

Neighbourhood Plan

Pre-submission consultation response

No.	Chapter / Section	Policy Number	Respondent	Comment	Response	Amendment
1			Historic England	<p>Your Neighbourhood Plan falls within the boundary of the Shearsby Conservation Area and includes a number of designated heritage assets including 1 GII* listed building and 8 GII listed buildings. It will be important that the strategy you put together for this area safeguards those elements which contribute to the importance of those historic assets. This will assist in ensuring they can be enjoyed by future generations of the area and make sure it is in line with national planning policy.</p> <p>The conservation officer at Harborough District Council is the best placed person to assist you in the development of your Neighbourhood Plan They can help you to consider how the strategy might address the area's heritage assets. At this point we don't consider there is a need for Historic England to be involved in the development of the strategy for your area.</p>	Noted	None

				<p>If you have not already done so, we would recommend that you speak to the staff at Leicestershire County Council who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk <http://www.heritagegateway.org.uk>). It may also be useful to involve local voluntary groups such as the local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan.</p> <p>Your local authority might also be able to provide you with general support in the production of your Neighbourhood Plan. National Planning Practice Guidance is clear that where it is relevant, Neighbourhood Plans need to include enough information about local heritage to guide planning decisions and to put broader strategic heritage policies from the</p>		
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			<p>local authority's local plan into action at a neighbourhood scale. If appropriate this should include enough information about local non-designated</p> <p>EAST MIDLANDS OFFICE 2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE Telephone 01604 735460 HistoricEngland.org.uk</p> <p>Historic England is subject to the Freedom of Information Act. 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.</p> <p>heritage assets including sites of archaeological interest to guide decisions.</p> <p>Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England. This signposts a number of other documents which your community might find useful in helping to identify what it is about your area which makes it</p>		
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				<p>distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-</p> <p><http://www.historicengland.org.uk/advice/planning/plan-making/improve-yourneighbourhood/></p>		
2	Highways	General Comments	Leicester County Council	<p>The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth.</p> <p>Like very many local authorities, the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses its reducing resources and increasingly limited funds. In practice, this means that the County Highway Authority (CHA), in general, prioritises its resources on measures that deliver the greatest benefit to Leicestershire's residents, businesses and road users in terms of road safety, network management and maintenance. Given this, it is likely that highway measures associated with any new development would need to be fully funded from third party funding, such as via Section</p>	This general comment is noted.	None

				<p>278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no longer in a position to accept any financial risk relating to/make good any possible shortfall in developer funding.</p> <p>To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems.</p> <p>Where potential S106 measures would require future maintenance, which would be paid for from the County Council's funds, the measures would also need to be assessed against the County Council's other priorities and as such may not be maintained by the County Council or will require maintenance funding to be provide as a commuted sum.</p> <p>With regard to public transport, securing S106 contributions for</p>		
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				<p>public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped i.e. they would be able to operate without being supported from public funding.</p> <p>The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect of third party funding to deliver a scheme, the County Council will still normally expect the scheme to comply with prevailing relevant national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered by the third party funding. Where any measures are proposed that would affect speed limits, on-street parking restrictions or other Traffic Regulation Orders (be that to address existing problems or in connection with a development proposal), their implementation would be subject to available resources, the availability of full funding and the satisfactory</p>		
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				completion of all necessary Statutory Procedures.		
3	Highways	Flood Risk Management	Leicester County Council	<p>The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the onsite drainage systems are designed in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution.</p> <p>The LLFA is not able to:</p> <ul style="list-style-type: none"> • Prevent development where development sites are at low risk of flooding or can demonstrate appropriate flood risk mitigation. • Use existing flood risk to adjacent land to prevent development. • Require development to resolve existing flood risk. 	This general comment is noted.	None

			<p>When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points: • Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea)). • Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map). • Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding. • How potential SuDS features may be incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff. • Watercourses and land drainage should be protected within new developments to prevent an increase in flood risk.</p> <p>All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used</p>		
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				<p>to improve the bio-diversity and amenity of new developments, including benefits to surrounding areas.</p> <p>Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path, and are retained in public open space to ensure that access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained.</p> <p>LCC in our role as LLFA will object to anything contrary to LCC policies.</p> <p>For further information it is suggested reference is made to the National Planning Policy Framework (March 2012), Sustainable drainage systems: Written statement - HCWS161 (December 2014) and the Planning Practice Guidance webpage.</p>		
4	Planning	Developer Contributions	Leicester County Council	<p>If there is no specific policy on Section 106 developer contributions/planning obligations within the draft Neighbourhood Plan, it would be prudent to consider the inclusion of a developer contributions/planning obligations policy, along similar lines</p>	<p>Noted. As there are no housing allocations within the Neighbourhood Plan it is not considered necessary to include a policy on developer contributions.</p>	None

				<p>to those shown for example in the Draft North Kilworth NP and the draft Great Glen NP albeit adapted to the circumstances of your community. This would in general be consistent with the relevant District Council's local plan or its policy on planning obligations in order to mitigate the impacts of new development and enable appropriate local infrastructure and service provision in accordance with the relevant legislation and regulations, where applicable.</p> <p>www.northkilworth.com/wp-content/uploads/2016/01/nk-draft-low-resolution-1.pdf</p> <p>www.greatglen.leicestershireparishcouncils.org/uploads/175670305aeaf48650823074.pdf</p>		
5	Planning	Mineral & Waste Planning	Leicester County Council	<p>The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development.</p> <p>Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood.</p>	This general comment is noted.	None

