

Welcome

Get yourself a drink and take a seat!



Introduction

Councillor Simon Galton

Planning Portfolio Holder



What to expect today

1. Neighbourhood Planning in Harborough District – the story so far – David Atkinson: Director of Planning
2. Implementation - How planning decisions have been shaped by Neighbourhood Planning policies– Matt Bills
3. Getting the most out of your neighbourhood plan – Gary Kirk
4. Lunch 12:30
5. Over to you - How is the system working in Harborough District?
6. Closing Remarks – David Atkinson

Neighbourhood Planning

The story so far....

David Atkinson

Director of Planning

Harborough District Council



What is Neighbourhood Planning?

- * Part of Localism Agenda 2012 - Opportunity for parish councils to shape and determine Planning Policy
- * Involves drafting of detailed policies that form part of decision making process and gaining local support for those policies
- * Can cover housing; open space; design; heritage; roads; community assets; infrastructure; community facilities
- * Wide ranging but needs strategic compliance with Local Plan and National/European policy

What has been done so far by Harborough communities?

- * 29 Communities with adopted Neighbourhood Plans
- * 1 Neighbourhood Plan currently at Examination
- * 8 Neighbourhood Plans currently being prepared
- * 6 Neighbourhood Plans successfully reviewed
- * 8 Neighbourhood Plan currently being reviewed
- * Over 1200 houses have been allocated in Harborough District Neighbourhood Plans
- * Over 1000 houses allocated in Neighbourhood Plans have been granted planning permission

What grants are available for neighbourhood plans?

- * Application for grants are currently closed
- * Announcement by Government expected soon
- * Previously £10,000 in Basic Grant
- * Additional Grant of up to £8,000 (in addition to the Basic Grant)
- * Technical support also available

How can Harborough District Council help?

- * Support with advice, data, provision of maps, attendance at meetings, conformity checks
- * Receive draft report, provide comments and publish
- * Arrange and pay for Independent Examination
- * Arrange and pay for referendum
- * Using the Neighbourhood Plan to determine planning applications

Neighbourhood Plans and the Local Plan

- * Local Plan currently being reviewed
- * Regulation 18 consultation completed
- * Regulation 19 consultation expected in October 2024
- * Submission to PINs expected in June 2025
- * Neighbourhood Plan reviews can be undertaken alongside the Local Plan preparation

Allocation of Dwellings

- * 'As part of new Local Plan – District council is required to set out a housing requirement for designated Neighbourhood areas linked to the overall growth strategy'
- * May need to be incorporated within next generation of Neighbourhood Plans
- * This can be expected November 2024

Questions?





How planning decisions have been shaped by Neighbourhood Planning policies.

Matt Bills

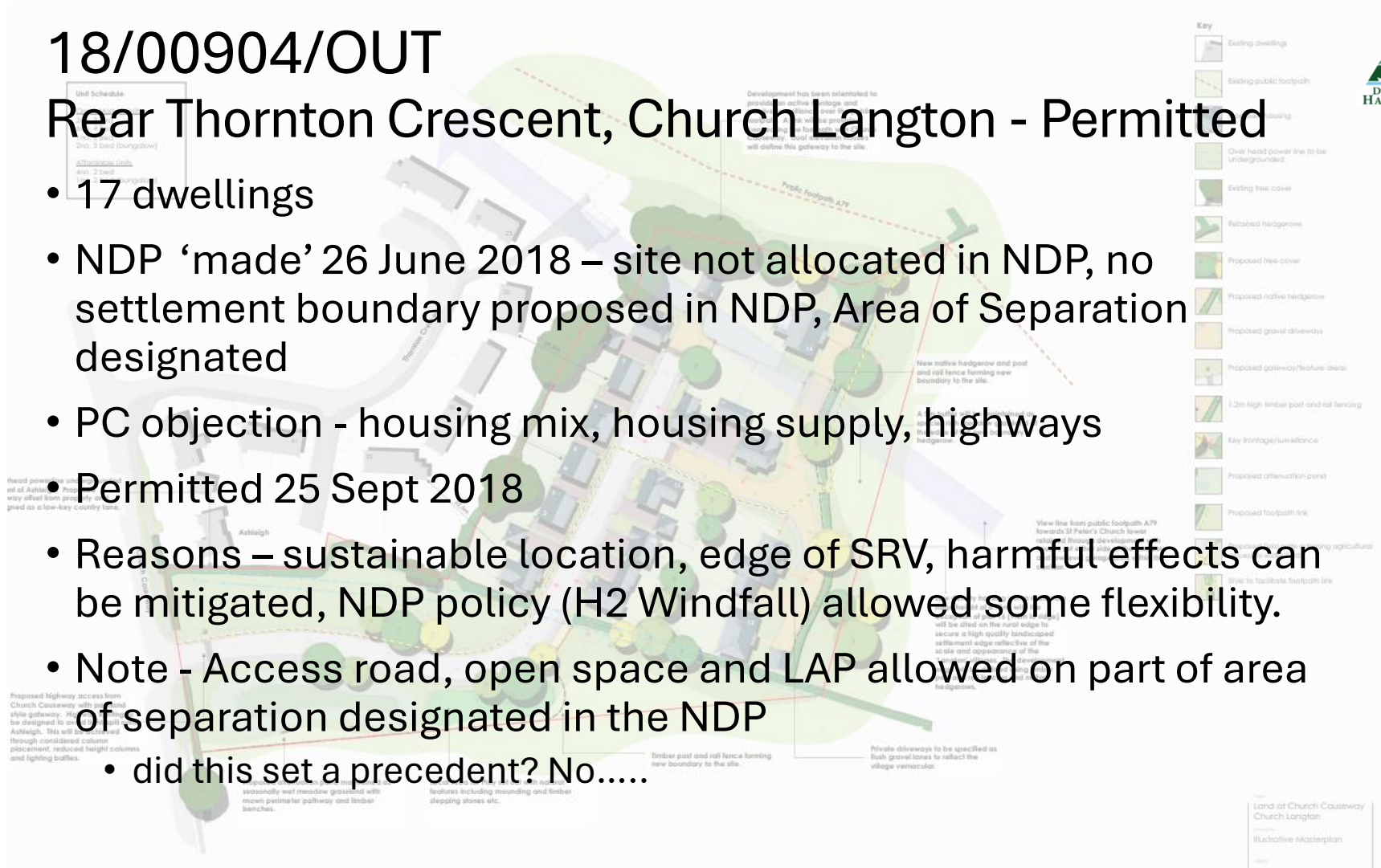
Harborough District Council



18/00904/OUT

Rear Thornton Crescent, Church Langton - Permitted

- 17 dwellings
- NDP 'made' 26 June 2018 – site not allocated in NDP, no settlement boundary proposed in NDP, Area of Separation designated
- PC objection - housing mix, housing supply, highways
- Permitted 25 Sept 2018
- Reasons – sustainable location, edge of SRV, harmful effects can be mitigated, NDP policy (H2 Windfall) allowed some flexibility.
- Note - Access road, open space and LAP allowed on part of area of separation designated in the NDP
- did this set a precedent? No.....



Lessons

- A site can be permitted even if not allocated in NDP
- Careful consideration by LPA of ‘Development Plan’
- ‘Sustainability’ of the site is key
- POS and access road suitable for area of separation
- Precedent not set – see next case.....



21/01094/FUL

Church Causeway, Church Langton – Refused, appeal dismissed



- 8 dwellings
- NDP 'made' 26 June 2018 and reviewed with material modifications 2 Nov 2022 – NDP designated site as being in area of separation
- Planning refused – 9 Dec 2021
- Reason - ...fails to satisfy East Langton Neighbourhood Plan Policy H2 (windfall sites) and would if permitted reduce the separation of Church Langton and East Langton contrary to East Langton Neighbourhood Plan policy ENV6 (Area of Separation)
- Appeal submitted and dismissed on 14 Feb 2023
- *The development of eight dwellings in the countryside would conflict with the clear spatial objectives of the development plan. Paragraph 12 of the Framework confirms that where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted.*

21/01094/FUL – continued Inspector comments.....

- There is some tension between the requirements of the NPR and Policy GD2 (Settlement development) of the LP which sets out amongst other things that in addition to sites allocated in the LP and neighbourhood plans, development adjoining the existing or committed built up area of Selected Rural Villages will be permitted subject to several criteria. However, the appeal site forms part of a wider grassed area to the sides and rear of the dwelling at The Causeway. It also sits adjacent to fields which provide a buffer between the boundary of the site and the built-up area of Church Langton to the west of Church Causeway. In these respects, the site does not adjoin the built up area of the village. This is further demonstrated by the position of the site set away from the settlement boundary defined in the NPR. Therefore, the site does not in any event fall within the scope of Policy GD2.

