

Great Easton Neighbourhood Plan 2017-2031

Consultation Statement



Prepared By: Great Easton Neighbourhood Plan Advisory Committee
On behalf of: Great Easton Parish Council

CONTENTS	PAGE	2
Section 1	Introduction	3
Section 2	Neighbourhood Area and Designation	4
Section 3	Public Consultation	5
Section 4	Stakeholder Consultation	7
Section 5	Pre – Submission Section 14 Consultation	8
Section 6	Conclusion	9
Appendices:		
Appendix 1	List of Stakeholders and Organisations who were consulted	10
Appendix 2	Summary of questions and comments from initial consultation	11
Appendix 3	List of Documents on the Neighbourhood Plan website	21

Section 1 – INTRODUCTION

1.1 This Consultation Statement has been prepared to fulfil the statutory requirements of Part 5, Section 15(2) of the Neighbourhood Planning (General) Regulations 2012. The Consultation Statement includes:

- Outlining the consultation process throughout the development of the Neighbourhood Plan with both the local community and stakeholders
- Listing the persons and agencies who were consulted during the preparation of the Great Easton Neighbourhood Plan
- Providing a summary of the initial comments and concerns
- Reviewing how the comments submitted at the Pre-Submission Section 14 Consultation were handled and, where relevant, have been addressed in the Neighbourhood Plan

1.2 Great Easton is a relatively small compact village – 671 residents and 278 dwellings – with almost 90% of the houses located within a designated conservation area. There are an unusually high number of listed buildings, a large number of active clubs and societies, in particular the History Society and a strong level of community involvement. Local expectations of the Neighbourhood Plan were high from the outset and it is within this context that the extensive consultation and engagement process was conducted.

1.3 The story began with the decision of the Parish Council at its meeting on 6 Oct 2014 that *“the process for initiating a neighbourhood plan for Great Easton should be initiated”*. This was followed by the early recruitment of a strong Advisory Group, working as a sub-committee of the Parish Council (PC) and the appointment of Yourlocale as consultants on 3 Nov.

1.4 Throughout the development of the Neighbourhood Plan (NP), the philosophy has been to seek to achieve the fullest possible consultation and engagement with the local community. This has been an “open door” as the village has shown a high level of interest, with good attendance at meetings and strong engagement from the beginning of the process. The result has been a level of consultation and community involvement in excess of statutory requirements.

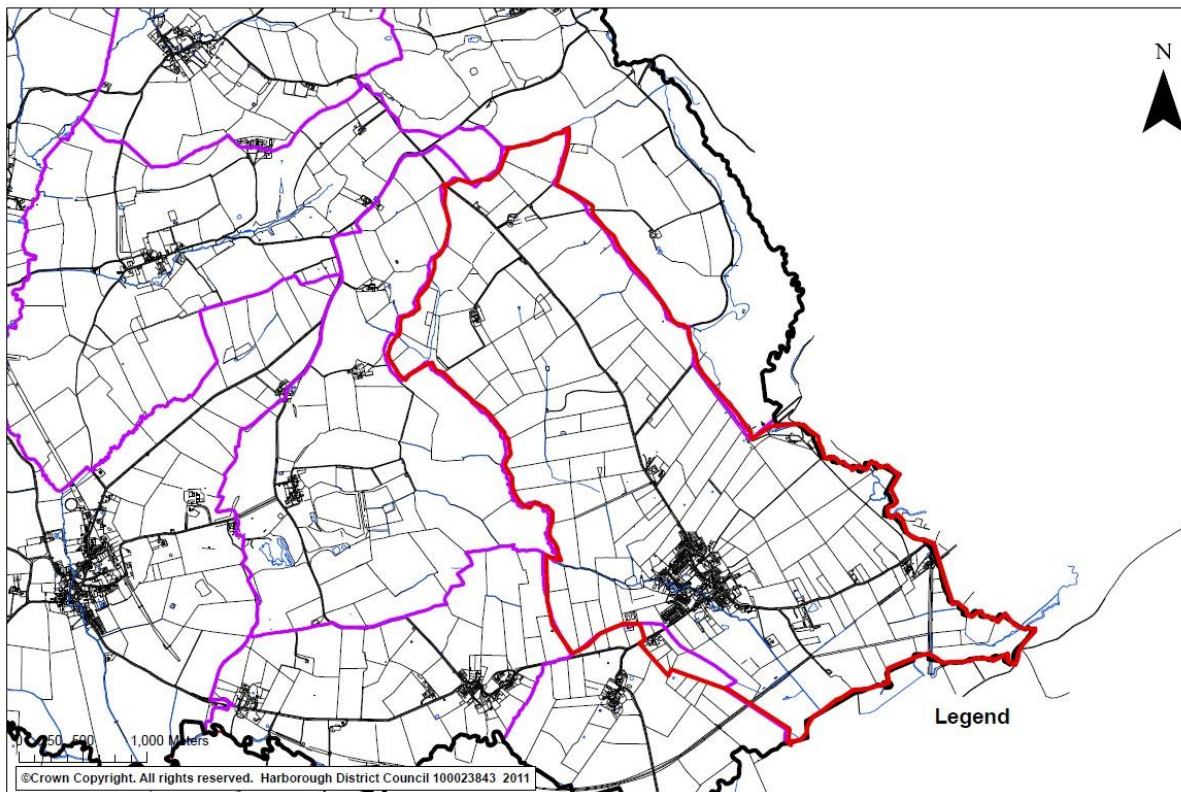
1.5 This document provides a detailed record of all aspects of the consultation and local engagement at the various stages of the development of the plan.

