



Glenfield Neighbourhood Plan Decision Statement in accordance with Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

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Summary

1. Following an Independent Examination, Blaby District Council confirms the Glenfield Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.
2. This decision statement can be viewed at:

Location	Opening times
Blaby District Council Offices Council Offices, Desford Road, Narborough Leicester LE19 2EP	Monday / Tuesday / Thursday: 9am – 5pm Wednesday: 9:30am – 5pm Friday: 9am – 4.30pm
Glenfield Library, Sandown Court, Glenfield, Leicester, LE3 8BT.	Monday: 2pm – 5pm. Wednesday: 10am – 1pm. Thursday: 2pm -- 5pm Friday: 2pm – 5pm. Saturday: 10am – 1pm. *Smart Users may also access the decision statement during smart opening hours.

Background

3. On 23 July 2018, Blaby District Council approved the Glenfield Neighbourhood Area to be designated in accordance with the Neighbourhood Planning (General) Regulations 2012 for the purposes of preparing a Neighbourhood Plan. The Area covers the parish of Glenfield and Glenfield Parish Council is the Qualifying Body in accordance with the legislation.
4. Following the submission of the Glenfield Neighbourhood Plan to the Council, the Plan was publicised for a six week period and representations were invited. The consultation period closed on 14 March 2023.
5. Blaby District Council, with the agreement of Glenfield Parish Council, appointed an independent examiner, Dr Louise Brooke-Smith, to assess whether the Plan met the Basic Conditions required by legislation and so should proceed to referendum.

6. 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 Plan referendum.

Decisions and Reasons

7. At its meeting on 26 September 2023, the Full Council agreed that all the Examiner's recommended modifications should be accepted and that the amended Neighbourhood Plan should proceed to a referendum.
8. The modifications proposed by the Examiner have been made to secure the draft plan meets the Basic Conditions. Appendix 1 sets out the Examiner's modifications and the action to be taken in respect of each of them.
9. The District Council agrees with the Examiner's recommendations that there is no reason to extend the Neighbourhood Plan area for the purpose of holding the referendum.
10. The Examiner has concluded that with the specified modifications the Plan meets the Basic Conditions and other relevant legal requirements. The District Council agrees with this view and that the Plan complies with the provision made under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004. Therefore, to meet the requirements of the Localism Act 2011, a referendum which poses the question: "Do you want Blaby District Council to use the Neighbourhood Plan for Glenfield to help it decide planning applications in the neighbourhood area?" will be held in the parish of Glenfield.
11. The date on which the referendum will take place is **Thursday 23 November 2023** and the relevant legislative processes will be followed to ensure eligible voters are aware of the referendum.

Date: 26 September 2023

Appendix 1: Schedule of Modifications Recommended in the Examiner's Report

Policy	Submission Draft Policy Text	Suggested Modification (Amended/additional text shown in bold. Deleted text not shown)	Action to be taken and reason for modification
General Para 5.1.2	All Maps	Figures and Maps all require improvement in terms of the addition of a relevant key.	Accept. To provide clarity.
General Para 5.1.5	Clearer paragraph numbering	...Clearer paragraph referencing, or numbering and visual highlighting of specific policies would assist any reader or user of the NP...	Accept. To provide clarity.
POLICY H2: HOUSING MIX	"New Housing development proposals should provide a mixture of housing types taking into account the most up to date assessment of housing need. Priority should be given to dwellings of 2 and 3 bedrooms and to homes suitable for older people, including bungalows and dwellings suitable for those with restricted mobility."	Amend policy to accord with Core Strategy (Policy CS8). Amended Policy to Read: New housing development proposals comprising ten units or more should provide a mixture of housing types taking into account the most up to date assessment of housing need. Priority should be given to dwellings of 2 and 3 bedrooms and to homes suitable for older people, including bungalows and dwellings suitable for those with restricted mobility.	Accept. Policy as submitted did not meet Basic Condition 3 (General Conformity with the Development Plan).
POLICY H3: WINDFALL SITES	Development proposals for infill and redevelopment sites will be supported where: a) They are within the Settlement Boundary of Glenfield; b) They help to meet the identified housing requirement for Glenfield in terms of housing mix (Policy H2); c) They reflect the character and historic context of existing developments within Glenfield; d)	Amend Policy to specify that it applies to 'residential' development. Amend accompanying text to provide greater context for H3 (i) regarding tandem development. Amended Policy to Read: Residential development proposals for infill and redevelopment sites will be supported where: a) They are within the Settlement Boundary of Glenfield;	Accept. Policy as submitted was insufficiently precise.