Lessons

- Precedent is not set by previous decision
- Careful consideration by LPA and PINS of the 'Development Plan'
- PINS noted a 'tension' between the LtD policy and LP policy GD2



17/01698/OUT

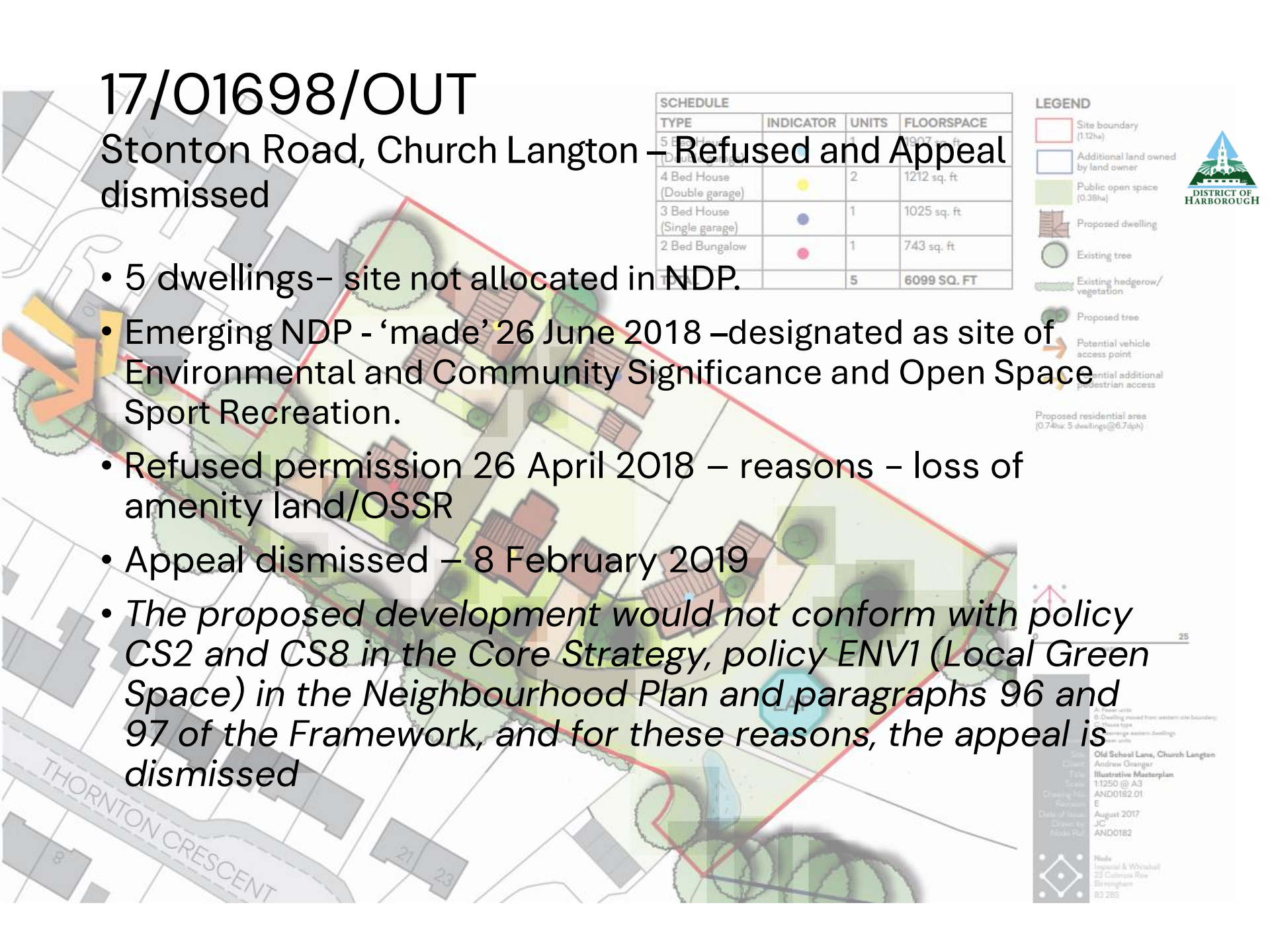
Stonton Road, Church Langton – Refused and Appeal dismissed

- 5 dwellings– site not allocated in NDP.
- Emerging NDP - ‘made’ 26 June 2018 –designated as site of Environmental and Community Significance and Open Space Sport Recreation.
- Refused permission 26 April 2018 – reasons – loss of amenity land/OSSR
- Appeal dismissed – 8 February 2019
- *The proposed development would not conform with policy CS2 and CS8 in the Core Strategy, policy ENV1 (Local Green Space) in the Neighbourhood Plan and paragraphs 96 and 97 of the Framework, and for these reasons, the appeal is dismissed*

SCHEDULE			
TYPE	INDICATOR	UNITS	FLOORSPACE
5 Bed House (Double garage)		1	1907 sq. ft
4 Bed House (Double garage)	●	2	1212 sq. ft
3 Bed House (Single garage)	●	1	1025 sq. ft
2 Bed Bungalow	●	1	743 sq. ft
TOTAL		5	6099 SQ. FT

LEGEND

- Site boundary (1.12ha)
- Additional land owned by land owner
- Public open space (0.38ha)
- Proposed dwelling
- Existing tree
- Existing hedgerow/vegetation
- Proposed tree
- Potential vehicle access point
- Potential additional pedestrian access
- Proposed residential area (0.74ha: 5 dwellings@6.7dph)



Site: Old School Lane, Church Langton
Client: Andrew Ganger
Title: Illustrative Masterplan
Scale: 1:1250 @ A3
Drawing No: AND0182.01
Revision: E
Date of Issue: August 2017
Drawn by: JC
Filed by: AND0182

Note:
Innes & Wainhall
23 Colmore Row
Birmingham
B3 2BS

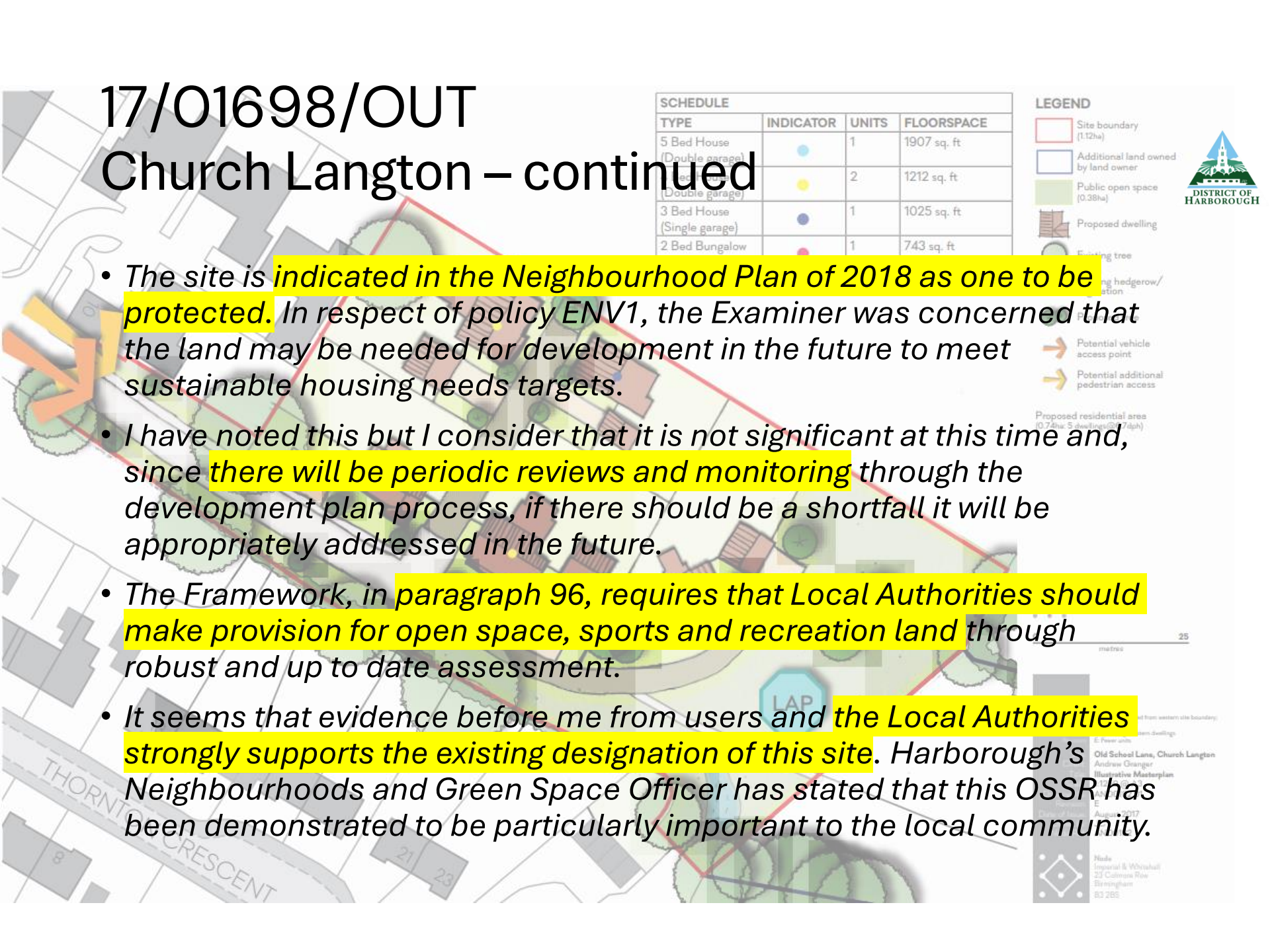
17/01698/OUT Church Langton – continued

SCHEDULE			
TYPE	INDICATOR	UNITS	FLOORSPACE
5 Bed House (Double garage)	●	1	1907 sq. ft
4 Bed House (Double garage)	●	2	1212 sq. ft
3 Bed House (Single garage)	●	1	1025 sq. ft
2 Bed Bungalow	●	1	743 sq. ft