Section 2 – NEIGHBOURHOOD AREA AND DESIGNATION

2.1 The whole of the Parish of Great Easton was designated as a Neighbourhood Area, with the addition of Bringhurst Primary School, which is located just within Bringhurst Parish. The reason for this extension of the area was that Bringhurst Primary School is the local school for Great Easton children and the Neighbourhood Plan would potentially have a positive impact on a number of factors, primarily transport, involving the school. This extension was fully endorsed by Bringhurst School, Bringhurst Parish Meeting and Harborough District Council, in their Decision Document authorising formal Designation, dated 13 January 2015.

2.2 A map of the Designation Area is at Figure 1 below.

Figure 1 – Parish of Great Easton with Bringhurst School –area designated on 13 January 2015. The purple lines are Parish boundaries. The red line is the Neighbourhood Plan area.



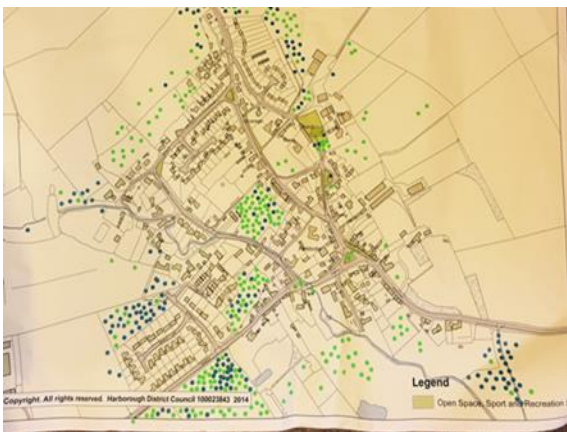
Section 3 – PUBLIC CONSULTATION

3.1 A chronological table listing the main consultation and information events is below:

Nov 2014	First Village Open Event to launch the NP
Dec/Jan 2015	Website and Facebook page launched
Feb 2015	Initial letter to stakeholders
Apr 2015	Questionnaire issued to all households
Apr 2015/Nov2015/Sep2016	Newsletters Issues 1, 2 and 3
Oct 2015	Second letter to landowners/potential developers
28 Nov 2015	Second Village Consultation Event – all day
25 Jun 2016	Potential Developers Presentations
30 Aug 2016	Letter to all Stakeholders re Pre-submission Consultation
3 Sep 2016	Third Village Draft Plan Information Event
2 Sep – 14 Oct 2016	Pre-Submission 6 week Consultation period
14 Dec 2016	Joint Open meeting with Parish Council to “adopt” Draft Neighbourhood Plan

3.2 Communication process. The following means were used throughout the process to both inform and gain evidence from local people and stakeholders:

- **Public Events.** Three public all day events were held in the village hall at appropriate stages during the development of the plan and comprehensive reports of each event were subsequently circulated. The high level of interest and engagement, with over 140 attending the initial event and 250 individual responses recorded on a wide range of issues, was maintained throughout the process.



A summary of the initial consultation event was subsequently circulated, listing the responses and comments in respect of the four main theme groups – Housing and Heritage, Environment, Community facilities and Transport and Employment. This summary provided the initial consultation information and evidence from which to begin developing the NP.

- **Questionnaires.** Early in the process a comprehensive questionnaire was hand delivered to all households, to be returned to the Village Shop. The questionnaire was developed in conjunction with Midlands Rural Housing (MRH) Association who had been contracted by HDC to conduct a separate survey of “Housing Needs” for Great Easton to update the HDC information in a similar timeframe. It is understood that the decision to combine the two surveys was a “first “ and the resulting high 60% response rate provided much of the early evidence to develop the plan. A separate school questionnaire survey was prepared in conjunction with Bringhurst Primary School and Uppingham Community College (UCC), which proved invaluable to access the views and opinions of the younger generation. Copies of both surveys are on the NP website.
- **Newsletters.** Three informative newsletters were hand delivered by members of the Advisory Committee to every household, which also provided the invaluable opportunity for one to one conversations and exchange of views. Copies of each of the newsletters are on the website.
- **Notice Board.** A separate notice board was positioned in the Village Shop window solely for NP information.
- **Parish Council Website.** All NP information, documents, agendas, minutes and other related information were placed on a specific page located on the Great Easton Parish Council and Village website – www.greateaston.org - which was regularly updated throughout the process. In September 2016, the Leicestershire County Council administered website ceased to be centrally funded and the decision was made to develop a new “one-stop” village website, incorporating the previous PC and NP information but additionally including many other aspects of village life – the Village Hall, Village Shop and Pub, local societies and a village diary. This was a recommendation identified during the NP consultation process. The early implementation of an NP recommendation provided helpful evidence to the remaining “doubters” of the value of an NP!
- **Email.** Those attending the initial consultation event were asked to provide their contact information, including email address. Since then over 150 households have agreed to receive information by email and a parish email address list has been developed. This is administered by the PC and data protection policies are strictly followed. The monthly email had made a considerable improvement in village communication and shared information.

