

Desford Neighbourhood Plan Pre-submission Consultation

Representor	Policy/ Paragraph etc	Representation	Draft Response	Proposed Revision to Desford NP
Resident 1	General Comments	Traffic management - Traffic comes by at speed from the bottom of Revies up before the corner which makes it dangerous, we can't get out sometimes as we can't see down the road	Noted.	None.
Resident 1	General Comments	Housing - We live on the end of Botcheston, more housing would mean more traffic and the bend is a blind spot going to Bagworth. We are almost on the bend. We don't want more traffic or housing.	Noted. As a Rural Hamlet there is limited likelihood of new housing in Botcheston over the Plan period.	None.
Resident 2	General Comments	My main concern is lack of a walking path into our lovely village. I personally always have to drive for every trip due to the lack of this. Trying to be environmentally friendly surely is our main importance? I see people, mainly school children, walking, which is not ideal.	Noted. The NP supports the maintenance, upgrading and where possible extension of the pedestrian footpath network.	None
Resident 3	General Comments	As a resident of Forest View, I would like to register my concern re Polebrook House, it is increasingly derelict and presents an increasing fire risk etc to all who live near and in the residential home. We are very impressed by the Neighbourhood Plan and realise how much time and effort has been expended on its completion.	Noted. This is not something that the NP can address through a policy. Community Action F1 recognises the issue. Thank you for this comment.	None None
Resident 4	General Comments	I am concerned about the development of the houses, no extra amenities and a village that can't cope! Anything to help the village would be amazing!	Noted. The housing target is set by HBBC and the NP cannot promote fewer dwellings than this.	None
Resident 5	General Comments	Thank you for all the hard work, planning and thought that has produced this plan. I feel the residential developments are inevitable and because of where I live will affect me and as it will always affect some more	Noted thanks. Policy T1 acknowledges this issue and Community	None

		than others!! But I feel very strongly that 'speed calming' measures need to be developed to make these developments safe and workable, Station Road is only one example.	Action T1 seeks to work with others to identify improvements.	None
Resident 6	General Comments	Having read through the plan I must congratulate the team who must have spent many hours on this work. My concern is a footpath. For some time I have seen students walking along Leicester Lane to Bosworth College. There is a footpath from Desford Crossroads on the left-hand side of the road, it then crosses to the right-hand side then stops, leaving pedestrians to have to walk either on the road or the grass verge. Would it be possible for the path to continue into the village (some time ago a similar path was constructed from Desford to Newbold Verdon). This is a busy road and I know residents who would like to be able to walk into the village and not get the car out for each trip.	Noted. The NP supports the maintenance, upgrading and where possible extension of the pedestrian footpath network (especially policy T3).	None
Resident 7	General Comments	In respect to the proposed building on Peckelton Lane I would be very much against this as it would be opposite the car park for 450 cars 24/7 going to be there. It would create an enormous amount of traffic on Peckelton Lane without the infrastructure to sustain it.	Noted. The NP promotes development off Barns Way	None
Resident 8	General Comments	Very good layout and all clear in points made. We are fortunate to have such facilities in the village – want to preserve character. Generally happy with the plan. Ideally would not want 'any' more houses, so have to accept a minimum. Not sure policies on traffic will help the ongoing problems. Housing and traffic, especially speeding and HGV's using weight restricted roads are a major issue.	Noted.	None
Resident 9	General Comments	Congratulations to the team concerned! A lot of work and thought has obviously gone into the plan and policies so far and in my view the plan/policies have captured the essence of the village past present and future. Only one omission perhaps? The need for recycling facilities to be Widley available/accessible and promoted in the village.	Noted. Thanks. Recycling facilities are more of a community action rather than a planning policy – this will be added	We will introduce a community action 'the PC will pursue the potential for recycling facilities to be made available in the Parish'.

Resident 10	General Comments	Whilst I appreciate and support the need for affordable housing in the village, I fear that the infrastructure will be stretched too far unless addressed. Roads, sewers, amenities etc all need upgrading before further development takes place.	Noted. These issues will be addressed at planning application stage.	None
Environment Agency 11	General Comments	Thank you for consulting us on the Pre-submission version of the plan. I have reviewed the plan and associated documentation. I am in support of the plan as written and have no further comments to make.	Noted. Thanks.	None
Highways England 12	General Comments	<p>We welcome the opportunity to comment on the Pre-submission version of the Desford Neighbourhood Plan which has been produced for public consultation and covers the Plan period 2018-2036. The document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help determine planning applications. Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Desford neighbourhood Plan, our principal interest is in safeguarding the M1 and A46 which lie less than 2 miles to the east and the M69 which routes 4 miles south of the Plan area respectively.</p> <p>We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for the parish of Desford has been prepared in conformity with the adopted Hinckley & Bosworth Core Strategy (2006-2026) and emerging Local Plan (2016-2036) and this is acknowledged within the document.</p> <p>The Local Plan sets out an agreed housing need of 9,460</p>	Noted.	None

		<p> dwellings to be delivered between 2011 and 2036. The Parish of Desford is expected to provide a minimum of 163 dwellings in the Plan period, of which 73 dwellings were completed by 2018. According to the Neighbourhood Plan, a development site to the east of the settlement boundary at Land off Barns Way has been identified to accommodate a further 70 dwellings, whilst small scale windfall development will also be supported for sites of up to five dwellings.</p> <p>Due to the small-scale development growth being proposed, it is not considered that there will be any impacts on the operation of the SRN.</p> <p>We have no further comments to provide and trust that the above is useful in the progression of the Desford Neighbourhood Plan.</p>		
The Coal Authority 13	General Comments	<p>Thank you for the notification of the 9th November 2018 consulting the Coal Authority on the above NDP.</p> <p>The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.</p> <p>As you will be aware the Neighbourhood Plan area lies within the current defined coalfield.</p> <p>According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity in the form of two mine entries.</p> <p>We note that the Neighbourhood Plan allocates a site for future housing development, however, this site is not in the area where recorded mine entries are present. On this basis we have no specific comments to make.</p> <p>In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) please</p>	Noted.	None