LEGEND	
	Site boundary (1.12ha)
	Additional land owned by land owner
	Public open space (0.38ha)
	Proposed dwelling
	Existing tree
	Long hedgerow/stonewall
	Potential vehicle access point
	Potential additional pedestrian access



- The site is indicated in the Neighbourhood Plan of 2018 as one to be protected. In respect of policy ENV1, the Examiner was concerned that the land may be needed for development in the future to meet sustainable housing needs targets.
- I have noted this but I consider that it is not significant at this time and, since there will be periodic reviews and monitoring through the development plan process, if there should be a shortfall it will be appropriately addressed in the future.
- The Framework, in paragraph 96, requires that Local Authorities should make provision for open space, sports and recreation land through robust and up to date assessment.
- It seems that evidence before me from users and the Local Authorities strongly supports the existing designation of this site. Harborough's Neighbourhoods and Green Space Officer has stated that this OSSR has been demonstrated to be particularly important to the local community.



Proposed residential area (0.27ha: 5 dwellings @ 17dph)

Old School Lane, Church Langton
Andrew Granger
Illustrative Masterplan
August 2017
Nade
Innes & Wainhall
23 Colmore Row
Birmingham
B3 2BS

Lessons

- Open Space designation is important when considering the decision
- Careful consideration by LPA and PINS of the evidence and 'Development Plan'
- Community and Officer views and evidence were key to the appeal decision
- GOOD DECISION?



22/00787/FUL

Dingley Road, Great Bowden - Refused

- Erection of 3 dwellings, community car park and quadrant courtyard
- NDP 'made' on 26 June 2018, reviewed (minor amendments) 5th October 2020)
- Site not allocated in NDP, outside settlement boundary and within area of separation
- Refused 12 July 2023
- Reasons - Location -the proposal is contrary to Harborough Local Plan Policies GD2; GD3 and GD4 and Great Bowden Neighbourhood Plan Policies H1 (Housing Provision) and H2 (Settlement Boundary)
- Design, scale, layout - contrary to Harborough Local Plan Policies GD2 and GD8 and Great Bowden Neighbourhood Plan Policy H6 (Design Standards)

Schedule of Accommodation

Code	Bed size	Quantity	Notes	Car
Plot 1	approx 120m ²	Two, with	Medium	One
Plot 2	approx 250m ²	Two, with	Medium	One
Plot 3	approx 220m ²	Two, with	Medium	One

Total: Six, with Medium

Site area: 22 1/2m²

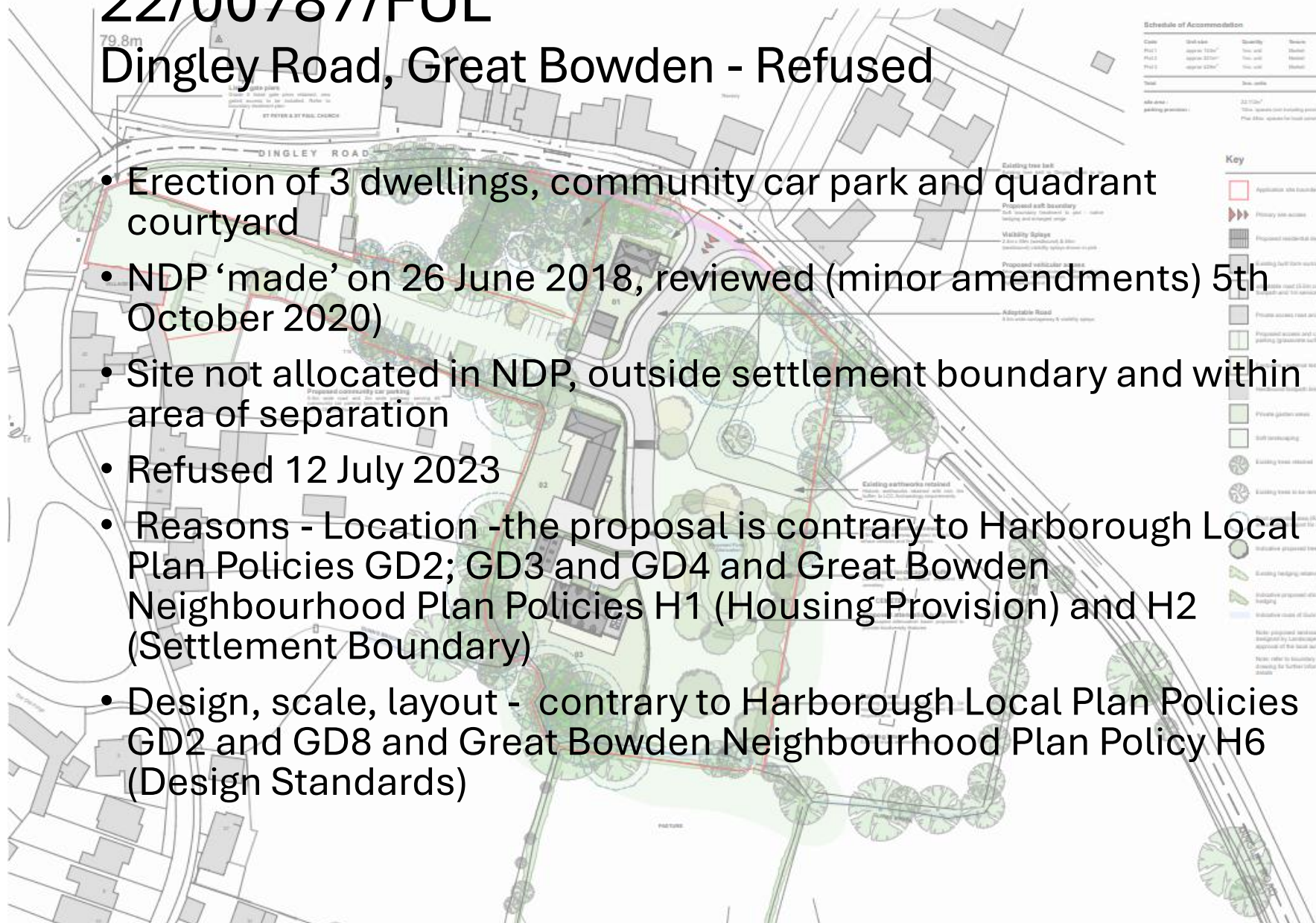
parking provision: 10m² (approx 100 parking spaces)

Note: Approx 100 parking spaces are required for the development.
Plot 3 also approved for further community use.



