Shearsby
Community Consultation
5 November 2016

Summary
Introduction

Yourlocale was commissioned by Shearsby Parish Council to assist in the delivery of a drop-in event on Neighbourhood Planning on 5 November 2016. The event took place between 10:00 am and 12:00 pm at the Village Hall.

The aim of this event was to share the emerging policies – particularly in relation to revised limits to development and housing allocations.

The drop-in event was promoted in a variety of ways:

- Posters displayed on the Parish noticeboard;
- Members of the Parish Council spoke to villagers to inform them of the event;
- Advertised on the Shearsby website ‘What’s On’ Calendar from 1 October 2016 and heading the News page several times leading up to the event.

39 people attended the event

Format of Event

Members of the Parish Council welcomed attendees on arrival and asked them to complete a contact sheet to record attendance. The arrangements for the Open event were explained.

The first displays introduced Neighbourhood Planning and described the process that is being followed by the Parish Council. Copies of explanatory booklets were available on the display stands.

Copies of finalised Neighbourhood Plans were available for people to read as they walked around the displays.

Consultation on key issues

A series of display boards were spread across the room, each of which focused on a different topic related to planning and development, including:

- Housing – housing mix, location and design
- Environment – existing designations and Local Green Space criteria
- Employment and Community Facilities
Display Boards
The following is a record of each of the comments made:

**POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACES** - Development proposals that would result in the loss of, or have an adverse effect on, any of the following identified Local Green Spaces (map below) will not be supported, except in exceptional circumstances.

- Thorpehill Farm Spinney west (map reference 01)
- Thorpehill Farm Spinney east (02)
- Back Lane verges and green areas (03)
- Fenny Lane – Bear’s Hole field (04)
- Welford Road bungalows triangle (05)
- Old Turnpike road (06)
  - I agree X3
  - The village green is also a protected area – but this is not stated.

**POLICY ENV 2: PROTECTION OF OTHER SITES OF NATURAL ENVIRONMENT SIGNIFICANCE** - The following sites identified in this Plan (map, after paragraph 3) are of local significance for their wildlife and/or landscape features. They are important in their own right and are locally valued. Development proposals that affect them will be expected to protect and/or enhance their identified features.

- Willow Brook Farm meadows and riparian corridor (map reference 07)
- Mill Lane orchard (13)
- New Inn Farm spinney north (15)
- New Inn Farm spinney and pond (16)
  - I agree X2

**POLICY ENV 3: PROTECTION OF OTHER SITES OF HISTORICAL ENVIRONMENT SIGNIFICANCE** - The following sites (map below) are formally identified in this Plan as non-designated heritage assets for their extant and visible historical and/or archaeological features. They are important in their own right and are locally valued.

Development proposals that affect them will be expected to protect the identified features.

- Medieval village earthworks, Meadowcroft (Leicestershire & Rutland Historic Environment Record MLE21831, map reference 08)
Medieval village earthworks, west of church (MLE2347, map ref 09)
Medieval village earthworks, north of church (MLE2346, map ref 10)
St Mary Magdalene Church burial ground and mound (MLE21833, map ref 11)
Medieval village earthworks, east of Mill Lane (MLE21832, map ref 14)
Shearsby windmill field (MLE2351, map ref 12)

- I agree X2

POLICY ENV 4: RIDGE AND FURROW FIELDS - Development proposals that adversely affect or damage an identified surviving area of ridge and furrow earthworks (map) will be strongly resisted. They are formally identified in the Plan as non-designated heritage assets.

- I agree X2

POLICY ENV 5: IMPORTANT TREES AND WOODLAND - Development proposals that damage or result in the loss of trees and woodland of arboricultural/ecological significance and amenity value will be resisted. Proposals should be designed to retain such trees where possible.

The Parish Council will continue to identify trees and woodland of value, as above, for recommendation to the Planning Authority for Tree Preservation Orders.

- I agree X2

POLICY ENV 7: FOOTPATHS AND BRIDLEWAYS - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and bridleways will not be supported.

The provision of a foot/cycle path to connect the village to Arnesby will be supported.

- I agree X2

- I agree with the proposal for foot/cycle path to Arnesby

COMMUNITY ACTION ENV 3: HEDGEROWS – The Parish Council will work with landowners, farmers, funding bodies and the community to protect, enhance and manage hedged field boundaries, roadside hedges and others for the benefit of biodiversity and as valued landscape features.