		<p>continue to consult The Coal Authority on planning matters using the specific email address of planningconsultation@coal.gov.uk</p> <p>The Coal Authority wishes the Neighbourhood Plan team every success with the preparation of the Neighbourhood Plan.</p>		
Historic England 14	General Comments	<p>Thank you for consulting Historic England about your Neighbourhood Plan.</p> <p>The area covered by your Neighbourhood Plan encompasses Desford Conservation Area and includes a number of important designated heritage assets including scheduled monument Moated site 440m south west of Lindridge Fields Farm and Grade II* listed building the Church of St Martin. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at Hinckley & Bosworth Borough Council together with the staff at Leicestershire County Council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environmental Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk).</p> <p>It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.</p> <p>Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-</p>	Noted	None

		<p>https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</p> <p>You may also find the advice in “<i>Planning for the Environment at the Neighbourhood Level</i>” useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:</p> <p>http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.yk/LIT_6524_7da381.pdf</p> <p>If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local Plans” as this relates equally to neighbourhood planning. This can be found at https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/</p> <p>If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.</p>		
Sport England 15	General Comments	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to</p>	<p>This general advice, non-specific to the Desford Neighbourhood Plan, is noted.</p> <p>The NP addresses sports facilities in policies H1, F1, F2, and Community facilities Env 1, Env 4 and F1</p>	None

		<p>achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England’s statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England’s playing fields policy is set out in our Playing Fields Policy and Guidance document. http://www.sportengland.org/playingfieldspolicy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such</p>		
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		<p>strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England’s guidance on assessing needs may help with such work.</p> <p>http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social</p>		
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	<p>infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p>		
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		<p>(Please note: this response relates to Sport England’s planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</p> <p>If you need any further advice, please do not hesitate to contact Sport England</p>		
Natural England 16	General Comments	<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>For clarification of any points in this letter, please contact me on 02080261940. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk</p>	Noted.	None
Natural England 16	General Comments	<p>A list of natural environment resources are provided. 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).</p>	Noted	None

		Local Environmental Record Centres may hold additional information.		
Natural England 16	General Comments	<p>Links to following information were provided: Priority habitats are those habitats of particular importance for nature conservation. 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 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. 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.</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, which contains more information about obtaining soil data.</p>	Noted.	None
Natural England 16	General Comments	Natural Environmental Issues to Consider: - The National Planning Policy Framework7 sets out national planning policy on protecting and enhancing the natural	Noted. The NP has significant environmental protection policies	None

		<p>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>		
Natural England 16	General Comments	<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. Landscape assessments can help you 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>	Noted.	None
Natural England 16	General Comments	<p>Some proposals can have an adverse impact 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. You'll also want to consider whether any proposals might affect priority species (listed here¹¹) or protected species.</p> <p>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 Agricultural Land</p>	Noted	None

		Classification: protecting the best and most versatile agricultural land ¹³ .		
Natural England 16	General Comments	<p>Your plan offers 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"> • Providing a new footpath through the new development to link into existing rights of way. • Restoring a neglected hedgerow. • Creating a new pond as an attractive feature on the site. • Planting trees characteristic to the local area to make a positive contribution to the local landscape. • Using native plants in landscaping schemes for better nectar and seed sources for bees and birds. • Incorporating swift boxes or bat boxes into the design of new buildings. • Think about how lighting can be best managed to encourage wildlife. • Adding a green roof to new buildings 	Noted	None
Natural England 16	General Comments	<p>You may also want to consider enhancing your local area in other ways, for example by:</p> <ul style="list-style-type: none"> • Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community. Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. • Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this 14). • 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 	Noted	None

		<p>frequency).</p> <ul style="list-style-type: none"> • Planting additional street trees. • 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. • Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore). 		
Desford Striders Running Club 18	General Comments	The plans seem very comprehensive and positive.	Noted. Many thanks.	None
Resident 19	General Comments	I think this is an excellent document and I can see how much research and thought has gone into it.	Thanks for this comment.	None
Resident 20	General Comments	Keep up the good work; it is nice to know that people care about the residents of the Desford parish. I tried to tick the box below, but could not find the tick, and therefore used an x instead. Thank you.	Thank you. Comment noted.	None
Resident 21	General Comments	<p>Key considerations for me are;</p> <ul style="list-style-type: none"> • Infrastructure to support the parish needs improving based on the current population (School, Medical Centre etc). Any future developments must add to the infrastructure and meet the overall vision of the parish. • Fully agree with the Barnes Way site for development as first choice • The development must be primarily 1 or 2 bedded houses/apartments • Transportation is a major issue both traffic and lack/reduced public transport provision <p>Overall a comprehensive document that has clearly taken a lot of input to complete. I am in agreement with the plan.</p>	<p>Noted. Thanks.</p> <p>The infrastructure requirements are referenced within the NP as are issues relating to housing mix and transportation issues are addressed in a specific section.</p>	None
Resident 22	General Comments	On the whole, the plan has all aspects affecting Desford covered with a view to continuing and improving	Noted, thank you.	None

		residents' lives and environment		
Resident 23	General Comments	<p>Many thanks to the Neighbourhood Plan team for all their hard work in producing this clear and lucid document.</p> <p>They are to be congratulated for their perseverance in completing this mammoth task. We must ensure that future development does in fact take all the recommendations into account.</p>	Noted and thank you for this comment.	None
Resident 24	General Comments	<p>While I support the plan in general, I do not support (1) being restricted on the repairs I can make to my property, or having those repairs become prohibitively expensive,</p> <p>and (2) the reopening of the railway line.</p>	<p>The designation as a non-designated heritage asset is seen as being an important reflection of the character of the village. We will explain the implications in greater detail in the NP itself and hope to demonstrate that the designation is of benefit to the owner.</p> <p>It was considered that the benefits of opening the railway line outweigh the disadvantages.</p>	<p>Text to be added to the NP describing the implications of the designation.</p> <p>None</p>
Resident 25	General Comments	Additional developments must be subject to consultation and should take into account <u>PEAK</u> traffic flows, a problem in Desford	All development will be subject to ordinary planning application processes.	None
Resident 26	General Comments	<p>Perhaps the question 'Is Desford a nice place to live?' should be replaced with 'Do you wish to see Desford develop into a small town?'</p> <p>The plan needs to be more transparent about current/proposed development in and around the village of Desford, so the community gets a clearer picture of what it is facing.</p>	Noted. The NP has been clear about the level of development taking place, but will offer the opportunity to shape and control that development in the future.	None
Resident 27	General	The plan would be fine if no-one in the Parish ever had	Noted. We are sorry that	None