				<p>You should also be aware of Mineral Consultation Areas, contained within the adopted Minerals Local Plan and Mineral and Waste Safeguarding proposed in the new Leicestershire Minerals and Waste Plan. These proposed safeguarding areas and existing Mineral Consultation Areas are there to ensure that non-waste and nonminerals development takes place in a way that does not negatively affect mineral resources or waste operations. The County Council can provide guidance on this if your neighbourhood plan is allocating development in these areas or if any proposed neighbourhood plan policies may impact on minerals and waste provision.</p>		
6	Education		Leicester County Council	<p>Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look to the availability of school places within a two-mile (primary) and three mile (secondary) distance from the development. If there are not sufficient places then a claim for Section 106 funding will be requested to provide those places.</p> <p>It is recognised that it may not always be possible or appropriate to extend a local school to meet the needs of a development, or the size of a development would yield a new school. However, in the changing</p>	This general comment is noted.	None

				educational landscape, the Council retains a statutory duty to ensure that sufficient places are available in good schools within its area, for every child of school age whose parents wish them to have one.		
7	Property	Strategic Property Services	Leicester County Council	No comment at this time.	This general comment is noted.	None
8	Adult Social Care		Leicester County Council	It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people's choices are often limited by the lack of suitable local options.	This general comment is noted. Policy H2 on housing mix specifically identifies the need for housing to meet the needs of an ageing population.	None
9	Environment		Leicester County Council	With regard to the environment and in line with the Governments advice, Leicestershire County Council (LCC) would like to see Neighbourhood Plans cover all aspects of the natural environment including climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land.	This general comment is noted. The Neighbourhood Plan covers environmental issues.	None
10	Environment	Climate Change	Leicester County Council	The County Council through its Environment Strategy and Carbon Reduction Strategy is committed to reducing greenhouse gas emissions in Leicestershire and increasing	This general comment is noted. The Neighbourhood Plan policy H3 identifies the need for energy and water efficiency.	None

				Leicestershire's resilience to the predicted changes in climate. Neighbourhood Plans should in as far as possible seek to contribute to and support a reduction in greenhouse gas emissions and increasing the county's resilience to climate change.		
11	Environment	Landscape	Leicester County Council	The County Council would like to see the inclusion of a local landscape assessment taking into account Natural England's Landscape character areas; LCC's Landscape and Woodland Strategy and the Local District/Borough Council landscape character assessments. We would recommend that Neighbourhood Plans should also consider the street scene and public realm within their communities, further advice can be found in the latest 'Streets for All East Midlands' Advisory Document (2006) published by English Heritage.	This general comment is noted.	None
12	Environment	Biodiversity	Leicester County Council	The Natural Environment and Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their duties, to the purpose of conserving biodiversity. The National Planning Policy Framework (NPPF) clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment and reducing pollution. Neighbourhood Plans should	This general comment is noted. The Neighbourhood Plan has a policy on enhancing biodiversity.	None

				<p>therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development on enhancing biodiversity and habitat connectivity such as hedgerows and greenways.</p> <p>The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife information for your Neighbourhood Plan area. This will include a map showing nationally important sites (e.g. Sites of Special Scientific Interest); locally designated Wildlife Sites; locations of badger setts, great crested newt breeding ponds and bat roosts; and a list of records of protected and priority Biodiversity Action Plan species. These are all a material consideration in the planning process. If there has been a recent Habitat Survey of your plan area, this will also be included. LRERC is unable to carry out habitat surveys on request from a Parish Council, although it may be possible to add it into a future survey programme.</p> <p>Contact: planningecology@leics.gov.uk, or phone 0116 305 4108</p>		
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13	Environ ment	Green Infrastruc ture	Leicester County Council	<p>Green infrastructure (GI) is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities, (NPPF definition). As a network, GI includes parks, open spaces, playing fields, woodlands, street trees, cemeteries/churchyards allotments and private gardens as well as streams, rivers, canals and other water bodies and features such as green roofs and living walls.</p> <p>The NPPF places the duty on local authorities to plan positively for a strategic network of GI which can deliver a range of planning policies including: building a strong, competitive economy; creating a sense of place and promote good design; promoting healthier communities by providing greater opportunities for recreation and mental and physical health benefits; meeting the challenges of climate change and flood risk; increasing biodiversity and conserving and enhancing the natural environment. Looking at the existing provision of GI networks within a community can influence the plan for creating & enhancing new networks and this assessment can then be used to inform CIL (Community Infrastructure Levy) schedules, enabling</p>	This general comment is noted. The Neighbourhood Plan identifies a number of sites for designation as Local Green Space and seeks to protect important environmental and historical features.	None
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				<p>communities to potentially benefit from this source of funding.</p> <p>Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks.</p>		
14	Environment	Brownfield, Soils and Agricultural Land	Leicester County Council	<p>The NPPF encourages the effective use of brownfield land for development, provided that it is not of high environmental/ecological value. Neighbourhood planning groups should check with DEFRA if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological value of a brownfield site before development decisions are taken.</p> <p>Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They therefore should</p>	This general comment is noted.	None

				<p>be enhanced in value and protected from adverse effects of unacceptable levels of pollution. Within the governments "Safeguarding our Soils" strategy, DEFRA have produced a code of practice for the sustainable use of soils on construction sites which could be helpful to neighbourhood planning groups in preparing environmental policies.</p> <p>High quality agricultural soils should, where possible be protected from development and where a large area of agricultural land is identified for development then planning should consider using the poorer quality areas in preference to the higher quality areas. Neighbourhood planning groups should consider mapping agricultural land classification within their plan to enable informed decisions to be made in the future. Natural England can provide further information and Agricultural Land classification.</p>		
15	Environment	Impact of Development on Civic Amenity Infrastructure	Leicester County Council	Impact of Development on Civic Amenity Infrastructure Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district area and the Leicestershire County Council. The County's Waste Management team considers proposed developments on a case by case basis and when it is identified that a proposed development will have a detrimental effect on the local	This general comment is noted.	None

				civic amenity infrastructure then appropriate projects to increase the capacity to off-set the impact have to be initiated. Contributions to fund these projects are requested in accordance with Leicestershire's Planning Obligations Policy and the Community Infrastructure Legislation Regulations.		
16	Communities		Leicester County Council	<p>Communities Consideration of community facilities in the draft Plan would be welcomed. We would suggest where possible to include a review of community facilities, groups and allotments and their importance with your community. Consideration could also be given to policies that seek to protect and retain these existing facilities more generally, support the independent development of new facilities and relate to the protection of Assets of Community Value and provide support for any existing or future designations.</p> <p>The identification of potential community projects that could be progressed would be a positive initiative.</p>	This general comment is noted. The Neighbourhood Plan seeks to protect existing community facilities.	None
17	Economic Growth	General Comments	Leicester County Council	We would recommend clearly identifying sites to consider the sustainable development aspirations within your Plan, outlining what the community currently values and how much they are open to the new development of homes.	Noted. The support for policy E4 is welcomed.	None.

