

## HARBOROUGH DISTRICT COUNCIL

### HIGH LEICESTESHIRE NEIGHBOURHOOD PLAN DECISION STATEMENT

#### 1. Summary

1.1 Following an Independent Examination, Harborough District Council now confirms that the High Leicestershire Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum **on 23 January 2025**

1.2 This decision statement can be viewed at:

#### **Harborough District Council Offices**

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

opening hours: Monday, Tuesday, Thursday, Friday: 8:45am to 5pm; Wednesday  
9:30am to 5pm

St Peters Church, Tilton on the Hill ( open 10am to 4pm daily)

#### 2. Background

2.1 In September 2016 Tilton on the Hill and Halstead Parish Council, as the qualifying body, applied for Tilton on the Hill and Halstead, Marefield, Cold Newton and Lowesby to be designated as a Neighbourhood Area (the High Leicestershire Neighbourhood Area) for the purpose of preparing a neighbourhood plan. After a six week consultation period the Neighbourhood Area application was approved by Harborough District Council (the Council) on 16 November 2016 in accordance with the Neighbourhood Planning (General) Regulations (2012) 2, Regulation 7.

2.2 Tilton on the Hill and Halstead Parish Council as the Qualifying Body submitted the review plan to the Council on 28 June 2024. A six week consultation period was held ending on 4 September 2024.

2.3 The Council, with the agreement of the Qualifying Body, appointed an independent examiner, Chris Collison, to undertake the independent examination of the Plan.. The examiner considered the Plan against the Basic Conditions required by legislation and concluded that the Plan should proceed to referendum with some modifications.

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

#### 3. Decision and Reasons

3.1 The Director for Planning has agreed that all the Examiner's recommended modifications should be accepted and that the amended Neighbourhood Plan should proceed to a referendum. The Qualifying Body has also confirmed that the Plan should proceed to referendum.

- 3.2 The modifications proposed by the examiner have been made to secure that the draft plan meets the basic conditions. **Appendix A** of the decision statement sets out these modifications, the reasons for them and the action to be taken in respect of each of them.
- 3.3 The District Council agrees with the Examiner's recommendation that there is no reason to extend the Neighbourhood Plan area for the purpose of holding the referendum.
- 3.4 The Examiner has concluded that with the specified modifications the Plan meets the basic conditions and other relevant legal requirements. The District Council concurs with this view and that the Plan complies with the provision made by or under sections 38A and 38B of the 2004 Act. Therefore, to meet the requirements of the Localism Act 2011 a referendum which poses the question

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

will be held in the Parishes of Tilton on the Hill and Halstead, Marefield, Cold Newton and Lowesby.

- 3.5 The date on which the referendum will take place is agreed as **23 January 2025**.

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

Amendment Ref no	Policy No.	Policy Title	Original Text	Examiner comments	Suggested Revised Text	Reason
1	Policy HL1	Retention of Services and Facilities	<p>The following facilities will be protected and development which assists their diversification and improved accessibility is supported in accordance with</p> <p>Harborough Local Plan Policy HC2:</p> <p>a) Tilton Village Stores            b) Rose and Crown PH, Tilton on the Hill            c) Tilton Village Hall            d) Tilton Playing Field            e) Lowesby Village Hall            f) Tilton and Lowesby Cricket Ground            g) Tilton village hall public electric vehicle charge points</p>	In Policy HL1 after “HC2” insert “and Policy HC3”	<p><b>The following facilities will be protected and development which assists their diversification and improved accessibility is supported in accordance with Harborough Local Plan Policy HC2 and Policy HC3:</b></p> <p><b>a) Tilton Village Stores            b) Rose and Crown PH, Tilton on the Hill            c) Tilton Village Hall            d) Tilton Playing Field            e) Lowesby Village Hall            f) Tilton and Lowesby Cricket Ground            g) Tilton village hall public electric vehicle charge points</b></p>	<b>Consistency and accuracy</b>
2	Policy HL2	Allotments	An allotment containing 10 plots, with water and electricity	In Policy HL2 continue the policy with “unless	<b>An allotment containing 10 plots, with water and electricity</b>	<b>To ensure consistency with Framework</b>