	Comments	<p>to go anywhere. This is perhaps reflected in the demographic of the (well meaning) people who have put the plan together. Younger people may well be attracted by the new development, but they will be quickly disappointed by the traffic backed up as they try to leave their estate in rush hour.</p> <p>I can see that the Parish Council has tried to mitigate the problem by pursuing the idea of a railway station, but without any guarantee of this coming to fruition, the plan presents a gloomy picture for villagers of working age.</p>	<p>you take this view. Development will happen with or without a NP but this document gives us the opportunity to mitigate against the impact of that development and to help protect the most important local features.</p>	
Resident 28	General Comments	<p>Congratulations on a very comprehensive report, I really enjoyed reading it.</p>	<p>Thank you. Noted.</p>	<p>None</p>
Resident 29	General Comments	<p>The plan is very well considered and constructed. Thank you to the committee for all their time and expertise to address all the views identified in the vision for 2036</p>	<p>Noted. Thank you for this comment.</p>	<p>None</p>
Severn Trent Water 30	General Comments	<p>Thank you for the opportunity to comment on your consultation. Severn Trent are not aware of any current or anticipated capacity issues within this section of our network. We would therefore not raise any objection to the allocation of the proposed development site off Barns way Desford, provided that surface water is directed to a sustainable outfall (i.e. watercourse), a watercourse is indicated to be located to the south of the development site and therefore it would be anticipated that flows would be directed toward the watercourse.</p> <p>A detailed assessment for network capacity has not been undertaken at this time and it is therefore recommended that Severn Trent are consulted further as the likelihood of development increases. Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.</p> <p>For your information we have set out some general guidelines that may be useful to you.</p>	<p>These general comments are noted.</p>	<p>None</p>

	<p>Position Statement As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site-specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.</p> <p>Sewage Strategy Once detailed plans are available, and we have modelled the additional capacity, in areas where sufficient capacity is not currently available, and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.</p> <p>Surface Water and Sewer Flooding We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we</p>		
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		<p>support the removal of surface water already connected to foul or combined sewer.</p> <p>We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.</p> <p>To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-andguidance/infrastructure-charges/</p> <p>Water Quality Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency’s Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.</p> <p>Water Supply When specific detail of planned development location and sizes are available a site-specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.</p> <p>We would not anticipate capacity problems within the</p>		
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		<p>urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.</p> <p>Water Efficiency Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.</p> <p>We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> ☑ Single flush siphotoilet cistern and those with a flush volume of 4 litres. ☑ Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute. ☑ Hand wash basin taps with low flow rates of 4 litres or less. ☑ Water butts for external use in properties with gardens. <p>To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-andguidance/infrastructure-charges/</p> <p>We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.</p> <p>We hope this information has been useful to you and we look forward in hearing from you in the near future.</p>		
Leicestershire	General	Leicestershire County Council is supportive of the	These general comments	None

<p>County Council 31</p>	<p>Comments</p>	<p>Neighbourhood plan process and welcome being included in this consultation.</p> <p>Highways: 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 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. 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</p>	<p>are noted.</p>	
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		<p>Council or will require maintenance funding to be provided as a commuted sum.</p> <p>With regard to public transport, securing S106 contributions for 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 completion of all necessary Statutory Procedures.</p>		
Leicestershire County Council 31	General Comments	<p>Flood Risk Management: 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</p>	These general comments are noted.	None

		<p>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. <p>When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points:</p> <ul style="list-style-type: none"> • 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>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</p>		
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		<p>(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 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. LCC, in its role as LLFA will not support proposals contrary to LCC policies.</p> <p>For further information it is suggested reference is made to https://www.gov.uk/government/publications/national-planning-policy-framework--2 https://www.parliament.uk/documents/commons-vote-office/December%202014/18%20December/6.%20DCL-G-sustainable-drainage-systems.pdf and https://www.gov.uk/guidance/flood-risk-and-coastal-change</p> <p>Flood risk mapping is readily available for public use at the links below. The LLFA also holds information relating to historic flooding within Leicestershire that can be used to inform development proposals.</p> <p>Risk of flooding from surface water map: https://flood-warning-information.service.gov.uk/long-</p>		
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		term-flood-risk/map Flood map for planning (rivers and sea): https://flood-map-for-planning.service.gov.uk/		
Leicestershire County Council 31	General Comments	<p>Planning: Developer Contributions: 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 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>These general comments are noted.</p> <p>Both of the policies referred to here were deleted by the Examiner and became community actions.</p>	None
Leicestershire County Council 31	General Comments	<p>Mineral & Waste Planning: 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> <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</p>	<p>These general comments are noted.</p>	None

		https://www.leicestershire.gov.uk/environment-and-planning/waste-and-recycling/maps-of-minerals-and-waste-sites-in-leicestershire		
		<p>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>		
Leicestershire County Council 31	General Comments	<p>Education: 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 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.</p>	These general comments are noted.	None
Leicestershire County Council 31	General Comments	<p>Property: Strategic Property Services: No comment at this time.</p>		
Leicestershire County Council 31	General Comments	<p>Adult Social: Care 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</p>	Policy H4 addresses the issue of an ageing population by supporting the delivery of suitable homes.	None