18	Economic Growth	Superfast Broadband	Leicester County Council	<p>Considering that 24% of residents are aged 65+, a high percentage of people work from home (13% which is more than double the District percentage of 6% and nearly four times greater than that for England as a whole) and the biggest expressed need of local businesses in the area as at April 2015 was an improvement in broadband speed, we welcome the inclusion of digital infrastructure issues in policy E4.</p> <p>High speed broadband is critical for businesses and for access to services, many of which are now online by default. Having a superfast broadband connection is no longer merely desirable, but is an essential requirement in ordinary daily life. All new developments (including community facilities) should have access to superfast broadband (of at least 30 Mbps). Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as build on the development is complete. Developers are only responsible for putting in place broadband infrastructure for developments of 30+ homes. Consideration for developers to make provision in all new homes regardless of the size of development should be considered.</p>		
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19	Economic Growth	Economic Development	Leicester County Council	<p>With reference to Policy H1: Limits to development - Welcome the consideration of small scale infill development and the conversion of existing buildings to meet the identified needs of the area (including car parking) while protecting green spaces and rural character of the area.</p> <p>With reference to Policy H2: Housing Mix - Welcome the attention of the ability of new housing to enhance the current housing mix (such as single-storey accommodation for the higher than average proportion of people aged 65+ in the area and the provision of three bedrooms or fewer housing). We recommend inclusion of a policy to support allocation of affordable housing to support younger families is considered since it is estimated that house prices far exceed what younger families can afford and that levels of social rented accommodation (5.3%) are lower than the district, regional and national levels.</p> <p>We would also recommend that the housing growth aspect could be more pronounced; clearly outlining considerations for specific housing targets based on expected demographic and economic changes over the plan's current period, and how the plan expects the development of affordable housing</p>		
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				and/or maintenance of recreational facilities will be funded. We also suggest that the plan should consider the deliverability of the developments proposed.		
20	Economic Growth	Rural Development	Leicester County Council	<p>With reference to Policy CF1 and CF2: Retention of community facilities and amenities - Welcome the inclusion of a policy to support the Rural Economy, recognising the contribution a diverse and dynamic rural economy with community facilities and amenities such as the village hall, village green, children's play area, Chandlers Arms and Shearsby Bath make to the sustainability and vitality of the NP area.</p> <p>With reference to Policies E1, E2 and E3 – Protect current employment opportunities and support new employment opportunities: We welcome the consideration of rural development issues, recognising the contribution that a strong presumption against the loss of commercial premises or land (B-class) on the Saddington Road employment site, supporting additional employment opportunities for Class B1 Light Industrial purposes and the re-use, conversion and adaptation of rural buildings in the four working farms for small businesses, recreation, or tourism purposes makes to the economic resilience of the NP area.</p>	<p>Support for policies CF1, CF2 and policies relating to rural employment opportunities is welcomed.</p> <p>Reference to the redirection of large scale B1 and B2 uses to alternative locations is a helpful contribution and will be incorporated into the NP.</p> <p>Thank you for your support for policy E5. We do not, however, consider that there is a need for a separate section on the rural economy as it is covered within the employment section and includes a policy on farm diversification. We will however change the title of the employment section to 'rural economy'.</p>	<p>The following paragraph to be added to policy E2 'Large scale B1 and B2 uses being directed towards higher order settlements in the settlement hierarchy and suitable locations on the edge of the built framework of Leicester, as they are likely to have existing infrastructure and facilities to deliver and sustain such employment proposals.'</p> <p>Change section 7.6 from 'Employment' to 'Rural Economy'.</p>

				<p>However, in order for the plan's recommendation 'Proposals for General Industrial use (B2) and large scale B1 uses will not be permitted except in exceptional circumstances' to not assume that the neighbourhood plan has the ability to stop development, we suggest the inclusion of reference to "large scale B1 and B2 uses being directed towards higher order settlements in the settlement hierarchy and suitable locations on the edge of the built framework of Leicester, as they are likely to have existing infrastructure and facilities to deliver and sustain such employment proposals."</p> <p>With reference to Policy E5 – Working from home: We welcome the consideration of housing extensions for office and/or light industrial uses provided the extensions adhere to the building designs and does not limit future housing growth. We would recommend that the rural development aspect could be elaborated further; for example having Rural Economy as a main category, which then includes considerations on vibrant towns and village centres.</p>		
21	Economic Growth	Equalities	Leicester County Council	<p>While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2016-2020 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for</p>	<p>This general comment is noted. The Neighbourhood Plan has consulted widely as it has progressed and has taken equality issues into account.</p>	None

				engagement and consultation work. A copy of the strategy can be view at: www.leicestershire.gov.uk/sites/default/files/field/pdf/2017/1/30/equalitystrategy2016-2020.pdf		
22			Natural England	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>Best and Most Versatile Agricultural Land We have not checked the agricultural land classification of the proposed allocations, but we advise you ensure that any allocations on best and most versatile land are</p>	This general comment is noted.	None

				justified in line with para 112 of the National Planning Policy Framework.		
23	NP and the Natural Environment		Natural England	<p>Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities</p> <p>Natural environment information sources</p> <p>The Magic1 website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones). Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available here2.</p> <p>Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here3. Most of these will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.</p> <p>National Character Areas (NCAs) divide England into 159 distinct</p>	This general comment is noted.	None