Policy	Submission Draft Policy Text	Suggested Modification (Amended/additional text shown in bold. Deleted text not shown)	Action to be taken and reason for modification
POLICY H3: WINDFALL SITES	<p>They retain existing important natural boundaries such as trees, hedges and streams;</p> <p>e) They provide for a safe and suitable vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in a severe direct or cumulative impact on congestion or road and pedestrian safety unless appropriate mitigation measures are undertaken;</p> <p>f) Adequate on-site parking is to be provided in line with Leicestershire Highways standards;</p> <p>g) They do not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise;</p> <p>h) They do not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling; and</p> <p>i) They do not include tandem development.</p>	<p>b) They help to meet the identified housing requirement for Glenfield in terms of housing mix (Policy H2);</p> <p>c) They reflect the character and historic context of existing developments within Glenfield; d) They retain existing important natural boundaries such as trees, hedges and streams;</p> <p>e) They provide for a safe and suitable vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in a severe direct or cumulative impact on congestion or road and pedestrian safety unless appropriate mitigation measures are undertaken;</p> <p>f) Adequate on-site parking is to be provided in line with Leicestershire Highways standards;</p> <p>g) They do not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise;</p> <p>h) They do not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling; and</p> <p>i) They do not include tandem development.</p> <p>Accompanying text to be included:</p> <p>Tandem Development to be defined as the placing of one dwelling behind another within a single plot or the erection of a dwelling or dwellings on parts of large gardens attached to existing dwellings.</p>	

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POLICY H4: AFFORDABLE HOUSING PROVISION	<p>Where Affordable Housing is required on major development sites of 10 or more dwellings:</p> <p>a) The mix of affordable housing shall be in line with up-to-date evidence of housing need in Glenfield;</p> <p>b) Developments should be 'tenure blind', where affordable housing is indistinguishable from market dwellings and is spread throughout the development;</p> <p>c) If it is not possible to provide affordable housing on site, in exceptional circumstances it will be acceptable to provide funding in lieu of affordable housing on-site if this leads to the provision of additional affordable housing in the Parish. If this is not possible within the timeframe for spending commuted sums it can be used across the District;</p> <p>d) Development proposals that contribute to the provision of affordable homes that are suited to the needs of older people and those with disabilities will be supported as will First Homes;</p> <p>e) The provision of affordable housing for those with a 'local connection' to the parish will be prioritised amongst those with similar levels of need. If there are no suitable households with a Glenfield connection, the properties will be made available to others on the Council's waiting list.</p>	<p>Amend policy text at part e) to clarify 'local connection' in relation to comparison of similar levels of need across the district. If this is not possible part e) should be deleted. Part e) is amended.</p> <p>Amend accompanying text, rather than policy, in relation to part d) to clarify reference to 'First Homes'.</p> <p>Amended Policy to Read: Where Affordable Housing is required on major development sites of 10 or more dwellings:</p> <p>a) The mix of affordable housing shall be in line with up-to-date evidence of housing need in Glenfield;</p> <p>b) Developments should be 'tenure blind', where affordable housing is indistinguishable from market dwellings and is spread throughout the development;</p> <p>c) If it is not possible to provide affordable housing on site, in exceptional circumstances it will be acceptable to provide funding in lieu of affordable housing on-site if this leads to the provision of additional affordable housing in the Parish. If this is not possible within the timeframe for spending commuted sums it can be used across the District;</p>	Accept. Policy as submitted was insufficiently precise.

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		<p>d) Development proposals that contribute to the provision of affordable homes that are suited to the needs of older people and those with disabilities will be supported as will First Homes.</p> <p>e) The provision of affordable housing for those already resident in the parish or with family residing in the parish will be prioritised. If there are no suitable households with this Glenfield connection, the properties will be made available to others on Blaby District Council's waiting list.</p> <p>Accompanying text to be included:</p> <p>First Homes can also deliver affordable housing. First Homes and its eligibility criteria is defined within the Government's Planning Practice Guidance and further detail is available in the Affordable Housing Update (24th May 2021) Ministerial Statement.</p>	
H5 DESIGN PRINCIPLES	Development proposals must respond positively to the character and historic context of existing developments within the Parish and have regard for the character of the immediate area. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context. The Plan requires that they	<p>Amend policy to:</p> <ul style="list-style-type: none"> • improve clarity of the introduction and clarity of parts c) and g); • remove part d) in entirety and move text to the accompanying text for Policy CC2; • edit sub clause h) ii to reflect Permitted Development rights. 	Accept. Policy as submitted was insufficiently precise. Policy as submitted did not meet Basic Condition 1 (Compliance with National Policy).