		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.		
Leicestershire County Council 31	General Comments	Environment: With regard to the environment and in line with the Government's 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.	These general comments are noted. The NP contains several policies seeking environmental protections.	None
Leicestershire County Council 31	General Comments	Climate Change: The County Council through its Environment Strategy and Carbon Reduction Strategy is committed to reducing greenhouse gas emissions in Leicestershire and increasing 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.	These general comments are noted. Policy Env 7 addresses renewable energy infrastructure.	None.
Leicestershire County Council 31	General Comments	Landscape: 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.	These general comments are noted. The NP contains several policies seeking environmental protections.	Noted
Leicestershire County Council 31	General Comments	Biodiversity: 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	Noted. Policy Env 3 and Community Action Env 2 support such measures.	None

		<p>(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 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. 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. Contact: planningecology@leics.gov.uk, or phone 0116 305 4108</p>		
Leicestershire County Council 31	General Comments	<p>Green Infrastructure: 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. The NPPF places the duty on local</p>		

		<p>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 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>		
Leicestershire County Council 31	General Comments	<p>Brownfield, Soils and Agricultural Land: 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. Soils are an essential finite resource on which</p>		

		<p>important ecosystem services such as food production, are dependent on. They therefore should 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>		
Leicestershire County Council 31	General Comments	<p>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 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.</p>	Noted	None
Leicestershire County Council 31	General Comments	<p>Communities: Consideration of community facilities is a positive facet of Neighbourhood Plans that reflects the importance of these facilities within communities and</p>	Such issues feature heavily in the NP.	None

		<p>can proactively protect and develop facilities to meet the needs of people in local communities. Neighbourhood Plans provide an opportunity to;</p> <p>1. Carry out and report on a review of community facilities, groups and allotments and their importance with your community. 2. Set out policies that seek to; • protect and retain these existing facilities, • support the independent development of new facilities, and, • identify and protect Assets of Community Value and provide support for any existing or future designations. 3. Identify and support potential community projects that could be progressed.</p> <p>You are encouraged to consider and respond to all aspect's community resources as part of the Neighbourhood Planning process. Further information, guidance and examples of policies and supporting information is available at http://www.leicestershirecommunities.org.uk/np/useful-information</p>		
Leicestershire County Council 31	General Comments	Economic Development: We would recommend including economic development aspirations with your Plan, outlining what the community currently values and whether they are open to new development of small businesses etc.	Noted	None
Leicestershire County Council 31	General Comments	Superfast Broadband: 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 30Mbps) Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to	Employment policies are contained in section 9	None

		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+ properties. Consideration for developers to make provision in all new houses regardless of the size of development should be considered.		
Leicestershire County Council 31	General Comments	<p>Equalities: 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 engagement and consultation work. A copy of the strategy can be view at:</p> <p>https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2017/1/30/equality-strategy2016-2020.pdf</p>	Noted. The NP has been drafted to comply with human rights regulations and has been inclusive.	None
Gladman Developments Ltd 32	General Comments	<p>This letter provides Gladman Developments Ltd (Gladman) representations in response to the draft version of the Desford Neighbourhood Plan (DNP) under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy. Gladman has considerable experience in neighbourhood planning, having been involved in the process during the preparation of numerous plans across the country, it is from this experience that these representations are prepared.</p> <p>Legal Requirements</p> <p>Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the DNP must meet are as follows:</p> <p>(a) Having regard to national policies and advice</p>	This general legal context is noted.	None

		<p>contained in guidance issued by the Secretary of State, it is appropriate to make the order.</p> <p>(d) The making of the order contributes to the achievement of sustainable development.</p> <p>(e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</p> <p>(f) The making of the order does not breach, and is otherwise compatible with, EU obligations.</p> <p>Revised National Planning Policy Framework On the 24th July 2018, the Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework. The first revision since 2012, it implements 85 reforms announced previously through the Housing White Paper.</p> <p>Paragraph 214 of the revised Framework makes clear that the policies of the previous Framework will apply for the purpose of examining plans where they are submitted on or before 24th January 2019. Given the date of this consultation, Submission will occur after this date, and the comments below reflect the relationship between Neighbourhood Plans and the National Planning Policy Framework adopted in 2018.</p> <p>National Planning Policy Framework and Planning Practice Guidance The National Planning Policy Framework (the Framework) sets out the Government’s planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role they play in delivering sustainable development to meet development needs.</p> <p>At the heart of the Framework is a presumption in</p>		
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		<p>favour of sustainable development, which should be seen as a golden thread through plan-making and decision-taking. This means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.</p> <p>The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account of and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.</p> <p>The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 16 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.</p> <p>Paragraph 17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.</p>		
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		<p>Paragraph 184 of the Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.</p> <p>Planning Practice Guidance</p> <p>It is clear from the requirements of the Framework that neighbourhood plans should be prepared in conformity with the strategic requirements of the wider area as confirmed in an adopted development plan. The Framework requirements have now been supplemented by the publication of Planning Practice Guidance (PPG).</p> <p>On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan.</p> <p>On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG, providing clarity on the measures a qualifying body should take to review the contents of a neighbourhood plan where the policy evidence base becomes less robust. As such it is considered that where a qualifying body intends to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the qualifying body's anticipated timescales in this regard.</p> <p>Further, the PPG makes clear that neighbourhood plans</p>		
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		should not contain policies restricting housing development in settlements or preventing other settlements from being expanded. It is with that in mind that Gladman has reservations regarding the DNP's ability to meet basic condition (a) and this will be discussed in greater detail throughout this response.		
Gladman Developments Ltd 32	General Comments	<p>Relationship to Local Plan To meet the requirements of the Framework and Neighbourhood Plan Basic Conditions, neighbourhood plans should conform to the strategic policy requirements set out in the adopted Development Plan. That relevant to the preparation of the DNP is the Hinckley and Bosworth Local Plan, which is made up of the Core Strategy DPD and the Site Allocations & Development Management Policies DPD. The Core Strategy determined that Hinckley & Bosworth would be required to deliver 9,000 homes between 2006 and 2026.</p> <p>To meet the requirements of the Framework the Council is reviewing the Core Strategy and is currently consulting on the New directions for Growth document. It is therefore important that the DNP provides flexibility to ensure that the policies contained in the DNP are not overridden upon the adoption of any future Local Plan; as section 38(5) of the Planning and Compulsory Purchase Act 2004 states:</p> <p>'if to any extent, a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approached, or published (as the case may be).'</p>	Noted	None
Gladman Developments Ltd 32	General Comments	<p>Conclusions Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of</p>	Noted. We disagree with the issue	None