				<p>natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here⁴.</p> <p>There may also be a local landscape character assessment covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.</p> <p>If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.</p> <p>General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the Magic⁵ website and also from the LandIS website⁶,</p>		
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				<p>which contains more information about obtaining soil data.</p> <p>Natural environment issues to consider</p> <p>The National Planning Policy Framework⁷ sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance⁸ sets out supporting guidance.</p> <p>Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.</p> <p>Landscape</p> <p>Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.</p> <p>If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal.</p> <p>Landscape assessments can help you</p>		
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				<p>to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.</p> <p>Wildlife habitats Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here⁹), such as Sites of Special Scientific Interest or Ancient woodland¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.</p> <p>Priority and protected species You'll also want to consider whether any proposals might affect priority species (listed here¹¹) or protected species. To help you do this, Natural England has produced advice here¹² to help understand the impact of particular developments on protected species.</p> <p>Best and Most Versatile Agricultural Land</p> <p>Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication</p>		
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				<p>Agricultural Land Classification: protecting the best and most versatile agricultural land¹³.</p> <p>Improving your natural environment Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Providing a new footpath through the new development to link into existing rights of way. <input type="checkbox"/> Restoring a neglected hedgerow. <input type="checkbox"/> Creating a new pond as an attractive feature on the site. <input type="checkbox"/> Planting trees characteristic to the local area to make a positive contribution to the local landscape. <input type="checkbox"/> Using native plants in landscaping schemes for better nectar and seed sources for bees and birds. <input type="checkbox"/> Incorporating swift boxes or bat boxes into the design of new buildings. <input type="checkbox"/> Think about how lighting can be best managed to encourage wildlife. <input type="checkbox"/> Adding a green roof to new buildings. <p>You may also want to consider enhancing your local area in other ways, for example by:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if 		
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				<p>one exists) in your community. <input type="checkbox"/> Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. <input type="checkbox"/> Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this 14). <input type="checkbox"/> Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency). <input type="checkbox"/> Planting additional street trees. <input type="checkbox"/> Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links. <input type="checkbox"/> Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).</p>		
24			Waterloo Housing Group	<p>As an affordable housing provider in the Harborough District and having an office in Market Harborough its self, we would be very interested in working with you for the provision of affordable housing.</p> <p>Your Neighbourhood plan is very thorough and I think covers the main points to guide those that wish to develop in your village. Unless I did not pick it up there was no mention of transport in and around your village</p>	<p>Thank you for these comments.</p> <p>The need to have regard for the impact on the road network is referenced in policy E2.</p> <p>The issue of an Exception Site policy was considered by the Advisory Committee but there was no support</p>	None

				<p>which is useful information along with the infrastructure details to support the sustainability statement.</p> <p>I know your village is very small and you talk about controlled numbers, but especially for the larger private developers they may like more of an idea of what limits you have in mind as they are used to mass building.</p> <p>You quote planning policy but do not touch on rural exception site policy. Is this because you do not want to consider going down this route?</p> <p>Has a housing needs survey been done as one of the consultations you have carried out in relation to need for affordable housing?</p> <p>We do rural exception sites where a need for affordable has been identified but green field land or edge of settlement land is the only option available. I stress that we would build within the village first and that this option is only taken if a strong need for affordable is identified but a site is difficult to find.</p> <p>Clarification in your Neighbourhood Plan Shearsby opinion on this would be useful.</p>	amongst the community for such a proposal.	
25	General		Yew Tree Properties	<p>Representations on behalf of Yew Tree Properties to the Shearsby Neighbourhood Plan (pre-submission version)</p> <p>Please find attached representations by Marrons Planning pursuant to the pre-submission version of the</p>	Noted	None

				Shearsby Neighbourhood Plan. For clarity, our client has interest in Land Parcels 1 and 2 shown at Appendix 1 of the attached representation. The full scope of our representations is given within the attached report.		
26	Introduction		Yew Tree Properties	<p>1.1 This report has been produced by Marrons Planning on behalf of Yew Tree Properties in relation to their land interests at Back Lane and Fenny Lane, Shearsby (shown on the attached plan at Appendix 1).</p> <p>1.2 This document provides comment on Section 7.2 Housing, Policy H1 Limits to Development and Policy ENV1, Local Green Spaces. The main purpose of these representations is to:</p> <ul style="list-style-type: none"> • Support the inclusion of a settlement boundary for Shearsby; • Promote land off Back Lane (Parcel 1) as a proposed housing allocation; • Promote part of land off Fenny Lane (Parcel 2) for housing; • Set out concerns in relation to the proposed designation of sites 03 and 04 as Local Green Spaces. 	Noted	None.
27	Housing		Yew Tree Properties	2.1 Pages 21 and 22 of the draft Neighbourhood Plan provide a detailed background as to the existing dwellings located within the proposed settlement boundary of Shearsby. There are currently 95 houses within Shearsby, with 12 of these (12.6%) being one or two-bedroom properties.	Noted	None

				<p>2.2 The Neighbourhood Plan also notes that there is a significantly higher percentage of the population in the 65 and over age group when compared to the rest of Harborough District; 24% of the population compared to 18% across Harborough District and 16% across the United Kingdom.</p> <p>2.3 These issues are reflected in responses received during the Neighbourhood Plan's first consultation day ("Butty Day") whereby local aspirations for housing suitable for elderly residents, younger families and lower income families were revealed. As a result, the Neighbourhood Plan confirms on page 22 that there is a desire for smaller housing and bungalows.</p> <p>2.4 Our clients are willing to consider these aspirations for housing in Shearsby, and in this context, and welcome the opportunity to discuss the potential allocation of land off Back Lane further. The site is considered against the proposed criteria of Policy H1 in Section 3 below.</p>		
28	Limits to Development		Yew Tree Properties	<p>3.1 Unlike the Harborough Local Plan, Policy H1 proposes limits to development for the settlement of Shearsby. The limits to development broadly follow the existing Shearsby Conservation Area, designated in 1975. The limits to development,</p>		