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H5 DESIGN PRINCIPLES	<p>have regard to the following design principles, where appropriate:</p> <p>a) Development respects the local landscape, streetscape and is sympathetic to its surroundings including scale, height, materials, and orientation, and in keeping with development as identified in the Character Areas described in Appendix 7;</p> <p>b) the amenity of neighbouring occupiers or uses should not be adversely affected through overlooking, lack of privacy, overshadowing, over dominance or disturbance;</p> <p>c) the incorporation of sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon technology; and the incorporation of appropriate sustainable drainage systems. Drives and private spaces should be porous in nature wherever possible.</p> <p>d) energy efficient design should be incorporated into proposals to prevent unnecessary heating and cooling. The ambition should be a net zero carbon footprint for habitations and construction costs with the following features supported:</p>	<p>Amended policy to read:</p> <p>Development proposals should respond positively to the character and historic context of existing development within the Parish and have regard for the character of the immediate area. The use of innovative materials and design will be supported, and encouragement given to schemes that reflect the following design principles:</p> <p>a) Development respects the local landscape, streetscape and is sympathetic to its surroundings including scale, height, materials, and orientation, and in keeping with development as identified in the Character Areas described in Appendix 7;</p> <p>b) the amenity of neighbouring occupiers or uses should not be adversely affected through overlooking, lack of privacy, overshadowing, over dominance or disturbance;</p> <p>c) the incorporation of sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon technology; and the incorporation of appropriate sustainable drainage systems. Drives and gardens should be porous in nature wherever possible.</p> <p>d) extensions to properties should ideally be of subordinate scale to the original buildings and the</p>	

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H5 DESIGN PRINCIPLES	<p>i. Light external finishes on properties and reflective roofs or green roofs to play a part in keeping temperatures down in a warming climate. Vegetation to provide valuable shade and cooling effects for individual homes;</p> <p>ii. Siting and orientation to optimise passive solar gain;</p> <p>iii. The use of high quality, thermally efficient building materials;</p> <p>iv. Installation of energy efficient measures such as loft and wall insulation and double glazing;</p> <p>v. Meeting the Buildings Research Establishment BREEAM building standard 'Very Good' or equivalent standard, unless it can be demonstrated that this is not viable;</p> <p>vi. The incorporation of on-site energy generation from renewable sources such as solar panels or heat pumps where appropriate; and vii. The retrofit of heritage properties / assets is supported to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics. Alterations to existing buildings should be designed with energy reduction in mind.</p>	<p>resulting building should be in keeping with, and not adversely affect, the form, scale, appearance, the general character and design of the original building and its setting; and</p> <p>e) development does not reduce garden space to an extent where it has an unacceptable adverse impact on the character of the area, or the amenity of neighbours and the occupiers of the development;</p> <p>f) Light pollution should be minimised wherever possible and street and security lighting (in accordance with Leicestershire County Council's Leicestershire Highways Design Guide) should be appropriate to its setting, unobtrusive and energy efficient;</p> <p>g) development proposals should aim to maintain and enhance biodiversity and preservation, of existing trees. Where appropriate developments are encouraged to include measures to enhance biodiversity which may include</p> <p>I. Providing roof and wall constructions that follow technical best practice recommendations for integral bird nest boxes and bat breeding and roosting sites;</p> <p>II. Providing boundaries that encourage connectivity of habitat for hedgehogs;</p> <p>III. The inclusion of deciduous trees, vines and climbers is supported;</p>	

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H5 DESIGN PRINCIPLES	<p>e) extensions to properties should ideally be of subordinate scale to the original buildings and the resulting building should be in keeping with, and not adversely affect, the form, scale, appearance, the general character and design of the original building and its setting; and</p> <p>f) development does not reduce garden space to an extent where it has an unacceptable adverse impact on the character of the area, or the amenity of neighbours and the occupiers of the development; and</p> <p>g) Light pollution should be minimised wherever possible and street and security lighting should be appropriate to its setting, unobtrusive and energy efficient;</p> <p>h) development proposals should aim to maintain and enhance biodiversity and preservation, of existing trees. Where appropriate developments are encouraged to include measures to enhance biodiversity which may include:</p> <p style="padding-left: 40px;">I. Providing roof and wall constructions that follow technical best practice recommendations for integral bird nest</p>	<p>IV. Proposals should be designed to retain ancient, veteran and mature trees (particularly in ancient woodland) and trees or hedgerows of ecological, arboricultural and amenity value and should be accompanied by a tree survey that establishes the health and longevity of any affected trees. Development proposals must not result in unacceptable loss of – or damage to – existing trees and woodlands and hedges and significant landscaping during or because of development. Where trees must be lost as a result of development, these must be replaced at a ratio of at least 2:1 within the site, with a preference for native trees and for wildlife-friendly fruit and nut trees. The responsible planting of additional trees that reduce or absorb air pollution from traffic will be supported throughout the Plan Area.</p> <p>h) All new dwellings should have access to off road parking in line with Leicestershire Highways requirements.</p>	

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H5 DESIGN PRINCIPLES	<p>boxes and bat breeding and roosting sites;</p> <p>II. Providing hedges with ground level gaps for property boundaries that maintain connectivity of habitat for hedgehogs. Solid walls and fences are discouraged but if used should not exceed 1.5m in height;</p> <p>III. The inclusion of deciduous trees, vines and climbers is supported;</p> <p>IV. Proposals should be designed to retain ancient, veteran and mature trees (particularly in ancient woodland) and trees or hedgerows of ecological, arboricultural and amenity value and should be accompanied by a tree survey that establishes the health and longevity of any affected trees.</p> <p>Development proposals must not result in unacceptable loss of – or damage to – existing trees and woodlands and hedges and significant landscaping during or because of development.</p> <p>Where trees must be lost as a result of development, these must be replaced at a ratio of at least 2:1 within the site, with a preference for native trees and for wildlife-friendly fruit and nut trees.</p> <p>The responsible planting of additional trees that reduce or absorb air pollution</p>		