		<p>their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the DNP as currently proposed with the requirements of national planning policy and the strategic policies for the wider area.</p> <p>Gladman is concerned that the plan in its current form does not comply with basic condition (a). The plan does not conform with national policy and guidance. Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.</p>	<p>of conformity with national policy and guidance. The NP has to have regard to national policy and guidance through the HBBC Core Strategy and the NPPF (2018).</p> <p>The Plan does conform.</p>	
Resident 33	General Comments	We welcome the opportunity to comment on the Draft Neighbourhood Plan for Desford. Overall, we found the Plan easy to understand and logical in the analysis and recommendations proposed for the village.	Noted. Thank you.	None
Resident 33	General Comments	The Neighbourhood Plan rightly refers to Desford being a popular and thriving village. While this is the case it does not mention or recognise the down side of this in the sense of the implications this has for the school and academy in the village and medical facilities/services. The provision of Section 106 funding to reflect the impact this makes on public amenities has not been fully appreciated.	Thank you for this comment. The Plan does recognise the impact of development on infrastructure and seeks to safeguard and improve the situation where possible.	None
Resident 46	General Comments	I would like to congratulate all who have been involved in the Neighbourhood Plan, it is obvious a lot of work has gone into its preparation.	Thank you for this comment.	None
DEFINE Planning and Design 49	General Comments	I write on behalf of my client Rosconn Strategic Land in respect of the above consultation. My clients welcome the preparation of the Desford Neighbourhood Plan 2018-2036 and support its intention to facilitate appropriate and sustainable development in the Parish in order to meet the needs and aspirations of the community when and where it is required.	Noted	None

		<p>You will be aware that Rosconn control the land off Barns Way, Desford, that is proposed to be allocated for the development of around 70 dwellings in the Neighbourhood Plan under Policy H2. The proposed allocation of the site is very much welcomed as it provides an ideal opportunity to deliver the required mix of market and affordable housing needed in the area. Consequently, they are committed to working together with the Neighbourhood Plan Working Group (NPWG) and wider community to ensure its delivery.</p> <p>In that light, Rosconn have carefully considered the policies and proposals within the Pre-Submission Neighbourhood Plan and have asked me to make the following comments on their behalf.</p> <p>Rosconn very much welcome and support the preparation of the Neighbourhood Plan and its Vision and aspirations as set out in the Pre-Submission Draft. Indeed, they are keen to work positively and proactively with the NPWG, Parish Council and Borough Council to support, as appropriate, its further evolution to refine the vision for the land off Barns Way, to ensure the delivery of a new development of the highest quality that reflects the specific needs and aspirations of the local community.</p> <p>I trust that the comments are clear, but should you have any queries in respect of the matters raised, then please do not hesitate to contact me.</p>		
Pegasus Group 51	General Comments	This representation is made by Pegasus Group, on behalf of Davidsons Developments Ltd (hereafter referred to as 'Davidsons'), to respond to the Desford Neighbourhood Development Plan Pre-Submission Document (hereafter referred to as 'the NDP'). This representation is made in relation to Land off Kirkby	Noted.	None

Road (Ashfield Farm), Desford (see Site Location Plan at Appendix 1).



App2



The site is referred to as Site Reference AS210 & AS211 in the NDP.

Davidsons are grateful for the opportunity to make representations in respect of the NDP which is currently at Regulation 14 (Pre-Submission) stage and are supportive of the proactive approach the Desford NDP Working Group has taken in engaging in the planning process in a manner which seeks to identify and deliver the aspirations of the local community.

These representations are framed in the context of the basic conditions relevant to the preparation of a Neighbourhood Plan:

➤ Having regard to national policies and advice contained in guidance issued by the Secretary of State it