Key

- Application site boundary
- Primary site access
- Proposed residential dwellings
- Proposed built form surrounding the site
- Proposed road 15.5m wide (approx. 10m wide and 5.5m wide)
- Private access road and driveway
- Proposed access and community car parking (provisional surface)
- Proposed access road
- Private garden areas
- Soft landscaping
- Existing trees retained
- Existing trees to be removed (planted)
- Existing trees (20m x 20m), note to refer to schedule
- Invasive proposed tree planting
- Existing hedging retained
- Invasive proposed shrub planting hedging
- Invasive removal of double block
- Note: proposed landscaping to be designed by Landscape Architect to the approval of the local authority
- Note: refer to landscape management drawing for further information on site areas



Lessons



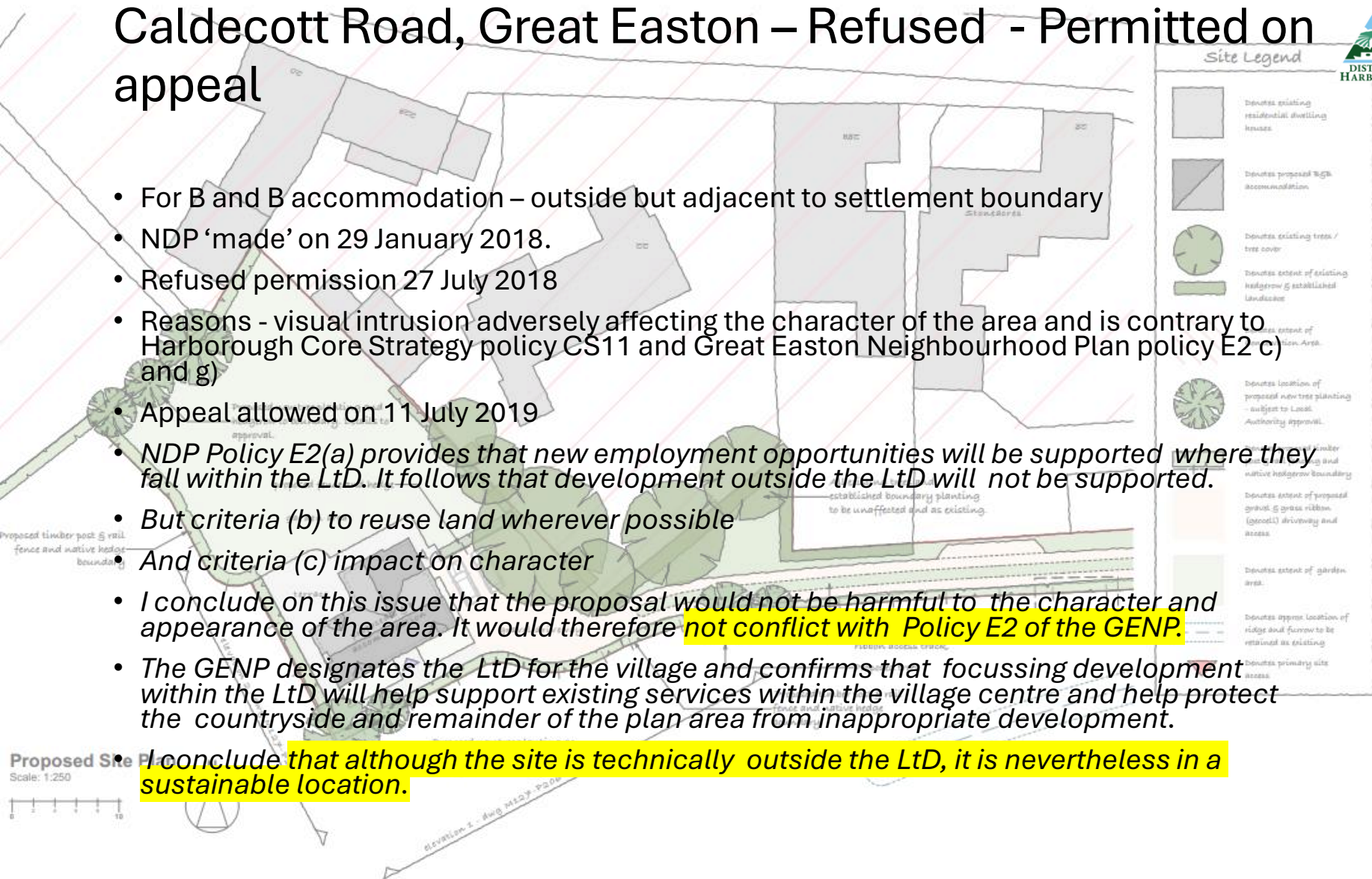
- The 'made' NDP policies were key in providing evidence for refusal
- Design policy was afforded considerable weight in the decision
- Community benefits.....?

18/00442/FUL

Caldecott Road, Great Easton – Refused - Permitted on appeal



- For B and B accommodation – outside but adjacent to settlement boundary
- NDP ‘made’ on 29 January 2018.
- Refused permission 27 July 2018
- Reasons - visual intrusion adversely affecting the character of the area and is contrary to Harborough Core Strategy policy CS11 and Great Easton Neighbourhood Plan policy E2 c) and g)
- Appeal allowed on 11 July 2019
- *NDP Policy E2(a) provides that new employment opportunities will be supported where they fall within the LtD. It follows that development outside the LtD will not be supported.*
- *But criteria (b) to reuse land wherever possible*
- *And criteria (c) impact on character*
- *I conclude on this issue that the proposal would not be harmful to the character and appearance of the area. It would therefore not conflict with Policy E2 of the GENP.*
- *The GENP designates the LtD for the village and confirms that focussing development within the LtD will help support existing services within the village centre and help protect the countryside and remainder of the plan area from inappropriate development.*
- *I conclude that although the site is technically outside the LtD, it is nevertheless in a sustainable location.*



Lessons

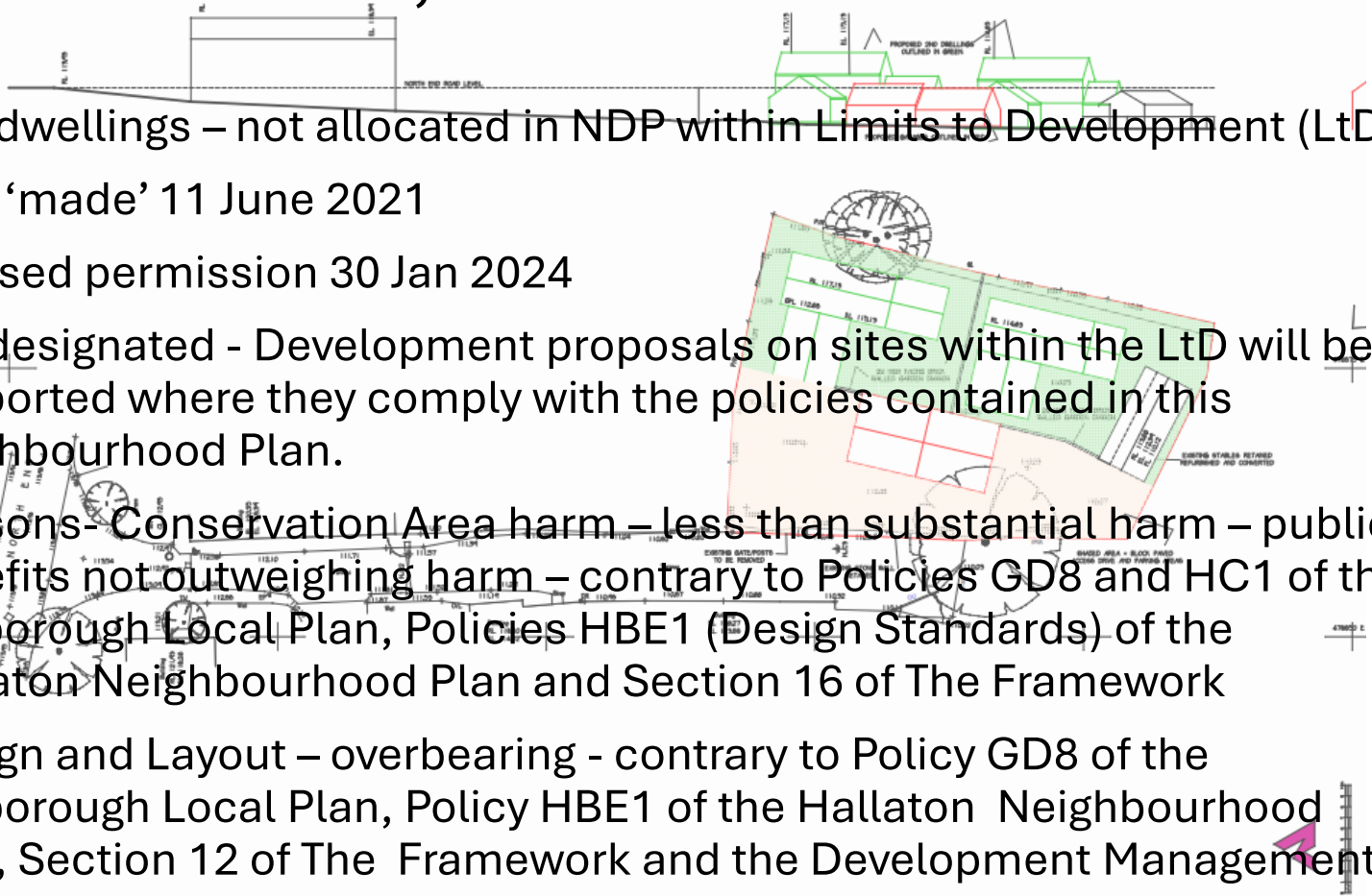
- Development can be permitted outside the LtD
- PINS considered level of 'harm' to be negligible
- Sustainability of the location was key in the appeal decision
- BE PRECISE WITH THE POLICY TEXT



23/00341/FUL

Rear of North End, Hallaton - refused

- Two dwellings – not allocated in NDP within Limits to Development (LtD)
- NDP ‘made’ 11 June 2021
- Refused permission 30 Jan 2024
- LtD designated - Development proposals on sites within the LtD will be supported where they comply with the policies contained in this Neighbourhood Plan.
- Reasons- Conservation Area harm – less than substantial harm – public benefits not outweighing harm – contrary to Policies GD8 and HC1 of the Harborough Local Plan, Policies HBE1 (Design Standards) of the Hallaton Neighbourhood Plan and Section 16 of The Framework
- Design and Layout – overbearing - contrary to Policy GD8 of the Harborough Local Plan, Policy HBE1 of the Hallaton Neighbourhood Plan, Section 12 of The Framework and the Development Management SPD.



