

From: Matthew Bills

Sent: 05 November 2024 09:10

To: Chris Collison <collisonchris@aol.com>

Subject: RE: Examiner letter seeking clarification of matters

Importance: High

Chris

Please find below the response from the QB and HDC

Policy HL7 and Policy HL18 and the Policies Map and Map11

Limits to Development for Tilton on the Hill have been used to guide development for many years but are not longer defined by the Harborough Local Plan. To clarify where development would be acceptable, our Neighbourhood Plan defines new Limits to Development which take account of the character of the village, recent and proposed developments. In defining Limits to Development, open areas of countryside (agricultural land, paddocks, meadows, woodland, rivers and lakes, and other greenfield land, except for residential curtilages) lie outside the Limits to Development. Where possible, the Limits to Development boundary follows a defined feature that is visible on-site and on an OS plan e.g. field boundary, building, road, stream, wall or fence. Boundaries generally follow the curtilage of properties. In the case of residential gardens, occasionally the curtilage of the property is not well defined or so large that it appears to form part of the countryside surrounding the settlement. In these cases, the boundary has been defined to protect the landscape setting of the settlement.

Isolated or sporadic development which is clearly detached from the principal built-up area is excluded from within the boundary.

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§Sites that are allocated for development, e.g. Policy H17, are included within Limits to Development.

Peripheral playing fields, environmental space and garden centres are not included within the boundary.

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Sewage Treatment Works, electricity sub-stations, pumping stations and other utility buildings on the edge of the settlement are excluded from within the boundary.

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Agricultural buildings may be included within the Limits to Development if they are well related in terms of scale and positioning to the rest of the settlement. Account has also been taken of the availability of defensible boundaries and the age of the building (i.e. how established the building is in the settlement).

Policy H17

The Parish Council does not have access to the original representation. However, we understand that this representation is on behalf of the owner of the site allocated for housing development in Policy HL17 and relates to that Policy.

HDC is able to supply the original unredacted representation (attached) and believes that the representation is made on behalf of the landowner.

Regards