		<p>is appropriate to make the neighbourhood plan;</p> <ul style="list-style-type: none"> ➤ The ‘making’ of the neighbourhood plan contributes to the achievement of sustainable development; ➤ The ‘making’ of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); ➤ The ‘making’ of a neighbourhood plan does not breach, and is otherwise compatible with EU obligations; and ➤ Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. <p>CONCLUSIONS</p> <p>Overall Davidsons Developments Ltd (Davidsons) object to the Desford Pre-Submission Neighbourhood Development Plan Document (NDP) as currently drafted. Davidsons consider that the NDP as currently drafted does not meet the basic conditions relevant to the preparation of a NDP.</p> <p>Davidsons has significant concerns in relation to how the housing need for Desford over the NDP plan period has been derived. There is a lack of evidence needed to provide the transparency behind the housing need identified for Desford and whilst the method employed follows that contained within the NPPF, the housing need identified by the NDP from this method appears incorrect, significantly understating the actual need. Davidsons also object to the NDP’s proposal to phase the delivery of the allocated site(s) from 2026 as there is a clear and pressing need for housing now.</p> <p>Furthermore, the NDP should be in general conformity with Hinckley and Bosworth Borough Council’s (HBBC)</p>	<p>The identification of housing need was established based on consultations with HBBC. It is recognised that this may change and the Plan will take into account of the most up to date evidence of need prior to submission, and be reviewed as necessary.</p> <p>The Vision will be amended to reference 2018</p>	<p>None</p> <p>Change to be made as indicated.</p>
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		<p>emerging Local Plan, both in terms of the plan period and housing need. Davidsons has made representations to the HBBC Local Plan Review setting out that the correct housing need for the Borough should be based on the Government’s standard method, the approach set out in the NPPF. The standard method results in an increase in the housing need for the Borough and in turn would result in an increase in the number of dwellings Desford would need to deliver through the NDP. It is therefore critical that the NDP is aligned to the Local Plan Review to ensure that these needs are met. Davidsons consider that the NDP is not currently aligned to the Local Plan Review with some significant inconsistencies that need to be addressed and clarified.</p> <p>There is an inconsistency with regards to the current settlement boundary as defined in the NDP. The settlement boundary does not currently fully take into account the new Bellway development to the west of the village. The settlement boundary should be amended accordingly to include all of this new development.</p> <p>Davidsons developments raise significant concerns with regards to the NDP Site Selection Assessment (SSA). Concerns are raised specifically in relation to the methodology employed, the scoring of Site AS210 and AS211 Land at Kirkby Road (Ashfield Farm) and also Site AS203, the Barns Way extension site.</p> <p>When the site at Kirkby Road is correctly assessed through the SSA process Davidsons consider it is the best and most sustainable site to be allocated for residential development in the village. The rescoring for Kirkby Road is also based on evidence and technical assessments of the site and therefore can be considered to be robust, more so than the scoring for</p>	<p>Agreed. The Settlement Boundary will be amended to take this into account</p> <p>The SSA process has passed examination in every NP with which it has been used (over 10). It has been considered robust and comprehensive by examiners where they have made comment.</p>	<p>Settlement Boundary to be extended.</p> <p>None</p>
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	<p>other sites which appear to not be scored in the knowledge of such evidence and assessments. The allocation of Kirkby Road for 120 dwellings in the NDP would therefore be justified and sound as there are no technical or environmental constraints preventing residential development coming forward on this site. This is evidenced through the previous 2014 application and the Officer's assessment for 120 dwellings on this site. Furthermore, considering the likely increase in housing needs for the Borough and the Parish the allocation of a larger site to meet such needs provides greater certainty and is a more positive approach, rather than identifying smaller sites and relying upon windfall sites to deliver such needs.</p> <p>Davidsons has reviewed the scoring of all sites in the SSA process and raise significant concerns with regards to the inconsistent scoring on the same criteria for different sites. This is particularly evident with regards to the scoring for the Barns Way extension site. Furthermore, Davidsons raise significant concern with regards to the scoring of Barns Way in the SSA, particularly in relation to its impact on the wider landscape and the apparent inability to achieve a safe vehicular and pedestrian access into the site. The NDP's allocation of the site in the absence of a technical assessment regarding highways and access and landscape and visual matters is therefore unsound. The NDP itself is inconsistent with regards to the preferred allocation of the Barns Way site given that the NDP goes on to identify that one of the most highly valued views in the village covers the Barns Way site and under such circumstances where there is an adverse impact, such development proposals would be refused.</p> <p>It is clear from the SSA and evidence available that the proposed allocation of Barns Way for 90 dwellings is</p>		
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	<p>based on no robust evidence, lack of technical assessment and there is therefore no guarantee that any development would be viable or deliverable. On this basis the site at Barns Way cannot be considered to be the most sustainable site in Desford, particularly given that the site at Kirkby Road is clearly deliverable with no constraints precluding residential development. Davidsons therefore object to the proposed allocation of Barns Way for residential development.</p> <p>This representation has set out how the site at Kirkby Road, Desford, is suitable, achievable and available for development. The site is therefore deliverable, in the context of paragraph 67 of the NPPF. Davidsons intend to continue the promotion of the site through the process of the emerging Hinckley and Bosworth Local Plan Review.</p> <p>Davidsons welcome the opportunity to comment on the Desford Pre-Submission NDP. However, Davidsons has several significant concerns and objections to the Plan as currently drafted and consider that it does not meet the basic conditions for a NDP, notably that the Pre-Submission NDP as currently drafted:</p> <ul style="list-style-type: none"> ➤ Does not have regard to national policies and advice contained in guidance issued by the Secretary of State; ➤ Does not contribute to the achievement of sustainable development; ➤ Is not in general conformity with the strategic policies contained in the development plan for Hinckley and Bosworth; <p>Davidsons hope that these comments will be taken on board by the NDP Working Group in drafting the Submission version of the NDP and look forward to an ongoing dialogue with both the NDP Working Group and Parish Council in developing the NDP.</p>		
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<p>DPP Planning 34</p>	<p>General Comments</p> <p>General points and points arising from Forward page 2</p>	<p>Neovia Logistics (Desford) Ltd (“Neovia”) notes the points made in the Forward to the Draft Neighbourhood Plan regarding the reason given for the Parish Council’s decision to prepare a neighbourhood plan.</p> <p>Neovia is of the view that preparing the plan in advance of the emerging district wide local plan and only recently agreed Leicester and Leicestershire Strategic Growth Plan (“Strategic Growth Plan”) is not the best approach.</p> <p>Once finally approved and published, the Strategic Growth Strategy will set target levels of growth in new housing and employment land and floorspace that should be followed by the district councils in future years, which in turn will be delivered through development and implementation strategies that will be set through their own local plans.</p> <p>Having contributed significantly to the formulation of the Strategic Growth Strategy, the Local Planning Authority for Desford and the surrounding areas, Hinckley & Bosworth Council (“LPA”), is now engaged in formulating a new local plan for the district. Thus far it has undertaken early stage consultation, through workshops, on growth levels and related options which fed into work on the Strategic Growth Strategy, and more recently consulted on scope, issues and options related to options for delivering development across the plan period.</p> <p>Recent meetings with the LPA confirm that is still some way off deciding how and where required growth will be directed. Indeed, in the early part of 2019 it will be consulting further on likely levels of growth in new housing and employment land that will need to be</p>	<p>Noted</p> <p>The Local Plan will not be adopted for several years. To wait until then would represent bad practice. Planning Practice Guidance is clear that NPs can come forward in advance of emerging Local Plans. PPG says ‘They can be developed before or at the same time as the local planning authority is producing its Local Plan. (Paragraph: 009 Reference ID: 41-009-20160211).</p>	<p>None</p> <p>None</p>
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	<p>planned for, and as part of this process will be undertaking a further call-for-sites exercise.</p> <p>Neovia, can see why the Parish might want to take responsibility for the future planning of Desford, but until the new district wide local plan has progressed further it is of the view that the current draft of the Neighbourhood Plan has to be regarded as premature. A better approach would be for the plan to be suspended pending further work on the district wide local plan.</p> <p>A further general but important point that Neovia would make is linked to the extent of the boundary of the Parish. This is as depicted on the plan to follow:</p> <p>Desford Parish boundary map as shown in Draft NP</p> <p>The parish boundary is long established and the reasons for its current alignment and extent is routed in history.</p> <p>While this might be the case, from the plan it can be seen that the parish boundary extends further south of the village than the proposed settlement boundary that is proposed in the draft neighbourhood plan. This is proposed to run tightly around the main developed area of the settlement.</p> <p>This has to be regarded as surprising when immediately south of the main urban area of the settlement lies a major employment zone. This comprises the existing operational estate of two key business - Neovia and Caterpillar. The employment zone is allocated for employment use / development in the adopted local plan.</p> <p>The existing operations and related developments of</p>	<p>The Settlement Boundary in the NP has used the HBBC settlement boundary for Desford as its starting point, updating the HBBC boundary. This has been done to maximise the alignment with the Local Plan.</p>	<p>None</p>
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		<p>these two businesses are closely associated with Desford. They are also clearly connected to it. Yet the neighbourhood plan largely ignores them.</p> <p>It is the view of Neovia that the neighbourhood plan should take account of the existing employment zone. It should also have regard to the future development needs of the two companies. Connected to this it should give consideration to the opportunities offered by land in their control, particularly that controlled by Neovia since this includes a considerable amount of undeveloped land located roughly west of the existing employment zone.</p> <p>However, an issue for the parish council linked to the points made above is the fact that the boundary of the Parish Council runs through the existing employment complex, effectively severing and splitting it between Desford and Peckleton Parish Councils. Clearly, it would have made sense had there been the opportunity for the two councils to combine for the purposes of producing a plan. However, we understand that Peckleton Parish Council declined the opportunity. Nevertheless, there is still the need for the plan proposed by Desford Parish Council to properly take account of the employment uses located south of it.</p> <p>A key point that Neovia wishes to make, which is associated with this, is the fact that given uncertainties surrounding its development needs over the short to long term future, linked to its existing customer base, the company is currently not in a position whereby it can take a decision on whether to progress the proposed C2 Building. This is a scheme that has been through planning and still benefits from a resolution to grant planning permission for the scheme.</p>	<p>The Desford NP cannot have an impact on development outside of the neighbourhood area.</p> <p>Noted. We will confirm in the NP the value and local importance of Neovia, Caterpillar and Pound Stretcher.</p>	<p>None</p> <p>Change to be made as indicated in the section on the Vision and Section 9, Employment.</p>
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		<p>Because of this and given the need to continue the process of planning for its future, which is doubly important given increasing competition in the logistics sector, Neovia has been considering different options for its land, including land currently allocated and operational, other land allocated for development along with other land in its control which is unallocated and undeveloped.</p> <p>This exercise has confirmed that there are several development options that could be considered for this land, but the currently favoured option involves not progressing the planned C2 Building and instead using this land for a mix of uses including employment, residential and village services and complementing this with further residential, employment and villages services on undeveloped land, which could also include elements of wider and much needed new bypass for the settlement. This could be planned and promoted as part of a wider village/urban extension project, an initiative that Neovia is currently considering in conjunction with the LPA.</p> <p>This initiative, which Neovia has been forced to consider and has been developing over the course of 2018, is still in the early stages of evolution, and the company would welcome the opportunity to discuss it in greater detail with the Parish Council, and work with it so it can be assimilated into the neighbourhood plan, albeit once the emerging district wide has progressed further, which is linked to earlier comments about issues associated with prematurity.</p>		
DPP Planning 34	<p>General Comments</p> <p>Page 11 A Plan for our</p>	<p>Neovia feels that the vision should confirm and reflect the role of Desford in the wider district of Hinckley & Bosworth. The settlement is regarded as relatively important in terms of the local settlement hierarchy and as such makes a noteworthy contribution to the</p>	Noted	None