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	<p>from traffic will be supported throughout the Plan Area.</p> <p>i) All new dwellings should have access to off road parking in line with Leicestershire Highways requirements.</p>		
ENV1 LOCAL GREEN SPACES	<p>Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details Appendix 4; map figure 7) will not be supported other than in very special circumstances.</p> <p>St Peter's Churchyard, Glenfield (Inventory reference OS23); area 0.27 ha</p> <p>Blackthorn Green and Fishley Belt (OS08); area 17.8 ha</p>	<p>Policy recommended for deletion.</p> <p>Consequential changes* will be made to the Neighbourhood Plan.</p>	<p>Accept. Policy as submitted was insufficiently precise. Policy as submitted did not meet Basic Condition 1 (Compliance with National Policy).</p>
ENV2 AIR QUALITY	<p>Planning decisions should take account of the impact on air quality in the Plan Area, supporting proposals which will result in the improvement of air quality or minimise reliance upon less sustainable forms of transport.</p>	<p>Amend policy text to improve clarity and reduce ambiguity.</p> <p>Amend accompanying text to differentiate between light and air pollution.</p> <p>Amended Policy to Read:</p> <p>Planning decisions should take account of the impact of new development proposals on air quality in the Plan Area. Support will be given to proposals which will result in the improvement of</p>	<p>Accept. Policy as submitted was insufficiently precise .</p>

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		air quality or minimise reliance upon less sustainable forms of transport.	
ENV3 IMPORTANT OPEN SPACES	<p>The following open spaces in Glenfield (figure 8) are of high value for one or more of sport, recreation, beauty, amenity, tranquillity, and community-led biodiversity enhancement, or as green spaces within or close to residential areas. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by equivalent or better provision of its valued features in an equally suitable location, or unless the open space is no longer required by the community.</p> <p><i>39 designations listed.</i></p>	<p>Amend Figure 8 and list of sites on pages 36 and 37 of the NP to remove confusion and duplication with strategic policy and to reflect National policy.</p> <p>Remove the following sites from Figure 8 and accompanying list of sites:</p> <ul style="list-style-type: none"> <i>All land designated under CS6 as Key Employment Sites, i.e., parts of OS32, parts of OS4, parts of OS5, all of OS19, parts of OS31.</i> <i>Land subject to an implemented planning consent for the NHS, i.e., OS32</i> <i>Sites lying with the designated Green Wedge (the extent of which is indicated on the Policies Map accompanying the Blaby Delivery DPD reflecting CS16.)</i> <p>List of retained sites:</p> <p>OS03.1, OS03.2, OS04 (partial), OS09,</p> <p>OS12, OS14, OS15, OS18, OS20, OS21</p> <p>OS22, OS23, OS24, OS25, OS26,</p>	Accept. Policy as submitted did not meet Basic Condition 1 (Compliance with National Policy) or Basic Condition 3 (General Conformity with the Development Plan)

Policy	Submission Draft Policy Text	Suggested Modification (Amended/additional text shown in bold. Deleted text not shown)	Action to be taken and reason for modification
		OS27, OS28, OS29, OS30, OS31 (partial), OS33, OS34, OS35, OS36, OS37 (partial) OS38 and OS39.	
ENV4 SITES OF NATURAL ENVIRONMENT SIGNIFICANCE	<p>The sites mapped here (figure 9) have been identified as being of at least local significance for their natural environment features. They are ecologically important in their own right and are locally valued. If significant harm to biodiversity cannot be avoided (through locating to an alternative site with less harmful impacts), adequately mitigated, or compensated for, planning permission should be refused in conformity with paragraph 180a of the National Planning Policy Framework. Proposals going forward should plan for and deliver a biodiversity net gain of 20% (on-site wherever possible) through the mechanisms described in the Environment Act 2021.</p> <p><i>Designations illustrated in figure 9</i></p>	<p>Amend Figure 9 associated with the Policy to remove confusion and duplication with strategic policy and to reflect National policy.</p> <p>Amend accompanying text to include a list of sites.</p> <p>Amend accompanying text to add accompanying text from under subtitle 'Biodiversity' to follow the text under the subtitle 'Sites of natural environment significance'. Consequential changes made: Accompanying text added.</p> <p>Remove the following sites from Figure 9:</p> <ul style="list-style-type: none"> • All land designated under CS6 as Key Employment Sites, i.e., parts of OS32, parts of OS4, parts of OS5, all of OS19, parts of OS31. • Land subject to an implemented planning consent for the NHS, i.e., OS32 • Sites lying with the designated Green Wedge (the extent of which is indicated on the Policies Map accompanying the Blaby Delivery DPD reflecting CS16.) 	Accept. Policy as submitted did not meet Basic Condition 1 (Compliance with National Policy) or Basic Condition 3 (General Conformity with the Development Plan)