			<p>particularly on the southern boundary and the western boundary are however brought in closer to the edge of built development, naturally following the edge of the settlements built environment.</p> <p>3.2 Yew Tree Properties broadly endorses the principle of identifying limits to development in order to provide certainty with regards to the location of potential future housing development. However, it is suggested that the Limits to Development is extended to include all or part of Land Parcel 1, identified at Appendix 1 of this representation.</p> <p>3.3 The site is a natural extension of the settlement, being adjacent to the western boundary of properties upon Welford Road. Whilst the site could offer in the region of 20 dwellings (and deliver associated benefits to the local community in line with this scale of development), the local aspirations for small scale development are noted, and as a result, our clients would welcome further discussion with the Neighbourhood Plan Group about the site and its potential. Smaller scale development would be in conformity with the emerging Harborough Local Plan (Policy GD4 of the emerging Local Plan considers development of no more than 4 homes as suitable for a village such as Shearsby).</p>	<p>Noted. Consideration was given to include 'parcel 1' within the limits to development but this was unpopular with the community and alternative locations for potential small-scale development were proposed instead.</p> <p>The potential to deliver in the region of 20 units is not welcome to the community. The size of the plot (0.9 hectares) indicates a potential for 30+ houses to be built and this is against the adopted Core Strategy and the draft Local Plan.</p>	<p>None</p> <p>None</p>
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				<p>3.4 The proposed requirements of Policy H1 are noted. If the settlement boundary was amended to include all or part of Parcel 1, it is considered that the development of the site is capable of meeting these requirements.</p> <p>Is small scale, and reflects the size, character and level of service provision of Shearsby</p> <p>3.5 Land Parcel 1 is 0.9 hectares in size. As set out above, part of the parcel could be allocated to deliver small scale development. An increase in population would help sustain the local pub and village hall, reflect the scale, size and character of Shearsby and the site could help contribute to the type of housing required by the local people.</p> <p>Helps meet a clearly identified need for Shearsby or the wider parish</p> <p>3.6 It is proposed that the dwellings to be developed on-site would reflect the needs of the Parish of Shearsby as identified within the Neighbourhood Development Plan Housing Committee and could deliver housing suitable for younger and older people. A larger scale of development in this location would be required to deliver a proportion of affordable homes. Again, our clients would</p>	<p>The incremental growth of Shearsby is recognised in the NP and allowance made for small-scale development in line with HDC strategic policies.</p> <p>Noted. The identification within the NP of alternative sites that are both developable and deliverable will achieve the same aims but in locations that are more acceptable to the local community.</p>	<p>None</p> <p>None</p>
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			<p>welcome a more detailed discussion on the potential for this site so that it can help meet local aspirations for housing.</p> <p>Retains existing natural boundaries</p> <p>3.7 The site already benefits from an established farm access and the site is naturally well contained. It is proposed that our client would seek to actively protect the existing natural boundaries and reflect the surrounding topography of the land. If a smaller part of the site was allocated, additional landscaping and planting could be provided to create a natural boundary to development.</p> <p>Maintains important views and vistas</p> <p>3.8 Our clients would consider important views and vistas from the local area in the design of any proposed housing scheme.</p> <p>Preserves and, where possible enhances Shearsby Conservation Area, where relevant</p> <p>3.9 As previously identified, the northern boundary of Land Parcel 1 falls within the boundaries of the Shearsby Conservation Area. The remainder of the site is outside of the Conservation Area. The impact of any development upon the Conservation</p>	<p>Noted. See above</p> <p>Noted. See above.</p> <p>Noted. See above.</p>	<p>None</p> <p>None</p> <p>None</p>
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				<p>Parcel 2</p> <p>3.12 It is also proposed that Land Parcel 2, also identified at Appendix 1 is promoted for a single dwelling housing development.</p> <p>3.13 Such a development would benefit from the residential cul-de-sac configuration of Fenny Lane and would have good access from an established road. An initial appraisal of the site and Fenny Lane suggests that the width and overall configuration of the road is suitable in terms of highways safety. The size, orientation and access to the plot would reflect the surrounding residential environment.</p> <p>3.14 The site is also within the defined limits to development identified within Policy H1 of the Neighbourhood Plan and therefore benefits from the presumption in favour of sustainable development outlined at Policy S1 of the Neighbourhood Plan.</p>	<p>Noted. The limits to development have been relaxed in the NP to accommodate appropriate development on part of parcel 2. It is not proposed that the limits to development are extended beyond the current boundary to the full extent of parcel 2 as is suggested as further development of this site is not considered appropriate or suitable.</p>	<p>None</p>
29	Protection of Local Green Space		Yew Tree Properties	<p>4.1 Yew Tree Properties has concerns with the proposed designation of sites 03 and 04 as Local Green Spaces.</p> <p>4.2 Neighbourhood Plans are required to meet basic conditions as set out at paragraph 8 (2) of Schedule 4B to the Town and Country Planning</p>	<p>Noted</p>	<p>None</p>