	<p>Parish Chapter 3</p>	<p>district.</p> <p>We are surprised that the vision makes no reference to Neovia or Caterpillar, which is a point set out in greater detail in the comments on Forward. They are major and very important local employers and organisations that contribute significantly to the economic wellbeing of the settlement and wider district.</p> <p>Reflecting the points made in connection with the Forward, we would reiterate that the plan is running in front of the emerging district wide local plan, and as such it has to be regarded as premature. But also linked to this point, the vision talks about allocating sites for development, and in so doing this will make for a sustainable Desford. However, the level of development being planned for is very low, deliberately low in our view, and way below what the settlement can and needs to sustain in order to be able to operate as a sustainable settlement – we do not regard Desford as fully sustainable in its current form.</p> <p>But in any case, until such time as the emerging local plan sets housing and employment land requirements for the whole district, and identifies how and where this growth can best be met, which will be through a development and delivery strategy, any neighbourhood plans have to be regarded as being premature and effectively outside the development plan process that is currently being followed at a district wide level.</p> <p>Setting aside the general points and criticisms made above, the steps set out to deliver the vision are not seen to offer the potential to deliver a distinct, quality and sustainable Desford. We say this by reference to the fact that, as we have already said, the level of new development being planned for is very low and ignores</p>	<p>This will be addressed as per the response above.</p> <p>Comments noted. The level of development is one that the community can support.</p> <p>This issue about the NP being premature is not accepted, and with Local Plans being subject to review every 5 years, is unsustainable.</p> <p>It is precisely because of the extent of free land offering the potential for large scale development that the NP is needed now!</p>	<p>Change to be made as indicated.</p> <p>None</p> <p>None</p> <p>None</p>
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		<p>the land with obvious potential for larger scale but planned growth like that owed by Neovia (covered in comments on Forward). And while the other points listed under points b) to e) are commendable, they, in isolation, won't deliver a sustainable settlement.</p> <p>Linked to the reference in point d) about the desire to reduce traffic, we are surprised that no mention is made of the potential to create a bypass, which is a possible initiative that would be supported by the local community and could be part delivered by Neovia.</p> <p>With regard to relevant planning contexts, we would question the suggestion that the plan is in general conformity with the LPA local plan since the emerging plan it is still being prepared and won't reach a meaningful stage until the middle part of 2019.</p> <p>A general point we would also make is that the draft plan in its current form largely ignores the general pro-development tenor of NPPF (July 2018), particularly with regard to housing and employment. With regard to housing, the NPPF confirms that the Government's key objective continues to be to significantly boost the supply of homes, which in practical terms means that a sufficient amount and variety of land needs to be identified and promoted for housing where it is needed and can be delivered and without unnecessary delays. By reference to comments made about the Forward, Desford, and land around it, offers considerable potential for the delivery of a substantial number of new dwellings, yet this potential is not considered in the draft neighbourhood plan.</p> <p>Regarding employment, which reflects the importance of Neovia and Caterpillar to Desford, NPPF confirms</p>	<p>A bypass may be welcomed by the community but the volume of housing required to fund it would not be.</p> <p>The NP is required to be in general conformity with the existing development plan, not the emerging one.</p> <p>The NP will meet the Basic Conditions if it provides for the minimum housing requirement as agreed with the local planning authority.</p> <p>Noted – however the NP has a strong section on employment which supports economic growth in appropriate circumstances.</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
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		that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential. This is not reflected in the draft neighbourhood plan which in Neovia’s opinion largely ignores two of the settlement’s biggest assets – Neovia and Caterpillar.		
Hinckley & Bosworth Borough Council 36	Headings	The heading for sections “Housing and the Built Environment” and “Environment” are perhaps a bit ambiguous and there is some cross over in content. Should the structure and/or titles be considered in more detail?	Agree - will say ‘the natural and historic environment.	Amendment to be made as indicated.
DPP Planning 34	General Comments Page 14 Housing and the built environment Chapter 4	We would disagree with the statement that ‘the village has experienced substantial growth.’ Desford has experienced incremental growth at a relatively low level when compared to that experienced by other settlements in the district which have grown substantially. This is surprising when one considers the potential offered by the settlement for much higher levels of growth by reference to the ready-made sources of good quality local employment provided by Neovia and Caterpillar. Desford is a key rural centre for a reason, i.e., the current range and level of facilities it provides, and these plus the high levels of employment provided by Neovia and Caterpillar, add weight to the view the village could and should support much higher levels of growth than that advocated through the	There has been a total of 217 residential site completions in Desford since 2006. We believe that this constitutes substantial growth.	None.