Lessons

- NDP policy supported by LPA
- Careful consideration of the 'Development Plan'
- Harm to character and design of site were key to decision

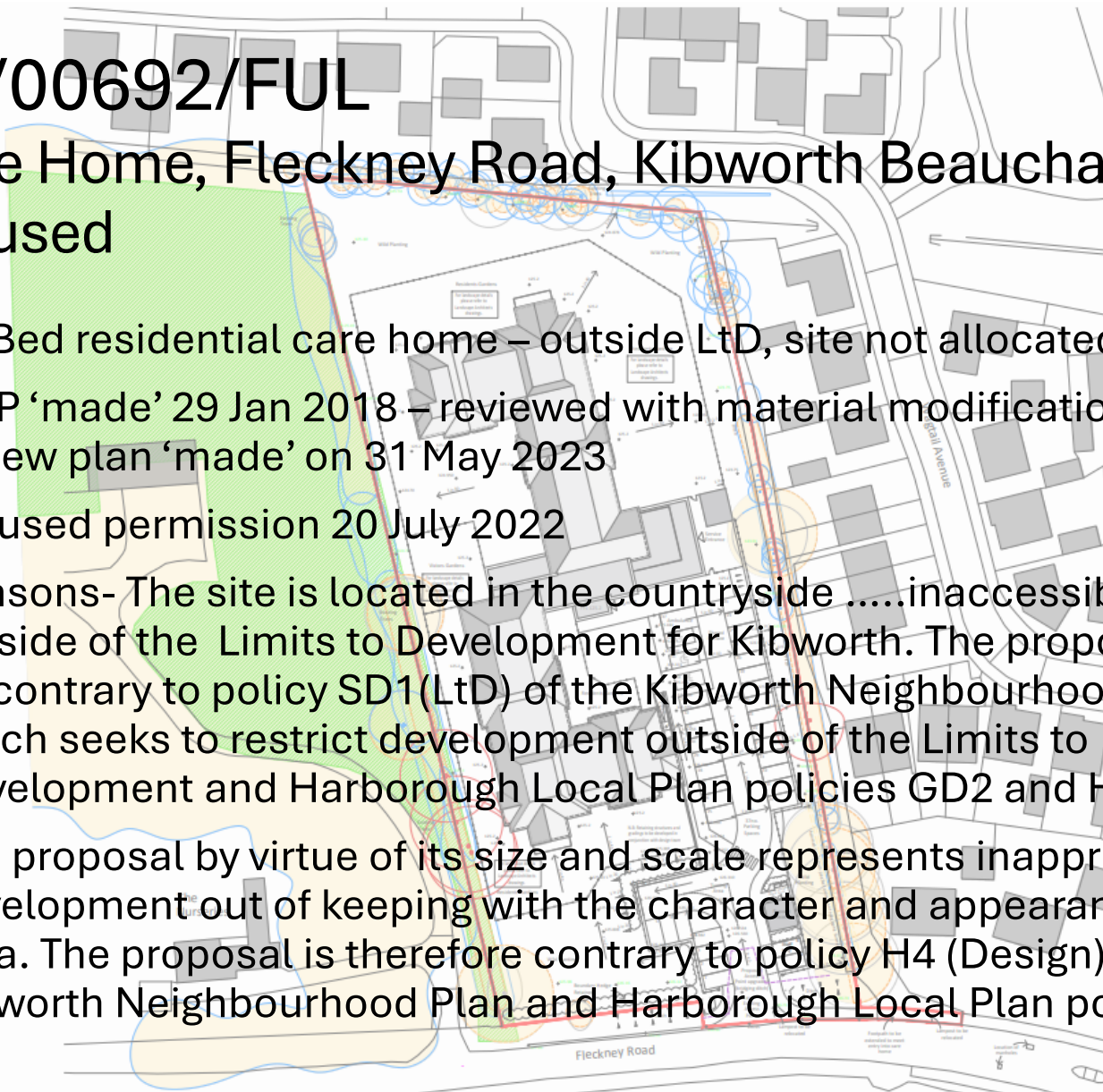


22/00692/FUL

Care Home, Fleckney Road, Kibworth Beauchamp - Refused



- 72 Bed residential care home – outside LtD, site not allocated in Plan
- NDP ‘made’ 29 Jan 2018 – reviewed with material modifications and review plan ‘made’ on 31 May 2023
- Refused permission 20 July 2022
- Reasons- The site is located in the countrysideinaccessible location, outside of the Limits to Development for Kibworth. The proposal would be contrary to policy SD1(LtD) of the Kibworth Neighbourhood Plan which seeks to restrict development outside of the Limits to Development and Harborough Local Plan policies GD2 and H4.
- The proposal by virtue of its size and scale represents inappropriate development out of keeping with the character and appearance of the area. The proposal is therefore contrary to policy H4 (Design) of the Kibworth Neighbourhood Plan and Harborough Local Plan policy GD8.



Lessons

- LtD policy was key in decision making
- Accessibility was important
- Design policy in NDP was key to decision
- Careful consideration by LPA of the 'Development Plan'



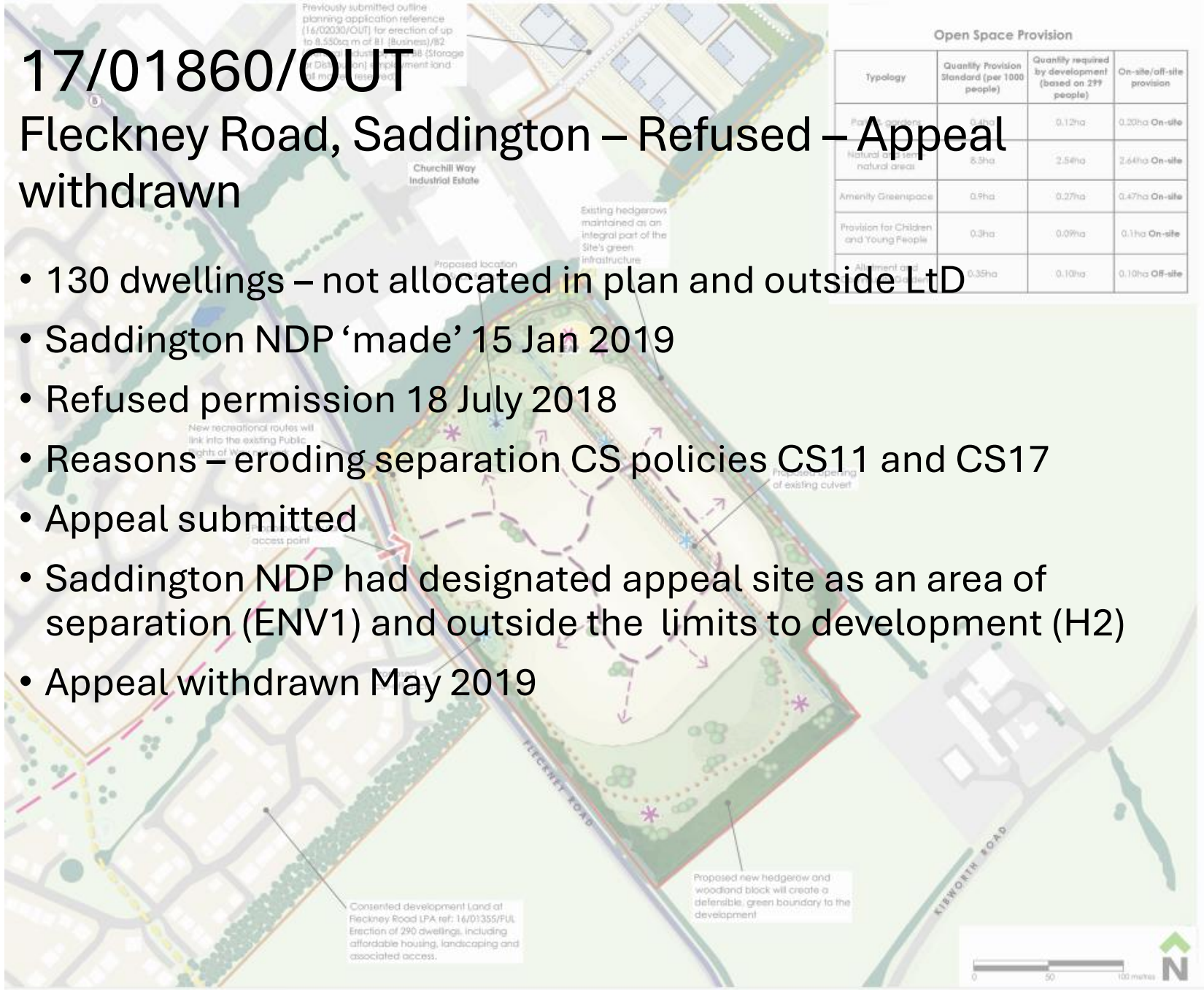
17/01860/OUT

Fleckney Road, Saddington – Refused – Appeal withdrawn

- 130 dwellings – not allocated in plan and outside LtD
- Saddington NDP ‘made’ 15 Jan 2019
- Refused permission 18 July 2018
- Reasons – eroding separation CS policies CS11 and CS17
- Appeal submitted
- Saddington NDP had designated appeal site as an area of separation (ENV1) and outside the limits to development (H2)
- Appeal withdrawn May 2019