			supply and car parking, should be provided as part of the development of land between Melton Road and Marefield Lane, Tilton on the Hill (Policy HL17).	it is demonstrated such provision is not viable”	<b>supply and car parking, should be provided as part of the development of land between Melton Road and Marefield Lane, Tilton on the Hill (Policy HL17) unless it is demonstrated such provision is not viable.</b>	<b>and Guidance</b>
<b>3</b>	<b>Policy HL5</b>	<b>Design</b>	Only development that reflects the High Leicestershire Design Code will be supported. Development should also: ) Show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution; and ) Provide a safe and suitable access with appropriate on-site parking provision	In Policy HL5 replace “appropriate” with “sufficient” and continue the policy with “to ensure additional on-street parking will not cause circulation or highway safety problems”	<b>Only development that reflects the High Leicestershire Design Code will be supported. Development should also:  ) Show sufficient regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution; and  ) Provide a safe and suitable access with appropriate on-site parking provision to ensure additional on-street parking will not cause circulation or highway safety problems</b>	<b>Clarity</b>
<b>4</b>	<b>Policy HL6</b>	<b>Climate Change</b>	All development proposals will be expected to mitigate	In Policy HL6 in part a) replace “minimises” with “reduces”	<b>All development proposals will be expected to mitigate</b>	<b>To ensure regard for the Framework</b>

			<p>against and adapt to climate change and to comply with national targets on reducing carbon emissions and energy use.</p> <p>Development, including extensions and refurbishment where it requires planning permission, will be expected to take account of the following:</p> <p>a) How it makes effective use of sustainably sourced resources and materials, minimizes waste, and water use;</p>		<p><b>against and adapt to climate change and to comply with national targets on reducing carbon emissions and energy use.</b></p> <p><b>Development, including extensions and refurbishment where it requires planning permission, will be expected to take account of the following:</b></p> <p><b>a) How it makes effective use of sustainably sourced resources and materials, reduces waste, and water use;</b></p>	<p><b>and Guidance</b></p>
5	HL7	Countryside	<p>The Countryside (land outside Limits to Development as defined on the Policies Map) will be protected for the sake of</p>	<p>In Policy HL7 after “Map” insert “and beyond sites that meet the requirements and criteria of Local Plan Policy GD2 adjoining</p>	<p><b>The Countryside (land outside Limits to Development as defined on the Policies Map and beyond sites that meet the requirements and criteria of Local Plan Policy GD2 adjoining those Limits to Development) will be</b></p>	<p><b>Clarity</b></p>

			its intrinsic character, beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be strictly controlled in accordance with Harborough Local Plan Policies SS1, GD3 and GD4	those Limits to Development”	<b>protected for the sake of its intrinsic character, beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be strictly controlled in accordance with Harborough Local Plan Policies SS1, GD3 and GD4</b>	
<b>6</b>	<b>HL8</b>	<b>Protecting the Landscape</b>	Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the High Leicestershire Landscape Character Area. Development should:	In Policy HL8 replace part c) with “Be sited and designed to avoid significant adverse impact on, and where possible enhance, important views and vistas including skylines seen from locations that are freely accessible to the general public.”	<b>Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the High Leicestershire Landscape Character Area. Development should: a) Conserve and, where possible, enhance the character and qualities of the local landscape through</b>	<b>Clarity</b>

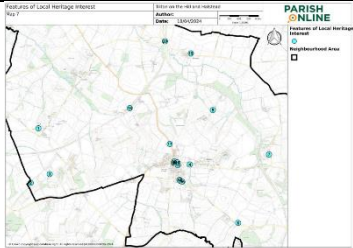
			<p>a) Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design and management;</p> <p>b) Make provision for the retention and, where possible, enhancement of features of landscape importance;</p> <p>c) Safeguard and, where possible, enhance important views and vistas including sky lines within the development layout; and</p> <p>d) Provide appropriate landscape mitigation and/or suitable off-site enhancements where necessary</p>		<p><b>appropriate design and management;</b></p> <p><b>b) Make provision for the retention and, where possible, enhancement of features of landscape importance;</b></p> <p><b>c) Be sited and designed to avoid significant adverse impact on, and where possible enhance, important views and vistas including skylines seen from locations that are freely accessible to the general public; and</b></p> <p><b>d) Provide appropriate landscape mitigation and/or suitable off-site enhancements where necessary</b></p>	
<b>7</b>	<b>HL10</b>	<b>Area of Separation</b>	<p>The open character of the Area of Separation, as defined on</p>	<p>In Policy HL10</p> <ul style="list-style-type: none"> <li>• in the first sentence delete “and physical”</li> </ul>	<p><b>The open character of the Area of Separation, as defined on Map 3, shall be maintained, to preserve the visual</b></p>	<b>Clarity</b>