			<p>Act 1990 (as applied to Neighbourhood Plans by Section 38A of the Planning and Compulsory Purchase Act 2004). One of these basic conditions is that the Neighbourhood Plan must have "regard to national policies and advice." The Government's planning policy on Local Green Spaces and how this is expected to be applied is contained in the National Planning Policy Framework (the Framework).</p> <p>4.3 Paragraph 76 of the Framework confirms that a Local Green Space designation affords protection consistent with policy for Green Belts (ruling out new development other than in very special circumstances). It is therefore imperative that Local Green Space designations are robust, and are not made simply as a means to prevent development, which is considered to be the case in this instance.</p> <p>4.4 The key guidance on Local Green Spaces (LGS) is contained at paragraph 77 of the Framework. This confirms that (our emphasis):</p> <p>The Local Green Space designation will not be appropriate for most green</p>	<p>Noted. The designations were all made based on the open spaces considered most special to the community as described in the supporting information and confirmed through consultation. We reject the accusation that designation has been proposed merely to prevent development. There is no need to do this as the NP makes allowance for appropriate levels of new housing within revised limits to development.</p> <p>Noted. It was the NPPF criteria that was used to rank the importance of each site, as evidenced by the environmental inventory.</p>	<p>None</p> <p>None.</p>
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			<p>areas or open space. The designation should only be used:</p> <ul style="list-style-type: none"> • Where the green space is in reasonably close proximity to the community it serves; • Where the green area is demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and • Where the green area concerned is local in character and is not an extensive tract of land. <p>4.5 Yew Tree Properties does not dispute sites 03 or 04 are in close proximity to the community that it serves. Similarly, it is agreed that the sites are local in character and do not represent extensive tracts of land. However, it is not accepted that the sites are "demonstrably special" for the reasons set out below.</p> <p>4.6 It is stated there is an Environmental Inventory at Appendix 1 of the Neighbourhood Plan, and that this has scored the sites against a number of criteria (page 46). Marrons Planning could not locate such an inventory online. This should be made publically available in order to justify the LGS designations. Without this, the only justification is at pages 48</p>	<p>Noted.</p> <p>The Environmental Inventory is available with the submission version.</p>	<p>None</p> <p>Environmental Inventory to be included with the supporting information.</p>
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			<p>and 49 of the Plan and in 'The Preservation of Green Spaces' paper.</p> <p>Site 03</p> <p>4.7 This site is a grassed verge which incorporates tree planting and flowers. Whilst the tree planting and flowers enhance the appearance of the verge, it is not considered that this makes the site demonstrably special in beauty terms.</p> <p>4.8 In terms of historic significance, the grass verge is located in the Shearsby Conservation Area. However, there is no specific mention of this piece of land within the appraisal on Harborough District Council's website, nor is there any justification of the site's historic significance on page 48 of the Neighbourhood Plan. In fact, the site is excluded from designation under Policy ENV3 or Policy ENV4 of the Neighbourhood Plan, as the site does not include features of ridge and furrow or other features of historical significance.</p> <p>4.9 The western section of the verge, closest to residential development at Welford Road has two benches located that allow for people to sit at the entrance to the village. The presence of these benches are not considered to make the site demonstrably special in recreational</p>	<p>The justification from the Environmental Inventory describes 'Group of mostly linear open spaces on the most used access route into Shearsby, providing an attractive entrance for the village. Back Lane was the footway from the village toward Fleckney until the Enclosure of 1773, but was also part of one of several ancient west-east routes across Leicestershire. The wide verges are evidence of its use for driving livestock. Lawns, grassland, ornamental trees, ornamental and native flowers, species-rich hedgerows. Full public access. High level of community appreciation, as shown by consultation'.</p> <p>Policies ENV3 and ENV4 are separate policies and these sites are excluded from consideration as they are proposed as LGS.</p>	None
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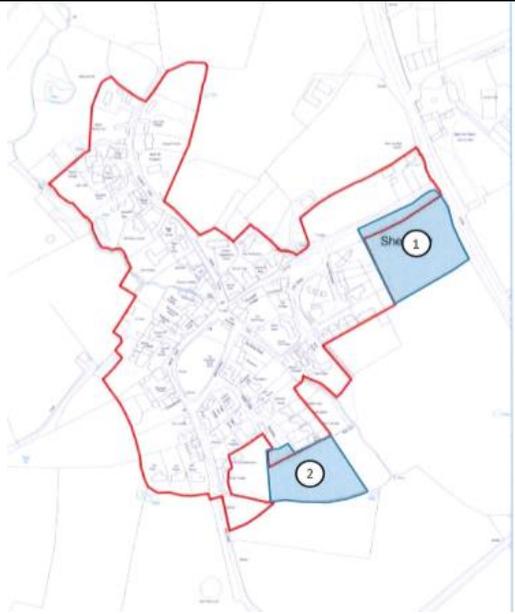
			<p>terms, particularly as there are benches in the village's central open space, away from the main vehicular entrance to the village.</p> <p>4.10 The site is situated close to the A5199, a 60 mph road. The fact that it has cars travelling past at speed, and is also situated on the main vehicular entrance to the village means the site cannot be considered demonstrably special in tranquillity terms.</p> <p>4.11 The Neighbourhood Plan describes the space as a wildlife heaven, but there is no further evidence to suggest that the site is demonstrably special in wildlife terms. Furthermore, it is considered that housing development in this part of the village could introduce new planting to enhance biodiversity.</p> <p>Site 04</p> <p>4.12 The same points made in relation to Site 03 and the Environmental Inventory apply to Site 04.</p> <p>4.13 As with Site 03 above, there is not considered to be sufficient evidence in the Plan or accompanying evidence base with respect to beauty or tranquillity.</p>	<p>The Environmental Inventory describes 'Small unimproved grass field with adjacent stream and banks. Until fairly recently it was managed by seasonal grazing, with no herbicide or fertiliser use, and was the best site in the Plan Area for native damp grassland wild flowers. With ending of grazing and no current management, the area has become mixed scrubland,</p>	<p>None.</p>
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			<p>4.14 As with Site 03, the site is in the Shearsby Conservation Area. Fenny Lane is referred to in the Conservation Area appraisal on Harborough's website, however, the inclusion of the agricultural field within the Conservation Area is not. Furthermore, it is important to note that the site abuts modern residential development at the top of Fenny Lane. Again, there is not considered to be sufficient justification that the site is demonstrably special in historic terms.</p> <p>4.15 The site is crossed by public rights of way meaning it does have recreational value. However, the existence of a public right of way across the site, does not make the site demonstrably special. Public rights of way are afforded statutory protection and do not require a Local Green Space designation to protect them.</p> <p>4.16 A document titled 'Shearsby Neighbourhood Plan: The Preservation of Green Spaces' describes the Site 04 and appears to be inferring that the site is special in ecological terms. At this stage, the statement should be regarded as anecdotal: more robust evidence, in the form of a Phase 1 Habitat Assessment, should be provided in order to better understand the species that live on the site or use it for</p>	<p>grass and trees, particularly along the brook, but has potential for restoration and is still of high biodiversity value. Some 20 bird species records, including several BAP species, mammals, bats, reptiles, amphibians, dragonflies, butterflies and other invertebrates. Access via footpaths Y70 and 71, providing part of a popular circular walking route in the village.</p> <p>The use of a phase 1 habitats survey is considered beyond the remit of a NP. Evidence needs to be proportionate and the community support for this designation demonstrates it is special and worthy of designation.</p>	
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				<p>foraging and to help justify the Local Green Space designation in wildlife terms.</p> <p>4.17 In summary, our clients have concerns that land within their ownership has been designated as Local Green Space without the appropriate justification in order to comply with national planning policy. Our clients would welcome the opportunity to discuss these proposed designations with the Neighbourhood Plan Group in further detail.</p>		
30	Summary and Conclusions		Yew Tree Properties	<p>Summary</p> <p>5.1 Our client, Yew Tree properties has interests in Land Parcels 1 and 2, marked at Appendix 1 of this representation. The Shearsby Neighbourhood Plan consultation evidence base has identified that there is a desire for smaller housing and bungalows in Shearsby. Our client has considered these aspirations for Shearsby in the context of the pre-submission Neighbourhood Plan and welcome the opportunity to discuss the potential allocation of land off Back Lane to meet this recognised need.</p> <p>5.2 The current Limits to Development included within Policy H1 only include the northern border of Land Parcel 1. It is suggested that the Limits to Development is extended</p>	Noted. Issues commented on in the text above.	None.