- **Meetings and Regular Updates.** The full NP Advisory Committee met on 22 occasions, which were all public meetings. Agendas and minutes were listed on the village website and the village notice board, in accordance with normal transparency requirements.

The dates of the full meetings were:

- 2014: 4 Nov – initial meeting
- 2015: 14 Jan, 4 Feb, 2 Mar, 26 Mar, 22 Apr, 11 May, 22 Jun, 27 Jul, 9 Sep – closed meeting, 14 Sep, 12 Oct, 9 Nov, 14 Dec.
- 2016: 11 Jan, 8 Feb, 11 Apr, 30 May, 25 Jun – with potential developers, 11 Aug, 6 Oct, 14 Dec – joint meeting with Parish Council.

The four Theme Groups – Housing and Heritage, Environment, Community Facilities and Transport and Employment - normally met at least once between the full meetings. Meetings of the four Theme Group leaders, the Chairman, Secretary and Yourlocale were also scheduled between the main meetings.

Updates on the progress of the NP were a standing agenda item at the monthly PC meetings and regular reports were also provided in the monthly parish newsletter, distributed free to all households.

- **Harborough District Council (HDC).** Close liaison was maintained with HDC from the time of the initial designation. This has proved to be important as the draft Local Plan for HDC is now not due to be completed until 2018. It has therefore been particularly important that the NP has been informed as changes which might affect Great Easton have occurred. Copies of all minutes have been sent to the HDC officer responsible for NPs and there have been regular meetings with HDC officers. Conversely, this has also provided the opportunity for the NP, although not yet “made”, to have some influence on Great Easton aspects within the Local Plan.

Section 4 – STAKEHOLDER CONSULTATION

4.1 Stakeholders, landowners and other interested parties were contacted at the beginning of the NP and during the formal Section 14 pre-submission consultation. Land Registry records were accessed to update landowner information.

4.2. A list of all Stakeholders and others who were consulted is at Appendix 1.

4.3 A summary of the questions raised and comments received at the initial consultation event is at Appendix 2. These 250+ responses provided the initial evidence base for the theme groups to begin their work.

Section 5 – PRE-SUBMISSION CONSULTATION

5.1 The Pre-Submission Consultation was held over six weeks between 2 September – 14 October 2016, in accordance with Part 5, Section 14 of the NP Regulations 2012.

5.2 Immediately prior to 2 September, the following actions were taken:

- **Publicity.** The pre-submission consultation was publicised on the website, by newsletter delivered to all households, “A” frame boards at the village shop and posters around the village.
- **Consultation process.** Explanations of the procedure for submitting comments were included in all pre-publicity.
- **Letters,** together with the draft Plan, were sent to all stakeholders, landowners and identified interested persons, advising them of the consultation procedure and inviting comments. Copies of the draft Plan were also located in the village shop and village hall for those without ready access to the website.

5.3 There were 33 respondents, which included 13 from statutory agencies, 13 from residents, 5 from potential developers and 2 from Housing Associations. A copy of the full pre-submission consultation document, with all comments, responses and subsequent amendment to the draft Plan is on the NP website.

5.4 The main comments concerned:

- the reserve site at Caldecott – access and flooding
- the need for a Strategic Environmental Assessment (SEA)
- flooding and the potential adverse impact of additional housing
- additional development on land to rear of 22 Broadgate
- three amendments to the Limit to Development (LTD)
- need to ensure no development takes place on land assessed Flood Zone 3
- speeding traffic through the village and parking at Bringhurst School
- recreation field facilities

5.5 The majority of the other comments were minor amendments, corrections or comments endorsing and expressing support for the draft plan.

5.6 The responses to the comments are on the pre-submission document, together with any amendment action to the draft Plan.

Section 6 – CONCLUSION

6.1 It is considered that the publicity, consultation and engagement have been fundamental in helping achieve a draft Plan which reflects the needs and aspirations of the local residents. The process has been open and transparent throughout and it is believed has been well in excess of statutory requirements.

6.2 This Consultation statement will now form part of the documents to be submitted to HDC for the final six week consultation, prior to submission to the Independent Examiner and subsequent local referendum.