		<p>Map 3, shall be maintained, to preserve the visual and physical separation of Tilton on the Hill and Halstead and retain their distinctive character and separate identities.</p> <p>Development within this area will only be supported if it would not:</p> <p>a) Diminish the physical or visual separation between built up areas associated with these settlements; and</p> <p>b) Compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of the Area of Separation in protecting the identity and</p>	<ul style="list-style-type: none"> <li>• in point a) delete “physical or”</li> </ul>	<p><b>separation of Tilton on the Hill and Halstead and retain their distinctive character and separate identities.</b></p> <p><b>Development within this area will only be supported if it would not:</b></p> <p><b>a) Diminish the visual separation between built up areas associated with these settlements; and</b></p> <p><b>b) Compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of the Area of Separation in protecting the identity and distinctiveness of these settlements.</b></p> <p><b>Any development proposal within the Area of Separation must be accompanied by an analysis and proposals for mitigation of likely impact on settlement setting and the objective of visual separation, giving specific attention to</b></p>	
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			<p>distinctiveness of these settlements.</p> <p>Any development proposal within the Area of Separation must be accompanied by an analysis and proposals for mitigation of likely impact on settlement setting and the objective of visual separation, giving specific attention to use of location, design and landscaping appropriate to the character of the area.</p>		<p><b>use of location, design and landscaping appropriate to the character of the area.</b></p>	
<b>8</b>	<b>HL12</b>	<b>Ecology and Biodiversity</b>	<p>Development should conserve, restore and enhance the network of local ecological features and habitats which include (as shown on Map 5) Local Wildlife Sites (including historical sites) and Wildlife Corridors.</p>	<p>In Policy HL12</p> <ul style="list-style-type: none"> <li>• after “features and habitats” insert “within the Neighbourhood Area,”</li> <li>• replace “through the following opportunities:” with “. Development proposals should</li> </ul>	<p><b>Development should conserve, restore and enhance the network of local ecological features and habitats within the Neighbourhood Area which include (as shown on Map 5) Local Wildlife Sites (including historical sites) and Wildlife Corridors. New development will be expected to secure measurable</b></p>	<b>Clarity</b>

			<p>New development will be expected to secure measurable net gains for biodiversity through the following opportunities:</p> <p>a) The integration of features such as bat boxes, bird boxes and hedgehog highways;</p> <p>b) Woodland, hedgerow and tree planting;</p> <p>c) Enhancement of ponds and watercourses; and</p> <p>d) Creation of meadow and grassland habitats</p>	demonstrate consideration of the following measures:"	<p><b>net gains for biodiversity. Development proposals should demonstrate consideration of the following measures:</b></p> <p><b>a) The integration of features such as bat boxes, bird boxes and hedgehog highways;</b></p> <p><b>b) Woodland, hedgerow and tree planting;</b></p> <p><b>c) Enhancement of ponds and watercourses; and</b></p> <p><b>d) Creation of meadow and grassland habitats</b></p>	
9	HL13	Trees and Hedgerows	<p>Existing trees and hedgerows should be retained where possible and integrated into new developments. Development that damages or results in the loss or deterioration of ancient trees, hedgerows or trees of good</p>	<p>In Policy HL13 replace the second and third sentences with "Development that unnecessarily damages or results in the loss of trees or hedgerows of good arboricultural value will not be supported. Proposals resulting in the loss</p>	<p><b>Existing trees and hedgerows should be retained where possible and integrated into new developments. Development that unnecessarily damages or results in the loss of trees or hedgerows of good arboricultural value will not be supported. Proposals resulting in the loss of ancient woodland or ancient trees will only be supported</b></p>	<p><b>clarity</b></p>