Policy	Submission Draft Policy Text	Suggested Modification (Amended/additional text shown in bold. Deleted text not shown)	Action to be taken and reason for modification
		<p>Amended Policy text to read:</p> <p>The sites mapped at (Figure 9) and listed below, lie beyond the Green Wedge and do not comprise Key Employment Sites but have been identified as being of at least local significance for their natural environment features. Some are ecologically important in their own right and are locally valued. Any development proposals affecting the sites identified should plan for and deliver a biodiversity net gain of 10% (on-site wherever possible) through the mechanisms described in the Environment Act 2021 or relevant updated guidance.</p> <p>Amend accompanying text to include a list of sites of high local biodiversity significance:</p> <p>OS03.1, OS03.2, OS04 (partial), OS09,</p> <p>OS12, OS14, OS18, OS21, OS23, OS25,</p> <p>OS31 (partial), and OS33.</p>	
ENV5 BIODIVERSITY	All new development proposals will be required to safeguard habitats and species, including those of local significance, by planning for and delivering a biodiversity net gain of 20% (on-site wherever possible) through the mechanisms described in the Environment Act 2021. If	<p>Policy recommended for deletion.</p> <p>Consequential changes will be made to the Neighbourhood Plan</p>	Accept. Policy as submitted did not meet Basic Conditions. Policy duplication.

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	significant harm to biodiversity cannot be avoided (through locating to an alternative site with less harmful impacts), adequately mitigated, or compensated for, planning permission should be refused in conformity with paragraph 180a of the National Planning Policy Framework.	Accompanying text for the policy to be moved and inserted to follow the accompanying text under the subtitle 'Sites of natural environment significance'.	
ENV6 ROTHLEY BROOK GREEN WEDGE	Development proposals in the designated green wedge will only be supported if they promote or incorporate environmental improvements (biodiversity, flood risk mitigation), retain the open and undeveloped character of the green wedge, retain or create green networks and wildlife corridors, retain or enhance public access, and fall into one or more of the following categories: Agriculture, allotments and horticulture (not garden centres). Outdoor sport and recreation, including small-scale associated buildings Forestry; tree planting or 'rewilding' for combatting climate change and biodiversity loss Flood mitigation infrastructure. Nature areas and appropriate associated interpretative and educational infrastructure Footpaths, cycleways and bridleways Burial grounds. Large-scale development for housing or business in the designated green wedge will not	Policy recommended for deletion. Consequential changes will be made to the Neighbourhood Plan	Accept. Policy as submitted did not meet Basic Condition 1 (Compliance with National Policy) or Basic Condition 3 (General Conformity with the Development Plan)

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	be supported other than in special circumstances.		
ENV7 AREA OF SEPARATION	To prevent further physical and visual coalescence of the City of Leicester with south Glenfield, the area identified in figure 11 is designated as an Area of Separation. Development proposals in this area will only be supported if they are located and designed, to maintain or where possible enhance the area's 'open countryside' character and its recreational and ecological value.	Policy recommended for deletion. Consequential changes will be made to the Neighbourhood Plan	Accept. Policy as submitted did not meet Basic Condition 3 (General Conformity with the Development Plan).
ENV8 PROTECTION OF SITES OF LOCAL HISTORIC ENVIRONMENT SIGNIFICANCE	The following sites (and mapped in figure 12) have been identified as being of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present should be balanced against the benefit of any development that would affect or damage them. <i>Designations illustrated in figure 9</i>	Amend accompanying text to cross reference to Delivery DPD Policy DM12. Amend accompanying text to clarify that "see supporting info" is a reference to figure 13. Amend accompanying text to read: Development affecting the non-designated heritage assets identified by policy ENV 8 will be assessed against Local Plan Delivery DPD Development Management Policy DM12.	Accept. To provide clarity.
ENV10: RIDGE AND FURROW	The areas of ridge and furrow earthworks mapped in Figure 17 are non-designated local heritage assets. Development proposals that would detrimentally affect or destroy the areas of ridge and furrow earthworks shown in Figure 17 will not be supported, unless it can be	Amend Policy and Figure 17 to accord with 1999 survey (because no clear supporting evidence is provided with the submission plan for the extent of land covered by designation). Amend Policy text to read:	Accept. Policy as submitted was insufficiently precise. Policy as submitted did not meet Basic Condition 1 (Compliance with National Policy).