Appendix 1 to Great Easton NP Consultation Statement
List of Stakeholders, Organisations and Individual Contacts who were consulted

Leicestershire County Council – 9 Departments
Harborough District Council – All departments, via NP Officer
Neighbouring Parish Councils – (3) Caldecott, Cottingham and Medbourne
Voluntary Action Leicestershire
Age UK – Leicestershire and Rutland
Leicestershire Ethnic Minority Partnership
The Coal Authority- Planning Liaison Officer
Natural England – Consultation officer
Environment Agency
Historic England – Northampton
English Heritage- Northampton Office
East Midlands Primary Care Trust
National Grid – AMEC Environment and Infrastructure
CPRE Leicestershire
Seven Locks Housing Association
Midlands Rural Housing Association
MP – Sir A Duncan,
Councillors – County Councillor and District Councillor
Welland River Trust
Schools –(2) Bringhurst Primary, Uppingham Community College
Local – (8) Village Hall, Village Shop, Sun Inn, History Society, Recreation
Field Ctee, Village Archiviste, Six Saints circa Holt Church, Youth Club
Landowners – (35) (sourced from Land Registry records)
Developers – (6)

Appendix 2 to Great Easton NP Consultation Statement

A summary of the Questions raised and Comments received at the initial consultation event.

Employment – businesses and shops	
Questions	<ul style="list-style-type: none"> • Is business development needed? • Where might new business development be located? • What about homeworking?

Total responses	52
Comments	

- Any development should include future proof (Fibre to the premises) Broadband.
- The school should be able to cope with more housing – it will just limit the current out of catchment children – which would reduce traffic outside school in the long run.
- I feel housing needs can be met by small development up to 6 houses etc.
- Small business development would be a good option.
- Local school could not accommodate numbers.
- Broadband speed! I work from home and it's not great sometimes.
- Development is too large – would impact on the schools Bringhurst and UCC - could ruin a friendly village by making it too big!
- New houses may be good for the village, shop, pub and school – providing highway/capacity issues addressed. However 169 + 26 – would be a large increase and may spoil the village – because of increase of traffic etc.
- We have great crested newts in our garden. The resulting loss of habitat if 169 houses are built opposite Clarkesdale would have a huge impact on the wildlife in the village.

- Business – not sure what business would benefit the village – only those who manage the businesses e.g. shop, Pub would benefit. Homeworking is not for the elite – better internet would enable homeworking.
- What additional policies would either be or need to be provided to cope?
- At first sight the proposal for “East of Barnsdale”, will totally change the village character. And if that happens, it would be totally unacceptable. If successful it would require major road upgrades, major village facility upgrades (schools, shops, community centre etc.). IS THIS PLANNED? IS THIS WHAT THE PEOPLE HERE WANT? IS THIS JUSTIFIABLE? TOO MANY QUESTIONS BUT NOT ENOUGH ANSWERS.
- This is a village, served by village roads; the infrastructure is not fit for such a large scale plan as this one. Can you also imagine the road at school times!!
- Can the school cope with all the 2 developments that are being proposed?
- The placement of the 169 houses would need careful thought on car access/parking and sewage.
- Would further development result in need for businesses, what type of businesses? Village infrastructure already parlous so probably any business other than homeworking not needed or desirable.
- The local school would not be able to cope with 169 homes. This would have to be addressed.
- No more houses are needed. Leave the village as it is.
- A large development of 169 dwellings will change the feeling of the village. It would not be the same!!
- 169 in the estimated capacity – not the need or a proposal.
- Business homeworking is for an elite few so therefore not a fair argument. Therefore more traffic through village.
- Small groupings of houses spread around the village rather than one big estate.
- 169 would change our village beyond recognition – not in favour at all.
- If the large site near to Bringhurst School is developed neither the road nor the school will be able to cope. It is almost impossible now to drive up past the school when pupils are being delivered to or taken home again. Don't children these days have legs?
- 169 houses far too big and where is the evidence that this number is required?

- The land off Broadgate is indicative of speculation development that is not designed to meet identified needs. A plan should be able to control this.
- People would get stuck in traffic then be late for work and get less money and will have to move.
- A development of 169 houses would have a serious negative on the village, both in terms of character and infrastructure. What impact would this have on the school and roads?
- Land east of Barnsdale – A housing development at this size (regardless of the number of houses) ANYWHERE in the village would completely affect the character of the village – and result in traffic chaos and need infrastructure developments e.g. shops and services.
- Council (Parish), local developers, land owners and property owners. Impartial? Really these decisions need to be made by villagers with no vested interests.
- Land east of Barnsdale – this is fuelled by greed.
- A/GE/HSG/01 – Where is the access?
- A/GE/HSG/02 – too big by far.
- Is the sewerage works big enough to cope?
- Total over development. Why 169 and not 69 or even 29?
- 169 houses are not needed – based on the greed of the developers only.
- Very worried about traffic and flooding with suggested numbers of new houses.
- I trust the developer will be compensating the houses on Bradgate/Barnsdale for the reduction in property value?
- 169 change village character too much/completely – traffic an issue.
- 169 houses off Barnsdale will totally change the character of the village. Too large all in one go.
- 169 house development would not only change village but would require infrastructure improvement – especially sewerage.
- The majority of house buyers are passing through on their career path. 'Executive' properties cater for this market and exclude all but the rich.
- 169 houses – our village cannot cope with the extra traffic this would create. The school isn't big enough.
- No industrial estates please. We have no need for extra employment. We are a village not a town.