				<p>to include all or part of Land Parcel 1 as the site is a natural extension of the settlement, adjacent to the existing residential development upon Welford Road. This extension and provision of smaller residential homes and bungalows would also conform to the objectives of Policy H1 of the Neighbourhood Plan and Policy GD4 of the emerging Harborough Local Plan.</p> <p>5.3 It is proposed that Land Parcel 2 is also promoted for development of a single dwelling as an area of the site falls within the proposed Limits to Development identified in Policy H1. An initial site appraisal has identified that access to the site is considered sufficient and that the proposed allocation would mirror surrounding residential development on Fenny Lane.</p> <p>5.4 The pre-submission Neighbourhood Plan has identified both land parcels as potential allocations for Local Green Space under Policy ENV1. In light of such allocations, Marrons Planning requests that the Environmental Inventory, justifying the allocations of these sites as Local Green Space is made publically available.</p> <p>5.5 As assessment of proposed designations 03 and 04 against the criteria of Paragraph 77 of the</p>		
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				<p>National Planning Policy framework ("the Framework") demonstrate s that the sites do not meet the standards required of local green space to be designated as such. Until robust evidence is provided to demonstrate the site is special in wildlife terms and that the Environmental Inventory has demonstrated the suitability of the site for such designations, our clients, Yew Tree Properties wish to engage in discussions with the Council regarding the sites and a potential housing allocation within the forthcoming Neighbourhood Plan.</p> <p>Conclusions</p> <p>5.6 In light of a lack of a robust evidence base regarding the specialness of Sites 03 and 04 in the context of Paragraph 77 of the Framework and Local Green Space and the position of both sites being regarded as natural extensions to the settlement of Shearsby, it is proposed that our client engages in discussions with the Neighbourhood Plan Committee, with the view of allocating both sites within the Neighbourhood Plan for a small-scale, sustainable housing allocation.</p> <p>5.7 It is considered that both sites could positively contribute to the objectives of Policy H1 of the Neighbourhood Plan pre-submission version, whilst retaining the key</p>		
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				features of Shearsby that make it a desirable village within Harborough District. It is proposed that following the submission of this representation, that a meeting is held between Yew Tree Properties and Shearsby Neighbourhood Plan Committee to better understand the representations and all other outstanding matters identified throughout this report.		
31	LtD Map with parcels 1 & 2 Shown		Yew Tree Properties	See map below		
						
32			HDC	The Plan should be titled 'Pre submission Version'	Noted. The Submission version of the NP will be clearly titled as such	Title of document to be clearly stated.

33			HDC	Latest info from examiners suggests date should be from 2017.	Different Examiners have different approaches. The start date can be amended as suggested, but will be 2018 before the Plan is Made! Propose keeping it as 2011 which is when the housing numbers are calculated from	Start date to be made 2017
34			HDC	Page 10 - Last paragraph. The Proposed Submission Local Plan (considered by Executive on 4th September) Settlement Hierarchy (Appendix 5) classifies Shearsby within 'Other Villages and Rural Settlements' and sets out the 'Approach to development' as 'Other villages and rural settlements are considered the least sustainable locations for growth and are covered by housing in the countryside policy. New housing will be limited to housing to meet an identified need (either through a housing needs survey or neighbourhood plan), housing to meet the needs of a rural worker, rural exception sites, isolated homes in the countryside in accordance with NPPF paragraph 55, and replacement dwellings.' The paragraph should be amended to reflect this latest version of the Local Plan. Reference to 'Sub-Selected Rural Village' should be replaced throughout document.	Noted. The proposed submission version of the draft Local plan was published during the pre-submission phase. The NP will be updated throughout to reflect this latest position.	Amendment to the NP to be made as proposed.
35			HDC	It would be helpful to know the local housing needs, has this been looked into? It would be helpful to put it in policy to support need for smaller	Propose changing the policy to 'New housing development proposals should provide a mixture of	Amendment to the NP to be made as proposed.