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	demonstrated that the proposed development delivers substantial public benefits that would outweigh the damage to or loss of the heritage asset	Development proposals that would be detrimentally affect or destroy the areas of ridge and furrow earthworks shown in Figure 17 will be assessed using a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.	
CC1 Flood Risk Resilience	<p>Development proposals in flood risk zones 2 and 3 and within the areas of surface water flood risk indicated in Figure 18 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on national flood resilience strategies or on national and Blaby District Council climate change targets, and that it will not conflict with locally applicable flood resilience strategies and mitigation infrastructure.</p> <p>Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within the built-up areas, will be supported.</p> <p>Development proposals for one or more new dwellings and/or for employment development should demonstrate that:</p> <p>a. if in a location susceptible to flooding from rivers (Zones 3 and 2) or surface water, an</p>	<p>Amend Policy to remove reference to Figure 18 and include such references in the accompanying text rather than being presented as part of formal policy.</p> <p>Amend policy to reword parts b) and c) and delete g) so the policy reflects national policy.</p> <p>Amended Policy to read:</p> <p>Development proposals in flood risk zones 2 and 3 and within areas of surface water flood risk will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on national flood resilience strategies or on national and Blaby District Council climate change targets, and that it will not conflict with locally applicable flood resilience strategies and mitigation infrastructure.</p> <p>Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within the built-up areas, will be supported.</p>	Accept. Policy as submitted was insufficiently precise. Policy. Policy as submitted did not meet Basic Condition 1 (Compliance with National Policy).

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	<p>alternative site to meet the local residential development need is not available</p> <p>b. its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction</p> <p>c. it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, 51 including allowing for climate change effects. It also demonstrates that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff, and that these measures will not threaten natural habitats and water systems</p> <p>d. its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces</p> <p>e. it does not increase the risk of flooding to third parties</p>	<p>Development proposals for one or more new dwellings and/or for employment development should demonstrate that:</p> <p>a. if in a location susceptible to flooding from rivers (Zones 3 and 2) or surface water, an alternative site to meet the local residential development need is not available.</p> <p>b. Proposals are accompanied by a Strategic Flood Risk Assessment and that a suitable drainage scheme can be implemented that will prevent additional flooding.</p> <p>c. its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces</p> <p>d. it does not increase the risk of flooding to third parties</p> <p>e. proposed SuDS infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting</p>	

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	<p>f. proposed SuDS infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting</p> <p>g. it takes the effects of climate change into account.</p>		
CC2 ENERGY EFFICIENT BUILDINGS	<p>The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes, where practical and subject to viability:</p> <p>a) siting and orientation to optimise passive solar gain;</p> <p>b) the use of high quality, thermally efficient building materials;</p> <p>c) installation of energy efficiency measures such as loft and wall insulation and double glazing;</p> <p>d) reducing water consumption until a target of 110 litres per day is achieved, and increasing water reclamation;</p>	<p>Amend policy part d) to remove 110 litre target from policy text and instead include in accompanying text and to delete part f) because it is not relevant.</p> <p>Amend accompanying text to include part d) of Policy H5.</p> <p>Amended policy to read:</p> <p>The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes, where practical and subject to viability:</p> <p>a) siting and orientation to optimise passive solar gain;</p> <p>b) the use of high quality, thermally efficient building materials;</p>	Accept. Policy as submitted did not meet Basic Condition 1 (Compliance with National Policy).

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	<p>e) non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard 'excellent';</p> <p>f) any new development to incorporate on-site energy generation from renewable sources such as solar panels, to at least the extent required by the Part 1 Strategic Plan Policies S10 and S11;</p> <p>g) the retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with engagement and permissions of relevant organisations; and</p> <p>h) alterations to existing buildings must, where appropriate, be designed with energy reduction in mind and comply with sustainable design and construction standards.</p>	<p>c) installation of energy efficiency measures such as loft and wall insulation and double glazing;</p> <p>d) reducing water consumption and increasing water reclamation;</p> <p>e) non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard 'excellent';</p> <p>f) the retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with engagement and permissions of relevant organisations; and</p> <p>g) alterations to existing buildings must, where appropriate, be designed with energy reduction in mind and comply with sustainable design and construction standards.</p>	
POLICY CC3 ELECTRIC VEHICLES	<p>New residential development (1 dwelling plus) should provide an electric vehicle charging point or provide the cabling that facilitates the future installation of such.</p> <p>The provision of communal vehicular charging points within the Parish will be supported where there is universal access and their</p>	<p>Amend policy to remove ambiguity by adding additional wording.</p> <p>Amended Policy to read:</p> <p>New residential development (1 dwelling plus) should provide an electric vehicle charging point or provide the cabling that facilitates the future</p>	Accept. Policy as submitted was insufficiently precise

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	presence does not impact negatively on existing available parking in the Parish.	installation of such, having regard to the most recently published Building Regulations. The provision of communal vehicular charging points within the Parish will be supported where there is universal access and their presence does not impact negatively on existing available parking in the Parish	
POLICY CC4 HOMEWORKING	Proposals requiring planning permission for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where: a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made; b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; c) Any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.	Amend policy to include additional factors in part b). Amended policy to read: Proposals requiring planning permission for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where: a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made; b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, vibration, emissions, privacy, disturbance and overbearing effect, hours of working , or other nuisance associated with the work activity;	Accept. Policy as submitted was insufficiently precise.