- A/GE/HSG/02 – infrastructure would not cope with this development. This area struggles to cope with school traffic as it is. 400 more cars??
- New development will impact in many different ways:
 - School not big enough
 - Sewerage not big enough
 - Flood drainage – an issue already
 - Greater Crested Newt habitat
 - Conservation area damaged
 - Road network inadequate

Open Space and Environment	
Questions	<ul style="list-style-type: none"> • Please tell us what land in Great Easton you think is special
Total responses	46
Comments	

- Use previously developed land for housing wherever possible – e.g. coal yard opposite castle pub.
- Preserve central green space especially the land behind village hall.
- Footpaths, park and everything centrally in the village.
- We do not need any more development. Leave the village as it is.
- Important to keep open spaces and trees in village and protect the park if not protected land.
- Create other open spaces within any development.
- Land behind Barnsdale – all village greens land in Brook Lane behind Village Hall.
- What actually is Great Easton?

- All land is special to our local wildlife and independent surveys should be carried out on any potential development land. Villages no longer have little paddocks, housing ponies, goats, donkeys etc. It's just houses!
- Keep the Duckett Paddocks within the village boundary.
- Brook Lane Paddock is a feature of the village – must not be developed.
- Keep all the current green spaces (in the village) – they give the village the character, particularly Brook Lane Paddock behind village hall. No building, even slightly encroaching, should be allowed.
- Keeping the open spaces within the village is hugely important for future development.
- The small village feel would be lost and community spirit. Lots of wildlife in the area – risk of losing this.
- Must not allow 'development creep' by which innocuous buildings become houses over time – particularly not wanted outside the village, must protect this space!
- Land through one development has Jurassic way, plus other footpaths, will these be kept?
- Please keep all villages to its present size and do not spoil the country side around it. No more houses!
- I think we need to object to any "fill in" building between the new executive houses on Gatehouse Lane and the rest of the village.
- Already planning permission for 30+ houses in course of development.
- The village has already had a number of new developments since the 1960s. It can and will have to take more but the village core is precious.
- We don't need dramatic change to village. It is now big enough.
- Smaller developments that don't impact on character of appearance of village. Or increasing traffic or infrastructure. Houses that are in keeping with the village.
- If they start one house in the Brook Lane Paddock – how many more will follow? We are not silly!!
- All the roads out of the village offer a lovely countryside scene complete with livestock.
- Could create open spaces within any housing development – this could be a condition of any future building.
- All green Paddocks within the village and Cross Bank should be protected. Several are sites of scientific interest.

- The field in the middle of the village (behind village hall) and on Barnsdale opposite De Lisle.
- Footpaths are important as they give people a chance to explore the countryside.
- Brook Lane Paddock area. Think about the owls!
- The paddock behind the village hall should not be developed. Footpaths should be protected.
- We would lose the community spirit. Open spaces/views/fields etc. are a must in a village. – Wildlife we would miss.
- Please no more trees on Church Bank.
- It seems such a shame that we who live here already and have chosen to live in a small village will lose all that we invested.
- We will lose our identity if village becomes larger – taking over Green areas around.
- Brook lane paddock should not be developed – a green area in the middle of village should be maintained.
- Keep the central green area behind village hall. This is central to the village.
- Land edging the village itself. Middleton/Cottingham is not a great village merge.
- Much concern over Paddock in Brook Lane/moulds lane. Only 2 remaining green areas in the hub of the village. Please keep these beautiful areas. We have enough houses already in the village.
- Preserve our rural and pleasant village. Do not ruin it with more development – we have already had a lot of new houses over recent years.
- Protection orders for old trees. Proper trimming of field hedges within the village boundary to preserve wildlife habitats.
- Being a rural village, we must maintain the green spaces and make sure they are preserved both on the outskirts and within.
- Paddock adjacent to Great Easton Road. Field to rear of Bringhurst School with views to Rockingham Castle.
- Land to the south, east and north. All should be protected. Developments in this area should be restricted to localities with infrastructure.
- The Jurassic way comes through Great Easton. Let's make sure it's not buried under new development and other footpaths too! Must be protected.

- Visitors always comment on a picture postcard village with lovely space + views. This should not change. There are not many villages like ours.
- The village would change dramatically if a green space within it and around the edges is built on.
- Land to rear of village hall, that on Cross Bank, Clarke’s piece etc. must be preserved. Any new development should incorporate open spaces landscaped areas etc. Existing footpaths must be preserved.
- The footpaths should be protected (and possibly added to) – plus they should be kept free of obstruction and maintained.
- Important to have clear spaces in village to give feeling of space and good views important for quality of life but we do need some growth and change.
- Large – scale development will result in a significant increase in road traffic and a potentially detrimental effect on the attractiveness of the area to walkers, cyclists and other visitors.
- Strongly resist development in central green areas and Paddock behind village hall.
- Areas along footpaths should be designated as important open spaces.