				homes and bungalows, which are not currently supported by NP policy in current wording. Not sure that the NP as worded now allows Shearsby to deliver the housing they suggest they want in the introduction and vision.	housing types specifically to meet identified local needs in Shearsby. Sites should deliver more than 50% of the units as 3-bed or fewer (which can include bungalows for older people which should be built to the recognised mobility/wheelchair standard). A housing needs report has been undertaken in support of the policy on housing mix.	Housing needs report to be provided alongside the Submission version of the Neighbourhood Plan
36			HDC	Page 22: Update to reflect Proposed Submission Local Plan (i.e. at least 12,800 dwellings to 2031),	Noted.	Amendment to be made as proposed.
37			HDC	Policy S1 – statement rather than policy – consider including in text.	This is a matter of individual taste. Will be removed as indicated.	General policy statement to be removed.
38			HDC	Policy H1 – what is small scale – up to how many? - Important views and vistas are subjective - How are the distinctive qualities of the special landscape defined – this may be subjective - Bullet point 7 and 8 to be combined	Suggest small-scale is up to 4 in line with draft Local Plan. This element can be removed. This element can be removed. Agreed	Number to be specified. Remove this bullet point. Remove this bullet point. Typo to be corrected

39			HDC	Policy H2 – How has this local need been identified? Delete 'to' in second sentence.	It is based on Census data to inform the gap in housing locally linked to demographic data about the local population, as highlighted in the housing needs report.	None
40			HDC	Policy H3 useful to show conservation area and address the purpose of conservation area	Map of Conversation Area is on page 31 along with a description of its purpose.	None
41			HDC	Policy H3 – d) Development should be enhanced by biodiversity and relate well to the topography of the area, with... this does not make sense. Needs to be reworded	Agreed. Change to 'development should enhance biodiversity ...'	Amend as proposed.
42			HDC	Policy H4 – what harm is required to be avoided? Density , ecological ? Suggest defining this is reworded. Policy H4, I am not sure what this means, it may be seen as too restrictive.	This policy wording has passed Examination in Hungarton. The extent of the harm caused is to be determined on planning application.	None.
43			HDC	CF1 and 2 – use of the word supported is not the best way to express policy, suggest using permitted. Is Shearsby Bath a community facility or a business?	This is not agreed. Examiners have removed the word 'permitted' in favour of 'supported' as 'permitted' implies that it is the PC that is determining the application. Shearsby Bath is both a community facility AND a business.	None.
44			HDC	Policy CF2 - cross referencing of policies is not required	Noted. A statement will be added to the text at the start of the NP to ensure all policies are seen alongside one another.	Cross-referencing of policies to be removed and a statement added to the start to ensure all policies are considered together.

45			HDC	<p>Policy E2 – consider bullet pointing the criteria</p> <ul style="list-style-type: none"> - Final statement in policy – is across the Parish intended, as it conflicts with earlier statement about expansion of businesses being in the proposed expansion areas. - Policy E2 would be better worded as Class B1uses ... will be permitted at existing or the proposed sites(a and b,as shown on map) at Saddington Rd provided... - The proposed sites should be referenced , and identified on the map 	<p>Bullet pointing will be introduced.</p> <p>This statement should be in E1 rather than E2 as it is about existing employment activities. It will be worded to ensure that it applies across the Parish as it will also apply to existing employment sites outside of the Saddington Road site.</p> <p>Change to be made as indicated using the word 'supported' rather than 'permitted'.</p> <p>The map shows the proposed sites as shaded areas.</p>	<p>Change as proposed.</p> <p>Change as indicated.</p> <p>Change as indicated.</p> <p>None.</p>
46			HDC	<p>Policy E4 – 'permitted' better than 'supported' then bullet point any requirements/criteria</p>	<p>This is not agreed.</p>	<p>None.</p>
47			HDC	<p>Local Green Space. – the reasons for allocating the LGS sites could be included as part of an appendix. As long as the evidence is robust and available it is unlikely it needs to be in the text.</p>	<p>Agreed. Justification to be moved to an appendix.</p>	<p>Narrative describing LGS sites to be placed in an appendix.</p>
48			HDC	<p>ENV1 – why is the village green not marked as a local green space? (does it already have protection?). Permitted rather than supported.</p>	<p>It already has protection as it is in the ownership of the Parish Council.</p>	<p>None</p>
49			HDC	<p>ENV2 – this policy does not seem to have the evidence of ENV1, it could be put in an appendix. Should it refer</p>	<p>Yes – referring to figure 7 is better.</p>	<p>Amendments to be made as proposed.</p>

				to 'map, after Policy ENV 3' or Figure 7?. Need more clarity around the map accompanying this policy and ENV 3. Quality of Figure 7 poor and not legible. Suggest 'Other significant natural environment sites' (ENV 2) needs its own clear map.	Higher resolution maps will be available in the supporting information. Separate maps to be provided.	
50			HDC	Other sites of Environmental Significance (ENV 3) – map should be larger scale and show only ENV 3 sites	Agreed – change to be made and higher resolution maps to be available in the supporting information.	Amendments to be made as proposed.
51			HDC	Policy ENV4 – remove 'strongly' - ENV4 – strongly resisted is poor planning terminology, suggest that development should only take place in exceptional circumstances and a full archaeological survey would be required.	Amendment to policy to be made as proposed.	Amendment to policy to be made as proposed.
52			HDC	ENV5 re word to avoid using resisted and say instead – Any Development should have regard to the trees and woodland present on the site. Where possible all trees and woodland should be preserved, where it is not possible additional planting must be included to compensate for any unavoidable loss.	Agreed.	Policy to be reworded as proposed.
53			HDC	Similar for ENV7 – please note that policy numbering is not consecutive. Rewording suggestion Any development must preserve existing footpaths and should contribute to increased connectivity and promote sustainable travel choices, or similar.	Agreed	Policy to be reworded as proposed.