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		c) Any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.	
POLICY CF1 THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES	<p>POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of an existing community facility (Parish Rooms, Memorial Hall, Scouts Hut, Churches, Church Centre, Library and Pubs) will not be supported unless it can be demonstrated that the following apply:</p> <p>a) There is no longer any need or demand for the existing community facility;</p> <p>b) the existing community facility is no longer economically viable; or</p> <p>c) the proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan</p>	<p>Amend Policy to include a list of and a map of sites and to give guidance in terms of viability.</p> <p>Amended policy to read:</p> <p>The following are identified as an existing community facility:</p> <ul style="list-style-type: none"> • Glenfield Parish Council Rooms (including Park House), Stamford St, Glenfield, Leicester LE3 8DL • The Sports Pavilion, Gynsill Lane, Glenfield , Leicester , LE7 7AG • The Annexe, Station Road, Glenfield, Leicester LE3 8BQ • Glenfield Memorial Hall, 35 Stamford St, Glenfield, Leicester LE3 8DL • 42nd Glenfield Scouts Scout's Hut, Stamford St, Glenfield, Leicester LE3 8DL • Glenfield Methodist Church, Station Road Glenfield, Leicestershire, LE3 8BT • St Peter's Church, Church Rd, Glenfield, 	Accept. Policy as submitted was insufficiently precise.

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		<p>Leicester LE3 8DP</p> <ul style="list-style-type: none"> • St Peter's Church Centre, Church Rd, Glenfield, Leicester LE3 8DP • Glenfield Library, Sandown Court, Glenfield, Leicester LE3 8BT • The Forge Inn, Main St, Glenfield, Leicester LE3 8DG, • The Nag's Head, Glenfield, 18 Station Rd, Glenfield, Leicester LE3 8BQ, • The Railway Inn, Glenfield, 152 Station Rd, Glenfield, Leicester LE3 8BR, • Gynsills Farm Dining and Carvery Leicester Rd, Glenfield, Leicester LE3 8HB <p>Development leading to the loss of an existing community facility will not be supported unless it can be demonstrated that the following apply:</p> <p>a) There is no longer any need or demand for the existing community facility;</p> <p>b) the existing community facility is no longer economically viable as evidenced through the submission of an independent viability assessment.</p> <p>c) the proposal makes alternative provision for the relocation of the existing community facility to an</p>	

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		equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.	
POLICY CF4 MEDICAL FACILITIES	<p>The expansion of GP premises or proposals for alternative premises that increase the accessibility of health care for residents living in the Plan area will be supported providing that the development:</p> <p>a) will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties;</p> <p>b) will provide parking provision, including that for essential medical personnel, to development plan standards.</p>	<p>Amend policy to remove ambiguity.</p> <p>Amended policy to read:</p> <p>The expansion of GP premises or proposals for alternative premises that increase the accessibility of health care for residents living in the Plan area will be supported providing that the development:</p> <p>a) will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties;</p> <p>b) will provide appropriate parking provision for visitors and essential medical personnel, in accordance with currently adopted standards.</p>	Accept. Policy as submitted was insufficiently precise.
CF5 RETAIL OUTLETS	<p>Local Shopping Centres are indicated in Figures 19.1-6 above. Within the designated local shopping centres and district centres, where planning approval is required, proposals for new retail development will be supported.</p> <p>a) Development proposals should not lead to an overconcentration of hot food takeaways. No more than 10% of the total number of outlets are to be occupied by hot food take away uses</p>	<p>Amend Policy to remove ambiguity around application of limit for hot food takeaways (part a), to remove outdated references to use class A1 (part b) and to combine parts c) and d).</p> <p>Amended policy to read:</p> <p>Local Shopping Centres are indicated in Figures 19.1-6 above. Within the designated local shopping centres and district centres, where planning</p>	Accept. Policy as submitted was insufficiently precise. Policy as submitted did not meet Basic Condition 1 (Compliance with National Policy).

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	<p>and no more than two of these uses should be located adjacent to each other.</p> <p>b) Other appropriate village centre uses will be supported where they could contribute to the role of the Local Centre. Proposals for the change of use of an existing retail (A1) premises to any other use where that change of use results in either a cluster of non-retail uses or retail (A1) use no longer being predominant will not be supported.</p> <p>c) Development proposals to alter or replace existing shop frontage, create new shop frontage or to alter the frontages within the Local Shopping Centres will be supported where they conserve and enhance the special qualities and significance of the building and area; and relate well to their context in terms of design, scale and material and colour.</p> <p>d) Development proposals that remove, replace or substantially harm shop fronts or the frontages of buildings by poor or inappropriate design will not be supported.</p> <p>e) All signage must be designed to fit sympathetically with the local character. Internally illuminated box signs that are fixed</p>	<p>approval is required, proposals for new retail development will be supported:</p> <p>a) Development proposals should not lead to an overconcentration of hot food takeaways. No more than 10% of the total number of retail outlets within the local shopping centres are to be occupied by hot food take away uses and no more than two of these uses should be located adjacent to each other.</p> <p>b) Other appropriate village centre uses will be supported where they could contribute to the role of the Local Centre.</p> <p>c) Development proposals to create, alter or replace existing shop frontages within the Local Shopping Centres will be supported where they relate well to their context in terms of design, scale and material and colour and conserve and enhance the special qualities and significance of the building and area. Proposals that result in frontages of poor or inappropriate design will not be supported.</p> <p>d) All signage must be designed to fit sympathetically with the local character. Internally illuminated box signs that are fixed externally to a building are not in keeping and will not normally be supported.</p>	