Open Space Provision

Typology	Quantity Provision Standard (per 1000 people)	Quantity required (based on 299 people)	On-site/off-site provision
Parkland	0.4ha	0.12ha	0.20ha On-site
Natural and semi-natural areas	6.3ha	2.54ha	2.64ha On-site
Amenity Greenspace	0.9ha	0.27ha	0.47ha On-site
Provision for Children and Young People	0.3ha	0.09ha	0.1ha On-site
All Green Space	0.35ha	0.10ha	0.10ha Off-site



Lessons



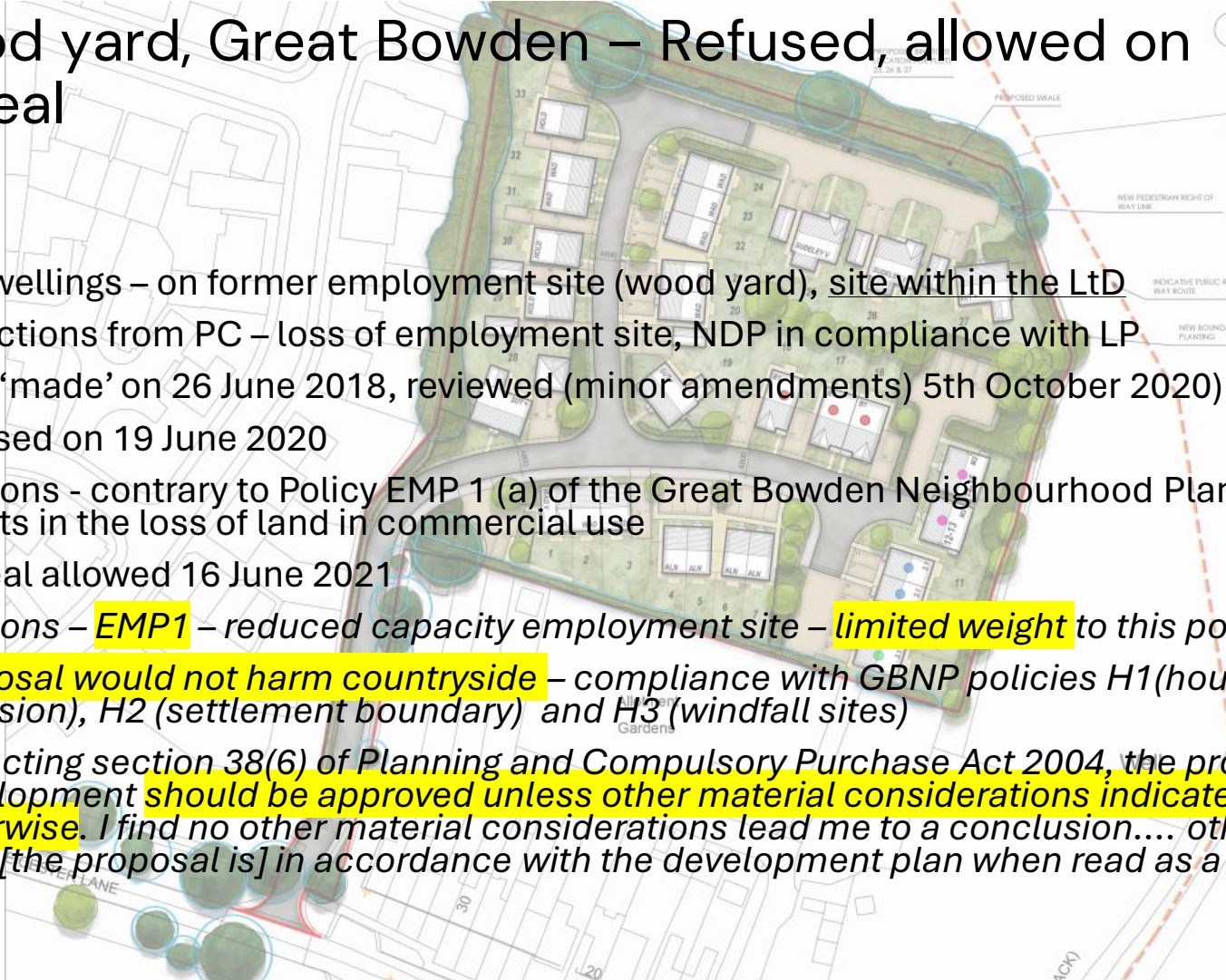
- High Risk - as the LP had not been adopted (5 Year supply issues)
- NDP policy was eventually key in appeal being withdrawn
- Demonstrates the strength and effectiveness of NDPs

19/01902/FUL

Wood yard, Great Bowden – Refused, allowed on appeal



- 33 dwellings – on former employment site (wood yard), site within the Ltd
- Objections from PC – loss of employment site, NDP in compliance with LP
- NDP ‘made’ on 26 June 2018, reviewed (minor amendments) 5th October 2020
- Refused on 19 June 2020
- Reasons - contrary to Policy EMP 1 (a) of the Great Bowden Neighbourhood Plan as it results in the loss of land in commercial use
- Appeal allowed 16 June 2021
- Reasons – **EMP1** – reduced capacity employment site – **limited weight** to this policy
- **Proposal would not harm countryside** – compliance with GBNP policies H1(housing provision), H2 (settlement boundary) and H3 (windfall sites)
- Reflecting section 38(6) of Planning and Compulsory Purchase Act 2004, the proposed development **should be approved unless other material considerations indicate otherwise**. I find no other material considerations lead me to a conclusion.... other than [the proposal is] in accordance with the development plan when read as a whole.



Lessons



- Be careful how LtDs are drawn – sites inside LtD are presumed to be developable
- A refusal by LPA may not be upheld by PINS
- All eventualities cannot be foreseen, but you should try.....

Lessons

- Understand implications of policies
- PINS may not uphold a decision of the LPA
- LtD boundaries need to be carefully drawn
- Gardens can extend into Local Green Space (although private gardens are not generally considered eligible to designate as LGS)



Takeaways.....



- Be careful with policy text and allocation boundaries
- Be precise and clear
- Road test policies
- Understand your policies and their implications
- Not all decisions will go the way of the NP
- Decision is a 'planning balance'
- The development plan as a whole is always considered in decision making – section 38(6) of Planning and Compulsory Purchase Act 2004 states determination must be made in accordance with the plan unless material considerations indicate otherwise.
- Communities are better with an NDP than not.....
more control and influence



Questions?



Coffee Break

We will resume in 10 minutes



Getting the most out of your Neighbourhood Plan



Gary Kirk
YourLocale
18 May 2024



Neighbourhood Plans beyond Referendum



- Responding to planning applications
- Monitoring neighbourhood plans
- Reviewing your Neighbourhood Plan
- Role of the local planning authority



Yourlocale



- *Yourlocale* – NP consultancy
- Gary Kirk – Neighbourhood Planning Examiner; former Parish Councillor.
- Range of Associates.
- Supported 75 NPs through Examination
- Working with a further 26 parishes
- Saddington NP shortlisted in the national planning awards for best NP
- Great Glen only 2nd NP in the Country to be reviewed