Housing and Design	
Questions	<ul style="list-style-type: none"> • Where do you think new housing should be located? • What should any new development look like?
Total responses	64
Comments	

- Not behind the village – keep a central green space in

the centre of village.

- This is developers trying to give lip service in order to obtain planning for large more profitable development. The cost of an affordable house in Great Easton is similar to 2x4 bed detached in Corby less than 3 miles away.

- Definitely no development outside village boundaries. Any development needs to ensure the roads are safer for pedestrians.
- Once flooding and drainage problems have been sorted any housing needs to be a mix of affordable, semi and detached owner occupied but no flats. All should be in keeping with houses already in village.
- The school and other facilities can't support a large housing development. That said we can't stagnate as a village so some houses should be allowed.
- Should be located on sites agreed by the people of the village. New houses should try and match existing.
- Affordable housing.
- Self-build opportunities for people who have long association with the village should be considered.
- It would be better if they reverted to the new executive houses they planned many years ago.
- Drainage + flood risk needs to be managed.
- Yes we need them but not too many!
- Any new housing affordable or not should be in keeping with the village, redbrick/stone and slate or thatch with plenty of landscaping.
- Build houses in a traditional style e.g. Stone so that they fit the look of the village.
- Agree that affordable housing should be offered to local villagers and be in traditional style with traditional materials.
- Where possible development of brownfield sites, or within village boundary.
- Problems due to sewerage requirement.
- We need affordable housing, but we also need to preserve green spaces and the character of the village. Look at the edges of the village to develop?
- No more houses to extend village it is large enough already. Services could not cope.
- Affordable houses need to be offered to villagers young or old first.
- Why not use brownfield sites in Corby. Seems wrong to make Great Easton bigger.
- Drop in house values due to social housing this always followed – housing associations.
- Start off saying only some social housing (Housing Association) but will end up as all social housing.

- Essential that whatever plans are formulated include a % of affordable housing.
- New housing should be built, in small clusters, in keeping with the stone houses in the village.
- Starter homes important and family homes. Should be built in keeping with current materials traditional brick and stone.
- Any further development needs to be considered as to what can help local people stay in the village and 'need' – it is no good building houses of a certain type if they are not going to be occupied . also – school, highway etc. need to be considered.
- Do we need HDC to tell us A) how many houses are 'required' in their area in next 15 years? B) Total current housing stock. C) a) as a % of b). D) How this may apply to Great Easton.
- Houses should be in keeping with the area + adequate parking provided for.
- Housing schemes should be offered to locals first – this may already be the case.
- Shop + pub vital to village community, we must retain these, village hall activities area an asset to village life.
- The area for the 169 potential houses has contamination and suffers from flooding.
- Yes, develop, but must be appropriate and proportional.
- Should be in keeping in style with the rest of the village.
- Affordable housing – very important factor.
- Very little in-fill left. New houses should not stick out like a sore thumb – should be in keeping with the village.
- So what about those that are between affordable housing? What is available on the market?
- Any new houses must be in keeping with the village stone and designs to retain the 'feel' of it. Flooding – huge concern school not big enough.
- We have some affordable housing and more coming at the back of Broadgate... also still have some council properties.
- The village is at optimum size now – no development please.
- Certainly not in the centre of the village – soon they will not be a green space anywhere left.
- Keep the green spaces in the village – brownfield sites should not encroach. Building outside village needs to be limited and carefully managed.
- The sewage, drainage, roads and other infrastructure can't cope with the size of development.

- Affordable housing should be offered to the people who live in the village first.
- The size of the housing schemes and the number of houses will completely alter the character of the village. Small or individual development would be better.
- This development will have a big impact on the village life.
- Build a care home so the older people can stay in the village and it will release houses back into the community.
- Danger for children going to school /extra cars and Driveways.
- We do need a living village not a museum with growth of affordable housing as well as executive homes. We want village people to be able to stay here and their families too.
- Some new houses and affordable housing is good to help the village develop but not on this scale. Not gated exclusive development.
- Need to identify affordable for whom? Low rate of unemployment within village + a legacy of 'local' youth going to university/college or working elsewhere. Great Easton a commuter village in recent past history.
- Do a housing needs survey to establish what will keep locals in the village.
- Social housing design is usually bland, uniform and inappropriate for the area – thought is needed as to the design both aesthetically and practically. Must avoid creation of 'ghettos' and dumping of problem families by district councils.
- No more building outside the village envelope.
- No more unsuitably large houses.
- We don't want houses on green land in the village.
- Affordable housing is totally unpredictable! Who's going to find it?
- We do not need any more houses; leave the village as it is please.
- Enough housing already in Great Easton. No more required anywhere. School and drainage will not cope.
- Affordable housing. Majority of developments.
- With affordable housing it's a shame the people can't be checked out first as some are just rough! P.S. I'm in affordable housing!!
- In support of some affordable housing – village people should be able to afford to stay in the village.