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	externally to a building are not in keeping and will not normally be supported.		
E2 SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES	<p>In supporting additional employment proposals new development should:</p> <p>a) Fall within the settlement boundary of the village of Glenfield unless it relates to small scale employment-related development appropriate to the Green Wedge (Core Strategy Policy CS16);</p> <p>b) Where possible, development should be sited in existing buildings or on areas of previously developed land;</p> <p>c) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside;</p> <p>d) Not involve the loss of dwellings;</p> <p>e) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property;</p> <p>f) Will not result in unacceptable levels of traffic movements that generate increased levels of noise, fumes, smell or other harmful</p>	<p>Amend Policy to remove reference to CS16 and Green Wedge (part a) and to delete f) which duplicates environmental regulations.</p> <p>Amended Policy to read:</p> <p>In supporting additional employment proposals new development should:</p> <p>a) Fall within the settlement boundary of the village of Glenfield;</p> <p>b) Where possible, development should be sited in existing buildings or on areas of previously developed land;</p> <p>c) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside;</p> <p>d) Not involve the loss of dwellings;</p> <p>e) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property;</p>	Accept. Policy as submitted did not meet Basic Condition 3 (General Conformity with the Development Plan).

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	<p>disturbance to residential properties including the need for additional parking which cannot be catered for within the curtilage of the property;</p> <p>g) Contribute to the character and vitality of the local area; and</p> <p>h) Be well integrated into and complement existing businesses, meeting the design requirements described in Policy H5.</p>	<p>f) Contribute to the character and vitality of the local area; and</p> <p>g) Be well integrated into and complement existing businesses, meeting the design requirements described in Policy H5.</p>	
T1 TRAFFIC MANAGEMENT	<p>With particular regard to the highway network of the Parish and the need to minimise any increase in vehicular traffic all development must:</p> <p>a) Demonstrate that the cumulative impact on traffic flows on the strategic and local highway network, including the roads within and leading to the village centre, will not be severe, unless appropriate mitigation measures are undertaken where feasible;</p> <p>b) Be designed to minimise additional traffic generation and movement;</p> <p>c) Provide for the improvement of public transport facilities to serve the development;</p> <p>d) Incorporate sufficient off-road parking and manoeuvring space, as a minimum in line with Leicestershire Highways standards;</p>	<p>Amend Policy to delete requirement for all development to provide public transport improvements (part c).</p> <p>Amended Policy to read:</p> <p>With particular regard to the highway network of the Parish and the need to minimise any increase in vehicular traffic all development must:</p> <p>a) Demonstrate that the cumulative impact on traffic flows on the strategic and local highway network, including the roads within and leading to the village centre, will not be severe, unless appropriate mitigation measures are undertaken where feasible;</p> <p>b) Be designed to minimise additional traffic generation and movement;</p>	Accept. Policy as submitted did not meet Basic Condition 1 (Compliance with National Policy).

Policy	Submission Draft Policy Text	Suggested Modification (Amended/additional text shown in bold. Deleted text not shown)	Action to be taken and reason for modification
	<p>e) Consider, where appropriate, the improvement to and where possible the provision of safe, convenient and attractive path and cycleway links to the schools and other key community facilities to allow for non-motorised commuting off busy roads and which are integrated into wider networks; and</p> <p>f) Provide travel packs on residential developments to encourage use of public transport and to promote existing pedestrian and cycle routes.</p>	<p>c) Incorporate sufficient off-road parking and manoeuvring space, as a minimum in line with Leicestershire Highways standards;</p> <p>d) Consider, where appropriate, the improvement to and where possible the provision of safe, convenient and attractive path and cycleway links to the schools and other key community facilities to allow for non-motorised commuting off busy roads and which are integrated into wider networks; and</p> <p>e) Provide travel packs on residential developments to encourage use of public transport and to promote existing pedestrian and cycle routes.</p>	

* Consequential changes will need to be made to the Plan. These are minor amendments made as a result of implementing the independent Examiner's recommended modifications which enable the Neighbourhood Plan to meet the Basic Conditions as set out in the Neighbourhood Planning Regulations 2012 (as described in the examiner's report). Consequential changes include for example changes to the policy numbers, figure numbers and changes to the accompanying text to reflect the Examiner's recommended modifications to policy.