- I agree
COMMUNITY ACTION ENV 4: BIODIVERSITY - The Parish Council will actively seek to work with community groups, landowners, funders and other organisations to enhance the biodiversity of the Parish by creating and/or managing habitat sites (e.g. wildflower meadows, woodland, wetland) on suitable parcels of land.

- I agree

Policy CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of an existing community facility (including the village hall, village green, children’s play area, Chandlers Arms and Shearsby Bath) will not be supported unless it can be demonstrated that:

a) There is no longer any need or demand for the existing community facility; or
b) The existing community facility is no longer economically viable; or
c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

- I agree X7

POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:

a) Meets the design criteria stated in Policy H3;
b) Will not generate a need for parking that cannot be adequately catered for; and
c) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle.

- I agree X5

POLICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES – There will be a strong presumption against the loss of commercial premises or land (B-class) on the Saddington Road employment site which provides employment and future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:
a) The commercial premises or land in question has not been in active use for at least 12 months; and

b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.

- I agree X8
- Keep commercial buildings on Saddington Road
- More commercial development seems to be the thin edge of the wedge

POLICY E2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES - New employment opportunities will be supported.

New development will be required to be located within the existing or proposed employment sites on Saddington Road unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are proven exceptional circumstances and where it can be demonstrated that there would be no adverse impact or conflict on surrounding residential and community amenity and uses.

The small-scale expansion of existing employment premises across the Parish will be supported.

- I agree X6

POLICY E3: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS - The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:

a) The use proposed is appropriate to the rural location;

b) The conversion/adaptation works respect the local character of the surrounding area

c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features

d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site.

e) There is no significant adverse impact on neighbours through noise, light pollution, increased traffic levels or increased flood risk.
I agree X3
- How is it decided how much traffic the local road system is capable of taking?

**POLICY E4: BROADBAND INFRASTRUCTURE** - Proposals to improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported.

This may require aboveground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near to open landscapes.

- I agree X4

**POLICY E5: WORKING FROM HOME** – Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

a) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity;

b) Does not generate unacceptable levels of traffic movement or additional on-street parking; and

c) Any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

- I agree X6

**POLICY H1: LIMITS TO DEVELOPMENT** - Within the defined Limits to Development as shown in Figure 2, development proposals for small scale infill development and the conversion of existing buildings will be looked on sympathetically where it:

a) Is small scale, and reflects the size, character and level of service provision of Shearsby;

b) Helps meet a clearly identified need for Shearsby or the wider Parish;

c) Retains existing natural boundaries such as trees, hedges and streams which either contribute to visual amenity or are important for their ecological value;
d) Maintains important views and vistas;

e) Retains and where possible, enhances the distinctive qualities of the special and attractive landscape in which Shearsby is situated;

f) Preserves and, where possible, enhances the setting of any heritage asset, where the setting of that heritage asset would be affected by the proposal;

g) Preserves and, where possible, enhances Shearsby Conservation Area, where relevant;

h) Provides suitable off-road parking for a minimum of two cars per dwelling;

i) Does not reduce garden/green space to an extent where it adversely affects the special character of the area or the amenity of the proposed occupiers of the new development or adjacent properties/uses.

- I agree

POLICY H2: HOUSING MIX - New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Shearsby. Priority should be given to dwellings of 3 bedrooms or fewer and to single storey accommodation suitable for older people.

- This must be kept within the limits set in H.1 and only then I approve.
- Don’t agree with the word “affordable”. Homes need to be a mix to allow new blood into the village. Rather than just catering for an ageing population.
- I am not in favour of small affordable housing. The younger population cannot afford the commute prices to get to work and social activities. The older population do not have the amenities in the village required by them.
- New larger houses would bring in more money to the village.
- Too much development!
- Development on Church Lane will impact on already poor drainage in Shearsby.
- Development of the field on Church Lane once withdrawn has been re-installed for development – this will result in strong objection by residents living on Church Lane.
- Building on the only Green field space on Church Lane! I thought this was a conservation village.
- The village survey three years ago found most residents wanted no changes!

Other comments

- The current drainage in the centre of the village around the square is already insufficient during heavy rainfall
- Additional building should include a full upgrade of the village drain away system
- Proposed building on field that floods will overload the culvert and flood the village square.

Comment after the open event

- The proposed Limits to Development cut through our land called ‘the paddock’ can you explain why this change has occurred?

Summary

There was widespread agreement for the policies on display and within the Neighbourhood Plan.

Concern was expressed in relation to the relaxing of the Limits to Development to allow for residential development on Church Lane and further concern was expressed in relation to the potential for affordable housing, although there is none planned for within the Neighbourhood plan.