- No more housing in the centre of the village, particularly not in the paddock behind the village hall let us keep what we can of our beautiful village.
- Can the red line for housing be re-established? (Limits for development)
- Question is – will affordable housing be taken up? Little local employment and public transport insufficient.

Community Facilities	
Questions	<ul style="list-style-type: none"> • Are some local services important to you? Which ones?
Total responses	34
Comments	

- Cycle paths would help village access.
- Limit the school numbers to address the parking issues! Otherwise the issue needs to be properly addressed.... Not retrospectively!!
- Has the school capacity to cope with such a significant development? How many new cars are estimated and impact on the roads?
- More housing would be good for school numbers.
- What leisure facilities do we need? We are a village, we create our own.
- School could NOT cope with many more children. Class sizes are perfect. Parking for school already an issue.
- School capacity will need to be addressed if developments go ahead – and parking car schools a big issue for the village and safety!
- Public transport is essential for those elderly residents who can no longer drive. You may have a car now but unless you accept the alternative will grow old sometime. Also whose is these any mention of small houses or bungalows for older residents.
- Must keep footpaths open for walking, it is good for one's health.
- Developers need to consider the school capacity and parking.
- The school needs to do much more to promote better access to the site.
- This village will not be able to have horses ridden around it because of cars.
- I think speed at all entries to the village is a huge issue. Some speed control would be helpful.
- Local buses drive too fast through village and past the school.

- School parking and maintenance of footpath to school... Again, large development will make this situation even worse. More buses and paths needed.
- The shop, pub are community assets. They must not be lost. Any new building must not spoil the local ambience of village.
- The school is bursting and causing much congestion in the village.
- Public transport is diminishing all the time. Will this change?
- Buses are fine for Corby/Uppingham/Oakham –To Market Harborough – Terrible
- If more pupils at the school were within walking distance and less out of catchment, the parking issue would reduce. Similarly, if the school provided before and after school care, the traffic would be more staggered in morning and afternoons.
- More play structures in the park needed – if there is a Pre-school where will this parking go?
- Public transport to Market Harborough would be helpful.
- Library bus has already been reduced to one per month. This impacts further on those who don't drive or are vulnerable.
- Get developers to pay Rutland CC to maintain the "Flyer" or they'll take it off.
- The school can't cope now with parking before and after school. Additional building is an accident/fatality waiting to happen.
- The infrastructure could not cope with any more development.
- The road infrastructure is already under pressure. By their nature. Some of the older developments did not and do not have car parking spaces. Many of the many cars owning households have at least two cars. Increases in the school age population will create a different problem.
- School – those who live within the village should walk!
- No other plans except from those who want to develop. Are these the best areas if we have to have many more houses?
- Car is only viable option for people who go to work.
- Large increase in housing development and consequent increase in population would alter the size and feel of the village. We have a good mix of houses now. Leave it as it is.
- Impact on Bringhurst School? (And pre-school) traffic parking.
- The school is bursting at the seams already.
- Public transport is not that strong and needs protecting and bolstering.

Questions	
Questions	<ul style="list-style-type: none"> • Do you have views on: <ul style="list-style-type: none"> ○ Quality of Public Transport ○ Congestion ○ Car parking/footpaths/cycleways
Total responses	31
Comments	

- Parking on Brighthurst Road at school times is dreadful and dangerous, especially at top corner. Also parking in Barnsdale needs to be addresses.
- School traffic a real problem 2x per day but we do need enough children for a viable school.
- School parking very dangerous and in many cases unneeded!! Village people could walk children to school not interfere with other traffic.
- Brighthurst school parking.
- One of the characters of the village is the equestrian activity that takes place. This is only possible if increased traffic is limited.
- Need gradual development to ensure these matters can be addressed properly.
- The school would not be able to do bikeability for year 6. It would just be too dangerous.
- Do we need 'speed readers' in Great Easton – too many drive too fast!
- Increased traffic flow in certain areas such as the 'pub' corner and by the school will cause further potential for accidents for all road users.
- Parking on the main roads in hazardous areas seems to be getting worse. High street. The Sun Lane approach from Caldecott. Near the school.
- The children are safe at present in the village but increase the houses, the cars, the kids freedom will be ignored.
- Increased traffic flow is a concern and pollution.
- School traffic would need to be considered and the provision of parking to prevent accidents.
- The roads in and around the village would not be able to cope with housing development.
- Speed control through the village and restrict parking outside school!
- Consideration needs to be made to increasing volume of traffic down the narrow poorly lit lanes, particularly Brook Lane – Name says what is it? Already likely to be additional traffic. Real thought please?