			<p>arboricultural and amenity value will not be supported. Proposals should be designed to retain ancient trees, hedgerows or trees of arboricultural and amenity value.</p>	<p>of ancient woodland or ancient trees will only be supported in wholly exceptional circumstances.”</p>	<p><b>in wholly exceptional circumstances.</b></p>	
<b>10</b>	<b>HL15</b>	<b>Non-Designated Heritage Assets</b>		<p>Replace Map 7 that is referenced in Policy HL15 with a map or maps that identify the locations of each of the buildings and structures referred to in the policy.</p>	<p><b>Map to be replaced</b></p>	<p><b>clarity</b></p>
<b>11</b>	<b>HL16</b>	<b>Local Green Space</b>	<p>The following parcels of land are designated as Local Green Spaces:</p> <ol style="list-style-type: none"> <li>1. All Saints Churchyard, Lowesby</li> <li>2. The Green, Lowesby</li> <li>3. Lowesby Cricket Ground</li> <li>4. St Peter’s Churchyard Tilton on the Hill</li> <li>5. Tilton Playing Field</li> </ol>	<p>In Policy HL16 replace “only be supported in very special circumstances” with “be managed in accordance with national Green Belt policy”</p>	<p><b>The following parcels of land are designated as Local Green Spaces:</b></p> <ol style="list-style-type: none"> <li><b>1. All Saints Churchyard, Lowesby</b></li> <li><b>2. The Green, Lowesby</b></li> <li><b>3. Lowesby Cricket Ground</b></li> <li><b>4. St Peter’s Churchyard Tilton on the Hill</b></li> <li><b>5. Tilton Playing Field</b></li> </ol> <p><b>Development proposals within the designated local green spaces will be</b></p>	<p><b>clarity</b></p>

			Development proposals within the designated local green spaces will only be supported in very special circumstances		<b>managed in accordance with national Green Belt policy</b>	
<b>12</b>	<b>HL17</b>	<b>Land Between Melton Road and Marefield Lane, Tilton on the Hill</b>	<p>Approximately 0.9 hectares of land between Melton Road and Marefield Lane, Tilton on the Hill, as shown on Map 11, is allocated for housing development. Development will be supported subject to the following criteria:</p> <p>A. The development shall provide approximately 25 dwellings;</p> <p>B. Vehicular access should be off Melton Road, with no vehicular access onto Marefield Lane. The extension of the 30mph speed limit northwards is required along</p>	<p>In Policy HL17</p> <ul style="list-style-type: none"> <li>• commence part B with “Unless alternative vehicular access arrangements are recommended by the Highway Authority at detailed design stage”</li> <li>• delete the final sentence of part B</li> <li>• continue part C with “and should not negatively affect the setting of the Tilton on the Hill Conservation Area”</li> <li>• continue part E with “unless this is demonstrated to be beyond the scope of the relevant regulations, or is</li> </ul>	<p><b>Approximately 0.9 hectares of land between Melton Road and Marefield Lane, Tilton on the Hill, as shown on Map 11, is allocated for housing development. Development will be supported subject to the following criteria:</b></p> <p><b>A. The development shall provide approximately 25 dwellings;</b></p> <p><b>B. Unless alternative vehicular access arrangements are recommended by the Highway Authority at detailed design stage vehicular access should be off Melton Road, with no vehicular access onto Marefield Lane.</b></p> <p><b>C. The design and layout of the development should minimise the impact of the development on the wider</b></p>	<p><b>To ensure regard for the Framework and Guidance and precision</b></p>