Harborough parishes supported

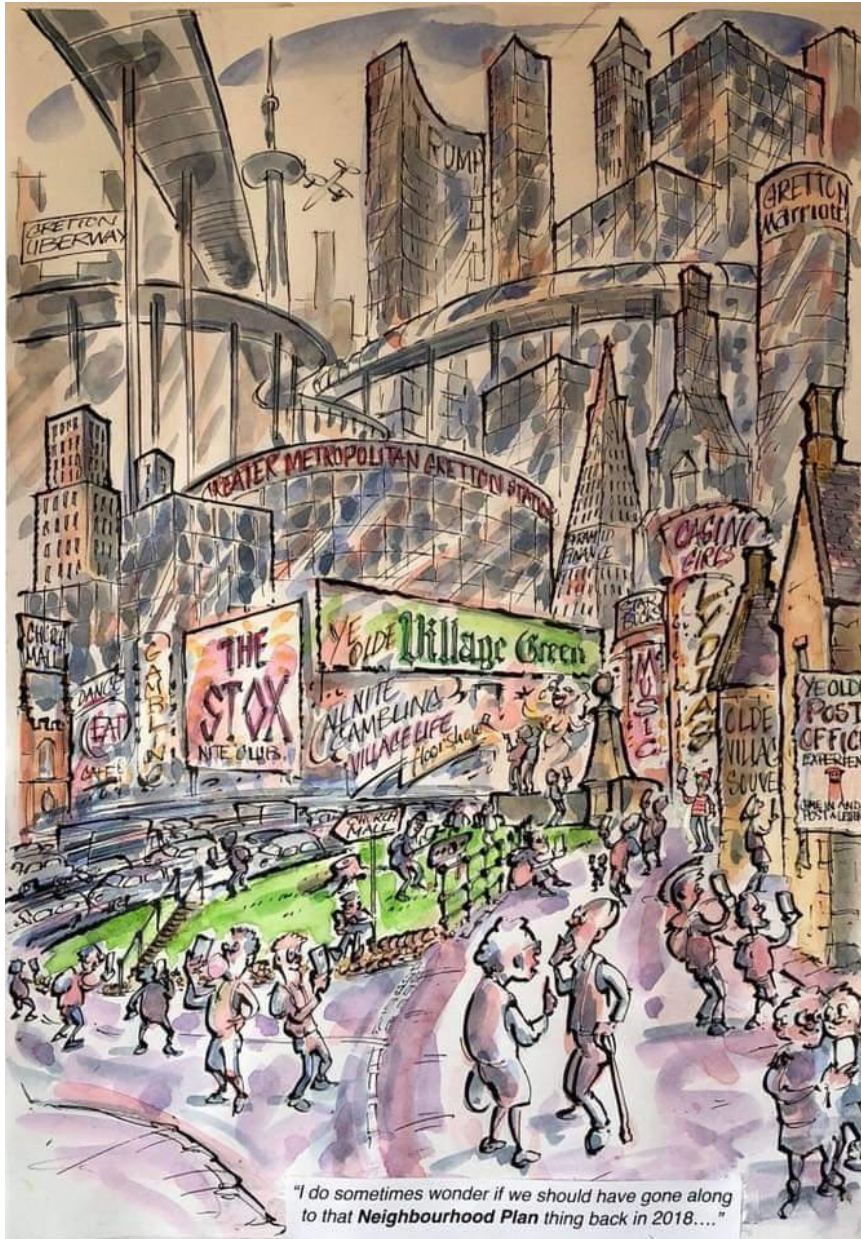
Made Neighbourhood Plans

- North Kilworth
- Hungarton
- Great Glen
- Kibworth
- Great Easton
- East Langton
- Great Bowden
- Medbourne
- Saddington
- Shearsby
- Burton Overy
- Swinford
- Arnesby
- South Kilworth
- Tur Langton
- Hallaton
- Husbands Bosworth
- Leire
- Tugby and Keythorpe
- Dunton Bassett

Reviews Made/in progress

- Great Glen
- Kibworth
- East Langton
- Great Bowden
- Arnesby
- Shearsby
- Burton Overy
- Broughton Astley
- Houghton on the Hill





Life without
neighbourhood
plans ...

National Planning Policy Framework



- ‘Where a planning application conflicts with an up-to-date development plan (including neighbourhood plans), permission should not usually be granted’.
- ‘... the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits...’.



Power of neighbourhood plans



022_GL_PINS_P17-1428_140521

14 May 2021

Holly Dutton
Room 3J
Temple Quay House
2 The Square
Bristol
BS1 6PN

BY EMAIL ONLY TO

HOLLY.DUTTON@PLANNINGINSPECTORATE.GOV.UK

Dear Ms Dutton

Outline Planning Application Ref: 19/01243/OUT

PINS Ref: APP/K2420/W/20/3261386

Land at Ashfield Farm, Kirkby Road, Desford, LEICESTER, LE9 9JX

I write to you further to the above referenced appeal. The appeal was originally to be

- Letter from developer withdrawing appeal after NP Made.

Following the positive referendum result, the Appellant has been notified that Hinckley and Bosworth Borough Council has decided to formally 'make' the Desford Neighbourhood Plan. The Neighbourhood Plan now forms part of the development plan for Hinckley and Bosworth and the policies in the plan will now be given full weight when assessing planning applications and appeals in the neighbourhood area.

The implications of this changing position for this appeal are such that the Appellant wishes to **withdraw the above appeal with immediate effect.**

5 The Priory, Old London Road, Canwell, Sutton Coldfield, B75 5SH
T: 0121 308 9570 | www.pegasusgroup.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Group.
Pegasus Group is a trading name of Pegasus Planning Group, Limited (2077050) registered in England and Wales. Registered Office: Pegasus House, Queens Business Centre, Wilbourn Road, Cirencester, Gloucestershire, GL7 9ET.
Copyright Pegasus Planning Group Limited 2021. The contents of this document must not be copied, reproduced in whole or in part without the written consent of Pegasus Planning Group Limited.

Page | 1



The danger



- Weariness can set in by time of Referendum
- Can be argued that the work actually starts once NP Made ...
- Yet many Parishes fail to make the connection and continue to respond to planning applications without reference to the NP
- Parish Councillors change and may not have led on the NP
- The NP gives you as a Parish Council the means to support or object to planning applications

Responding to planning applications



- Important to reference the NP in responding to new applications.
- ‘We support the proposal as it is in line with NP policies’ or ‘we object to the proposal as it is in conflict with NP policies ...’
- Need to help HDC by interpreting the policies as they apply to the planning application
- Parishes are best placed to respond in this way.



Examples



- Erection of one dwelling in North Kilworth

By virtue of its siting and layout, the proposal will result in a harmful loss of the verdant character of this part of the street scene and create a cramped appearance which is contrary to the character of the street scene. The proposal therefore will be detrimental to the character and appearance of the area, contrary to NK3 of the North Kilworth Neighbourhood Plan

Furthermore, the loss of the trees and the drainage as proposed do not comply with policies NK14 and NK6 of the North Kilworth Neighbourhood Plan. The proposal is therefore not considered sustainable development in the context of the Framework.



Examples



- Appeal at Great Glen

Policy GG14 (Ridge and Furrow Fields) requires that development should seek to preserve the identified areas of well-preserved ridge and furrow wherever possible. The proposed development would not preserve the ridge and furrow in the southern field apart from a token remnant and there is no reason why it could not. For this reason I determine that it would not comply with GG14. Policy GG17 (Important Trees and Hedges) requires development proposals to protect and integrate into the design of that development existing trees and hedges of good arboricultural, ecological and amenity value. The proposal would result in the loss of 135m of the existing hedgerow to Oaks Lane, which is in reasonably good condition and provides amenity value in enclosing the field, and so would fail to comply with GG17.

These NP Policies are not yet part of the development plan because the NP has not yet been 'made' but conflict with them should be given substantial weight, as acknowledged by the appellant and as required by statute.

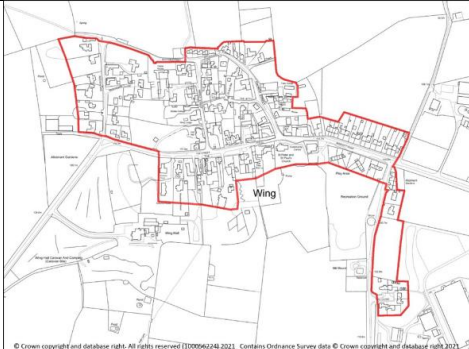
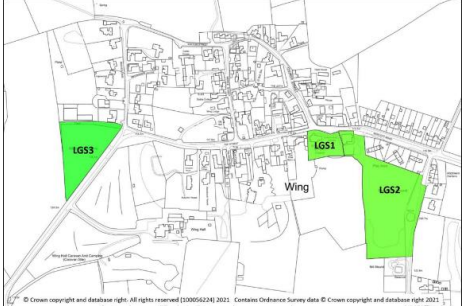


How to utilise the NP



- Starting point should be considering the NP policies and how the Application is impacted by them.
- Remember – very few policies are absolute.
 - ‘... without mitigation’
 - ‘... very special circumstances’
 - ‘... unless the benefit outweighs the harm’
- Important that the PC response is comprehensive and builds a strong case
- Don't assume HDC know the detail ...
- YourLocale has developed a template to help Parish Councils focus in on the key issues