- The roads are already so dangerous for pedestrians + horse riders etc. Between the villages car race through. There needs to be cycle paths/bridleways creating a safe journey through any new development.
- I live on Barnsdale and the thought of the amount of traffic this will produce terrifies me. The roads are dangerous enough. I want my children to be safe!
- All new developments seem to have too few parking spaces and too narrow roads. This leads to parking on footpaths and/or dangerous parking. Car ownership – any new development will bring in many more cars – rural roads are not designed for this.
- Roads in school rush hour bad enough. Particularly by school. Any development by school must include provision for car park and traffic calming.
- Brook lane is becoming hazardous due to the amount of traffic and the bends. Careful consideration should be given to any further applications to build in the area.
- Please do NOT introduce lots of road signs round the memorial. Look for better solutions. See Ben Hamilton-Baillie' website.
- Please review the problems regarding the school – not sure what can be done!
- After having our car written off at the top of Great Easton Road at 9am on a school day, I feel the parking outside the school needs addressing as well as some back up in regards to speeding into the village.
- Great problem will be made in Brook Lane. Very dangerous now, without the 'so called' proposed paddock if built on. More cars, more danger. Will be awaiting a major accident.
- Road calming needed. 20MPH through village. The road Barnsdale up to the school is only a single lane due to the narrowness caused by Thatched Cottage and Delisles stable. A potential death trap due to Leviathan vehicles speeding. Many a head to head confrontation happens every week – whose child has to die?
- Make war memorial triangle one way.
- Centre of the village would be busier if Barnsdale suffers from speeding traffic now.
- School traffic is an issue now + more changes in the village will affect that.
- Could there be more parking provided at the park as during the summer it was dreadful getting into Home close.
- More houses will create havoc upon the road network, causing pollution and danger to all.

Questions	<ul style="list-style-type: none"> • Are there any other buildings that the Plan should seek to enhance or protect? • How else might the Plan protect and enhance the environment?
Total responses	26
Comments	

- Ensure any further development around the village is in keeping and will not ruin our beautiful village.
- Large amount of listed buildings – Village should not be allowed to grow to its detriment.
- We do not need any more new houses in the Village. It's better left as it is.
- This Village is in doomsday book and has much history. It is important to keep the character of the place.
- 1 Barnsdale of special interest. Should protect space around heritage buildings.
- Any new development should be small and in keeping with a village containing so many listed buildings. We do not need to provide all the development needed within the Market Harborough area.
- Have noticed on planning applications that as long as they have an 'ecology report' attached it is accepted without question by HDC. The ecologist report is paid for by the developer and always states in favour of development.
- As there are so many listed buildings in the village it creates a particular character which any large scale development would destroy. Small developments are more in keeping.
- Development by so many houses would ruin what is a beautiful village with a 1950s atmosphere.
- With over 50 listed buildings in the village, Great Easton has one of the highest percentages in the UK. We are duty bound to preserve this.
- The character of the village and conservation buildings should not be swamped by large-scale development. Infill and small developments would integrate more effectively.
- Conservation area status is pointless if you allow it to be swamped by new development that is out of keeping with it. Is the "old village" of Covley a C.A? Does it make any difference? It has been swamped and has lost its character. Great Easton is not a "New Town".
- Very important that any building is sympathetic to the village and new development is small enough so the character of the village is maintained.
- Checks put in place to ensure that work adheres to what was granted planning permission.
- The quantity of new houses needs to be controlled.

- A sympathetic development should enhance the village character and work in harmony.
- Very important to protect the character of the village and make new developments in keeping with the older prosperities.
- Conservation planning must be strictly controlled. There should not be room for changes after planning has passed!! The Grace Homes development was all stone and less houses before it was built.
- The principle and aim of the conservation status should be the guiding principle. It should inform any future planning – Development in keeping with the current environment.
- Great Easton, such a lovely village and future developments should adhere to complementary building technique.
- We have a beautiful village and any development should be in harmony and not destroy the character we have inherited.
- Preservative of the village heritage profile can only be preserved by limited and carefully planned infill. The size of proposed development cannot achieve such an aim no matter how carefully examined for appropriate design. Significant open spaces must be preserved.
- It is essential that the heritage reflected in the village is not swamped by inappropriate numbers and designs of any new housing. We have a duty to ensure it is preserved.
- The Ford Bank development is a good example of new, but very much in keeping, development.
- Small developments are more in keeping with the feel of the village; we have so many listed buildings. A large development will not be in keeping.
- The 'Heritage' feel of the village is borne at of its size and unique character of the different buildings. Mass housing will not reflect this and so therefore change the village.

Appendix 3 – LIST OF DOCUMENTS REFERRED TO IN THE CONSULTATION STATEMENT WHICH ARE ON THE NEIGHBOURHOOD PLAN WEBSITE

1. HDC Designation Notification and Map
2. Initial Consultation Event report – 28 Nov 14
3. Agendas and Minutes (22)
4. Letter to Landowners
5. Letter to Stakeholders
6. Questionnaire
7. Schools questionnaire
8. Great Easton Housing Needs Report
9. Newsletters – (3)
10. Open Event – 3 Sep 16
11. Pre- Submission Notification to Stakeholders
12. Pre- Submission Regulation 14 Consultation responses