			<p>with speed reduction measures on the B6047;</p> <p>C. The design and layout of the development should minimise the impact of the development on the wider landscape;</p> <p>D. Provision shall be made for a safe, inclusive, convenient and attractive footway and cycle link to Marefield Lane so that new residents can easily access the village centre;</p> <p>E. Developer funding of the Tilton Electric Car Club to encourage new residents to use more sustainable travel choices in the absence of public transport services. This will be based on two, annual frequent</p>	<p>unnecessary or not viable”</p> <ul style="list-style-type: none"> <li>• commence part F with “Subject to viability”</li> <li>• in part G delete “Important” and after “retained” insert “, except where removal is necessary to achieve safe vehicle, pedestrian and cycle accesses to the site,”</li> <li>• replace part H with “The siting, design (including height of buildings), and landscaping of the development shall protect the residential amenities of adjacent properties including 9 and 11 Marefield Lane”</li> <li>• continue part I with “Development proposals must demonstrate that</li> </ul>	<p><b>landscape and should not negatively affect the setting of the Tilton on the Hill Conservation Area;</b></p> <p><b>D. Provision shall be made for a safe, inclusive, convenient and attractive footway and cycle link to Marefield Lane so that new residents can easily access the village centre;</b></p> <p><b>E. Developer funding of the Tilton Electric Car Club to encourage new residents to use more sustainable travel choices in the absence of public transport services. This will be based on two, annual frequent user membership unless this is demonstrated to be beyond the scope of the relevant regulations, or is unnecessary or not viable packages per household;</b></p> <p><b>F. The development shall make provision for allotments in accordance with Policy HL2;</b></p> <p><b>G. Perimeter hedgerows and trees shall be retained except where removal is necessary to achieve safe vehicle, pedestrian and cycle</b></p>	
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		<p>user membership packages per household;</p> <p>F. The development shall make provision for allotments in accordance with Policy HL2;</p> <p>G. Important perimeter hedgerows and trees shall be retained and reinforced with additional planting. Substantial planting is required along the northern boundary of the site;</p> <p>H. The residential amenities of 9 and 11 Marefield Lane shall be protected;</p> <p>I. A sustainable drainage system with suitable surface water and foul water drainage strategies devised in consultation with the relevant infrastructure bodies.</p>	<p>there is capacity in the foul drainage network and at the Tilton on the Hill Sewage Treatment Works to accommodate the proposed growth.”</p> <p>After paragraph 1.21 of the Neighbourhood Plan insert a commitment of the Parish Council to conduct a formal review of the Neighbourhood Plan following adoption of the new Harborough Local Plan.</p>	<p><b>accesses to the site, and reinforced with additional planting. Substantial planting is required along the northern boundary of the site;</b></p> <p><b>H. The siting, design (including height of buildings), and landscaping of the development shall protect the residential amenities of adjacent properties including 9 and 11 Marefield Lane;</b></p> <p><b>I. A sustainable drainage system with suitable surface water and foul water drainage strategies devised in consultation with the relevant infrastructure bodies. Development proposals must demonstrate that there is capacity in the foul drainage network and at the Tilton on the Hill Sewage Treatment Works to accommodate the proposed growth</b></p>	
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13	Policy HL18	Infill	<p>Housing development within the Tilton on the Hill Limits to Development, as defined on Map 14, will be supported subject to the other policies of the Neighbourhood Plan. Outside the Tilton on the Hill Limits to Development, including at Cold Newton, Halstead, Lowesby and Marefield, housing development will be determined in accordance with Harborough Local Plan Policy GD4.</p>	<p>In Policy HL18</p> <ul style="list-style-type: none"> <li>• after “Map 14” insert “and on sites that meet the requirements and criteria of Local Plan Policy GD2 adjacent to those Limits to Development”</li> <li>• delete “subject to the other policies of the Neighbourhood Plan”</li> </ul>	<p><b>Housing development within the Tilton on the Hill Limits to Development, as defined on Map 14 meet the requirements and criteria of Local Plan Policy GD2 adjacent to those Limits to Development, will be supported.</b></p> <p><b>Outside the Tilton on the Hill Limits to Development, including at Cold Newton, Halstead, Lowesby and Marefield, housing development will be determined in accordance with Harborough Local Plan Policy GD4.</b></p>	<p><b>To ensure regard for the Framework and Guidance</b></p>
14	Policy HL19	Housing Mix	<p>New housing development shall provide for a mix of housing types that will be informed by the most up to date Strategic</p>	<p>In Policy HL19</p> <ul style="list-style-type: none"> <li>• in the first sentence replace the text after “date” with “evidence of local housing need”</li> <li>• continue the policy with “unless the latest evidence of</li> </ul>	<p><b>New housing development shall provide for a mix of housing types that will be informed by the most up to date evidence of local housing need. Applicants will need to demonstrate how their proposals will meet the housing needs of older households</b></p>	<p><b>To ensure regard for national policy</b></p>

			Housing Market Assessment and local evidence of housing need. Applicants will need to demonstrate how their proposals will meet the housing needs of older households (e.g. bungalows) and the need for smaller, low-cost homes.	local housing need demonstrates such provision is unnecessary”	<b>(e.g. bungalows) and the need for smaller, low-cost homes unless the latest evidence of local housing need demonstrates such provision is unnecessary.</b>	
<b>15</b>		<b>General text</b>		Modify policy explanation sections, general text, figures, and images, and supporting documents to achieve consistency with the modified policies; to achieve updates and correct identified errors; to achieve necessary clarifications; and to ensure sufficient regard for national policy.		<b>Correction of errors and consistency</b>



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