that there are a growing number of employees resident in the Parish. We suggest Policy GG8 is too narrow and fails to recognise the financial interconnectivity of having businesses of some scale in the Parish to increase the sustainability of the Parish.</p> <p>5. In Policy 7.5 it is disappointing that there is no mention of the role the Grammar School provides in offering facilities which are very well used by the Parish community. I have written at the Parish Council's request, in the past, setting out the scale of these opportunities but a very short list would include the weekly use of the swimming pool by the U3A, the weekly use of the swimming pool by St Cuthbert's School, the use of the tennis courts in summer by the Tennis Club, the opportunities for adults and children to play hockey at all ages and standards, the 750 local children who learn to swim in the School's pool every week, the invitations published in the Parish to attend talks, plays, concerts, exhibitions etc. We even host the Annual District Council led meeting of all the Parish Councils. We, of course, educate a growing number of children who live in the Parish.</p> <p>6. In Policy 7.6 the Plan identifies site 23 and 24 as being of Environment Significance. We find this quite extraordinary, particularly so in the case of the area numbered 24. No official approach has been made to the Grammar School</p>		
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	<p>to enquire into the use and management of the designated areas.</p> <p>In the case of area 23 this IS simply a field in former intensive agricultural use. Soil and sub soil has been distributed there under the planning conditions that apply. The fact that the Grammar School has chosen to plant trees to enhance the environment on a portion of the land does not make the area a shelter belt as described. The fact that some residents of Stretton Hall trespass onto the land to walk their dogs perhaps helps some to want such a designation as proposed. Planning permission exists for the further development of the sports facilities of the Grammar School on area 23 and these will be realised in the period of the Plan. The designation of area 23 should be withdrawn as the land has been scored incorrectly under the system applied (which is also not transparent as the designation Red or Yellow is not defined).</p> <p>Area 24 is even more extraordinary in that this is a fenced are of water which captures, as per the planning permission, the storm water from the roads and car park of the School site. The fact that the area has been planted by the School and that some wild life are present, even in the case of some birds breeding, again does not justify that designation. Area 24 should also be removed.</p> <p>Paragraph 7.6.8 considers a very narrow definition of sustainability. In planning terms sustainability includes cultural, economic and transport. As currently formed the section only comments on essentially the construction of residential properties.</p> <p>7. In paragraph 7.7 there is specific mention of 'two popular private educational establishments'. Leaving aside the somewhat prejudicial terminology to connect the Grammar School directly to being the cause at 'key junctions' being 'often congested at peak times' needs substantiation. What figures have the Parish got to support this assertion? Statistics are quoted for growing car ownership and then there is a leap to link in the schools. Strict planning controls on traffic movements were applied to the planning permission for the Grammar School in 2008 involving the restriction of car traffic and the development of bus routes. Our annual submission to the District Council shows clearly the condition is more than met. A build-up of traffic on the School site in the morning is not the same as causing congestion at key junctions in the village. We submit, unless surveys have been carried out to show the contrary, this sentence should be removed from the Plan.</p>		
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	8. We have no comment on 7.8 or 8.0.		
	<p><u>Response 17</u></p> <p>P24 GG3h In my view this is too strong, I suggest 'two or more dwellings' be replaced by '3 or more dwellings'</p> <p>P26 GGS I do not understand the final paragraph, it would be helpful to give an example.</p> <p>By page 33 I have seen no useful statements on requirements for building designs for energy efficiency (except, bizarrely in sect 7.6), nor of the need require appropriate space around buildings compared to the buildings' size (there are 'quarts in pint pots').</p> <p>P41 Sect 3.3 There is great emphasis on historical building styles, with just the tiniest phrase offering any escape from this highly conservative approach ('whilst still maintaining variety and encouraging creativity'). I don't think that the village's character is preserved by the erection of new buildings in historic styles, that would appear to be Disneyfication. I think we must allow for innovative contemporary architectural designs to be realised also, whilst these should maintain harmony with the existing nearby buildings.</p> <p>G3/2 The specification of sash windows seems unlikely to represent an energy efficient solution (although I am not an expert in this).</p> <p>G3/3 The avoidance of current technology in doors seems likely to reduce security and increase costs.</p> <p>PS7 There have been multiple references to the 'old quarter' of the village, but this is not defined. I suggest a map is included.</p>		

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	<p>PS8 I do not understand 'These local businesses ... help address the high number of residents that travel outside the Parish to work' Please explain what 'address' means here. It is worth noting that the village would be totally unsustainable without the employment provided in Leicester. Thus the apparent thrust of the quoted statement appears inappropriate.</p> <p>GG10 This is a policy I do agree with.</p> <p>GG12 I am amazed not to see the recreation ground listed here. Surely this is a vital local green space.</p> <p>GG16a appears to be poorly worded: 'that result in' would be better replaced with 'that would result in'</p> <p>Sect 7.6.8 The flavour of this section is in stark contrast to the earlier section on historical building style compliance. Some cross-referencing between sections would help to make the document appear more coherent.</p> <p>GG20 The word 'curtilage' is jargon and needs to be defined</p> <p>GG21 seems rather unambitious. The case is made that more parking spaces are needed, so why doesn't the policy say this?</p> <p>Sect 7.7.2 Reporting the results of the questionnaire responses, as if they were an unbiased sample of the village, without further comment runs the risk of being misleading. Of course the people using the service are satisfied with it, but what about the people who don't use it; it cannot be supposed that they are satisfied with it.</p> <p>GG23 The first paragraph seems to be either impossible, or to depend crucially on the term 'unacceptable', which is not defined. Traffic calming is a vague term, which is commonly used to mean humps in the road; these are often insufficiently maintained, cause additional pollution by the need to slow well below the speed limit and the subsequent acceleration, and cause substantial damage to cars (so raising the cost of living in the village): other measures are much to be preferred in my view.</p>		
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	<p><u>Response 18</u></p> <p>Overall it looks to be a good, well written and well balanced document, so thanks and well done to all in I have a few minor comments for consideration.</p> <p>Stakeholder list Tracey Dixon is not resident in the village anymore. Youth Club no longer exists? Huntley and Huntley should be Hutley and Hutley I think? Didn't notice the following businesses or organisations listed</p> <p>R o y a l</p> <p>O a k B o b</p> <p>G e r r a r d</p> <p>G G</p> <p>C</p>		

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	<p>r i c k e t</p> <p>C l u b</p> <p>T h o r p e s</p> <p>Glen Sports Farmers in the parish. I'm surprised the Gypsy's need to be consulted. I noticed one or two minor editing errors in the historic buildings sections. <u>Policy_GG16_biodiversity</u> I would suggest the Burton Brook is worthy of the same status as the Sense corridor.</p> <p>Parking Agree that current off road parking is limited. Min. of 2 spaces per small new house seems a bit over the top though. More policing of yellow lines would help a great deal. I appreciate the cost and practicality of this - but I've got a suggestion to make about this.</p> <p>Village Hall I notice the Village Hall mentioned as a building worthy of protection. I'm surprised about this. I personally feel it is a horrible building inside and out. The nicest bit is the porch extension; which I expect is the most frowned on bit from an architectural viewpoint! My guess would be if you asked people whether it should be knocked down and replaced, 70% would 'yes'.</p>		
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