Policy	Figures if applicable	Compliance	Questions			
<p>Development proposals within the Settlement Boundary will be supported where they comply with other policies in this Plan.</p> <p>Land outside the Planned Limits of Development will be treated as open countryside, where development will be carefully managed in line with local and national strategic planning policies.</p>		<table border="1"> <tr><td>Yes</td></tr> <tr><td>No</td></tr> <tr><td>N/A</td></tr> </table>	Yes	No	N/A	<p>Is the proposal within the Limits to development?</p> <p>If outside – is it in respect of an activity suitable for a countryside location?</p>
Yes						
No						
N/A						
<p>Where practicable and viable, new housing development proposals should provide a mixture of housing types specifically to meet identified and evidenced local needs. In this context proposals that deliver smaller homes (three bedrooms or fewer) and homes suitable for older people (especially those who wish to downsize) will be particularly supported.</p>	<p>None</p>	<table border="1"> <tr><td>Yes</td></tr> <tr><td>No</td></tr> <tr><td>N/A</td></tr> </table>	Yes	No	N/A	<p>Does the proposal deliver the smaller dwellings/bungalows required through the policy?</p>
Yes						
No						
N/A						
<p>DESIGN – All new development proposals, replacement dwellings and extensions should 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 and should demonstrate regard to the building design principles and requirements as stated in the Design Guide (Appendix 3) to a degree that is appropriate to their specific location and setting.</p>	<p>None</p>	<table border="1"> <tr><td>Yes</td></tr> <tr><td>No</td></tr> <tr><td>N/A</td></tr> </table>	Yes	No	N/A	<p>Does the proposal demonstrate regard for the design principles and requirements to an appropriate level?</p>
Yes						
No						
N/A						
<ul style="list-style-type: none"> The plan designates the following Local Green Spaces: LGS1 Churchyard of St. Peter and St. Paul Church LGS2 Wing playing field, community woodland, village hall grounds and turf maze LGS3 Village allotment gardens <p>Development proposals affecting Local Green Spaces will only be supported in very special circumstances.</p>		<table border="1"> <tr><td>Yes</td></tr> <tr><td>No</td></tr> <tr><td>N/A</td></tr> </table>	Yes	No	N/A	<p>Does the proposal affect a designated Local Green Space? If so, the application should be refused.</p>
Yes						
No						
N/A						



The following open spaces (locations, Figure 6) are of high local value for recreation, beauty, amenity, or tranquillity, within or close to the built-up area. Development proposals that result in their loss, or have an unacceptable effect on them, will not be supported unless the open space is replaced by at least equivalent provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.

Sites with Open Space, Sport & Recreation (OSSR) functions (OSSR typologies in italics)

- OS1 Village pump and ancient track open space (Semi-natural green space and amenity green space)
- OS2 Copper Beech open space, Bottom Street (Amenity green space)

The following open spaces (locations, Figure 6) are of high local value for the contribution they make to the village's form, character and setting. Their significance in this regard should be taken into account in development proposals and other planned works affecting them, and any loss should be weighed against the value of the development.

Open spaces contributing to the form, character and setting of Wing:

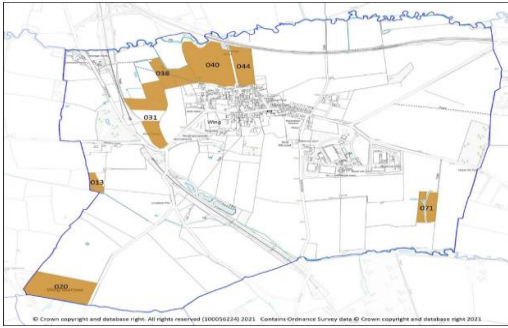

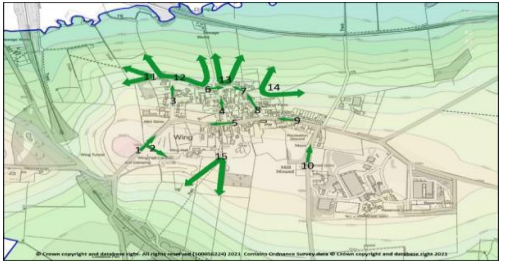
- C1 The Rector's Glebe C2 Old Hall garden
- C3 Wing Lodge paddock C4 Bryher House garden
- C5 Sheild's Acres C6 Gregory's Acres ('the sledging field')
- C7 Wing Hall parkland east C8 Wing House prospect C9 Wing Hall parkland west, with avenue
- Important verges and frontages:
 - V1 Cedar House frontage
 - V2 Wing House frontage and Church Street verges V3 Top Street verges V4 Top Street/Reeves Lane green, Wing Hill verges and beech trees
 - V5 Middle Street verges



Yes

Does the proposal impact on a designated Important Open Space? If so, the application should only be allowed if the open space is replaced by at least equivalent provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.



<p>The areas of ridge and furrow earthworks shown in Figure 11.3 are identified as non-designated local Heritage Assets.</p> <p>In assessing development proposals which would involve any loss of or damage to an identified area of ridge and furrow earthwork on Figure 11.3 the benefits of the development will be balanced against the significance of the feature concerned as a heritage asset</p>		<p>Yes</p> <p>No</p> <p>N/A</p>	<p>Does the proposal impact on an area of ridge and furrow?</p> <p>If so, what mitigations are being offered?</p> <p>The proposal should only be agreed if the benefit is considered to outweigh the harm.</p>
<p>The structures and buildings listed here (details Appendix 6, location map Figure 14) are non-designated local heritage assets. They are important for their contribution to the history, layout and characteristic mix of architectural styles in the village and Plan Area, and their features and settings should be protected wherever possible. Any harm arising from a development proposal or a change of use requiring planning approval affecting any of them will need to be balanced against their significance as heritage assets.</p> <p>List NDHAs</p>		<p>Yes</p> <p>No</p> <p>N/A</p>	<p>Does the proposal impact on an identified non-designated heritage asset or its setting?</p> <p>If so, what mitigations are being offered?</p> <p>The proposal should only be agreed if the benefit is considered to outweigh the harm.</p>
<p>The Plan identifies the following important views (as shown on Figure 15).</p> <p>Development proposals which would affect the identified views should be designed to ensure that their layout, scale, and mass respect the significance and character of the views concerned. Where necessary development proposals should include measures to mitigate the effects of the development on the important view concerned.</p> <p>Development proposals which would have an unacceptable impact on an important view will not be supported.</p>		<p>Yes</p>	<p>Does the proposal impact on an identified important view?</p> <p>If so, what mitigations are being offered?</p> <p>The proposal should only be agreed if the impact on the view is mitigated appropriately.</p>



Monitoring



- NPs supported by YourLocale include a section on the monitoring of the NP and this has been identified as good practice by Examiners.
- Suggests regular monitoring
 - At least an annual basis
 - Formal Review to coincide by given date or to coincide with LP Review or significant change (such as housing numbers)
- PCs should be continually monitoring the success or otherwise of policies as they are used, and take action as necessary



Formal Reviews



- **Why?**
 - Policies still relevant? Have they worked? Any omissions?
 - Have there been any legislative changes? NPPF or LP? Housing need?
- **Minor/non-material changes**
 - Typos/narrative updates. No impact on policy stance or interpretation
 - Can be made by HDC with the Qualifying Body's approval
- **Material or Substantial Modifications**
 - Requires formal process. Examiner will determine need for referendum.
 - Material v Substantial Modifications
 - Existing policies not always examined
 - Full grant funding currently available



Role of local planning authority



- Worked across around 25 local planning authorities
- Approach to neighbourhood planning mixed
- Very important. Complicated process supported and facilitated by the local planning authority
- The good news is that HDC is very supportive
 - Understand neighbourhood planning
 - Single point of contact with Qualifying Bodies
 - Look for solutions not problems
- Why does this matter?
 - LPA 1 Responses to Regulation 16
 - LPA 2 Influencing SEA decision
 - LPA 3 Influencing Examination
 - LPA 4 What are strategic policies?



Conclusion



- Have a head start being based in Harborough District
- Once Made, need to use the NP to guide you to support or object to planning applications
- Using a template helps to ensure consistency of approach and a comprehensive response
- Need to continually monitor success of policies, and bear in mind whether the policies are achieving what you hoped for and consider formal review when significant changes take place in the planning system
- Make the NP work for you!



Thank you!



Any Questions?
www.yourlocale.org.uk

Gary Kirk



Lunch

We will resume in approximately 30 minutes



Over to you

How is the system working in Harborough District?



Group exercise

In groups, we invite you to discuss and produce ideas and suggestions around these three key questions:



1. What is working well with the ways that your group or parish council interacts with HDC, and what could we look to improve?



2. What is unique about your parish,
and how can we tailor how we
interact with you?



3. How do you want us to work with you long term, and how do we engage and communicate going forward?



3. How do you want us to work with you long term, and how do we engage and communicate going forward?

Discussion

Could you each nominate an individual from your group to share your thoughts and ideas with the rest of the room.



Closing Remarks

David Atkinson