		<p>neighbourhood plan.</p> <p>The emerging local plan hasn't progressed far enough to be given any weight in the context of the parameters it sets for future growth up to 2036; indeed, setting aside some technical documents/elements of emerging evidence base, on as all that has been consulted on is a report on scope issues and options. Housing and employment land requirements/growth figures are not yet cast in stone, and the Leicester and Leicestershire Strategic Growth Plan ("LLSGP") has only just been approved.</p> <p>While there might have been discussions with the LPA on housing numbers, no figure discussed can be regarded as a final or agreed position. This is by reference to the fact that the new NPPF requires an approach to be followed that is different from that set out in the old NPPF, i.e., OAN etc., but which appears to be the approach followed by the Parish Council in the draft neighbourhood plan.</p> <p>It should also be noted that the standard methodology to be followed and as introduced by the new NPPF has until very recently been open to consultation, i.e., it is not yet fixed. This guidance is unlikely to be set until the first quarter of 2019.</p> <p>Added to this it is our understanding that the LPA intends to re-consult on housing and employment land requirements associated with the emerging district wide local plan in the early part of 2019, which is as a consequence of the standard methodology remaining unfixed as matters stand today.</p> <p>The effect of this is that the neighbourhood plan has to be regarded as premature, a position that will prevail</p>	<p>Noted – however it is a requirement that emerging NPs use the latest evidence of housing need, which is what we have done.</p> <p>The minimum housing target is that published by HBBC, and it is that figure that the NP is required to satisfy.</p> <p>Noted</p> <p>We disagree with this opinion. Housing numbers have been subject to change over the past 5 years and many neighbourhood plans have come forward during this time and continue to do so.</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
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		<p>until such time as the contexts for the wider district are set through the evidence base supporting the emerging district wide local plan.</p> <p>The suggested settlement boundary has been drawn very tightly and ignores opportunities for new development. There is also the issue we would suggest that the new plan has been prepared in isolation of Peckleton Parish. We say this because it is widely recognised that the village of Desford includes the industrial complexes operated independently by Neovia and Caterpillar, but a large part of the wider complex falls within the parish Peckleton. As such the proposed neighbourhood plan does but has to ignore a large part of probably the biggest current asset of the village of Desford. This can't be regarded as good practice in the context of the future planning of the area. This is a fundamental flaw with the plan, especially when one considers that the land controlled by Neovia includes a substantial amount of brownfield land, areas of land that area already subject to development proposals including proposals that already have planning permission (resolution to grant) and other land that is undeveloped by adjoining its developed land which offer considerable scope for expansion.</p> <p>The settlement boundary as proposed to be defined by Parish Council ignores the ability to better link the village with employment land/uses located directly south of it.</p> <p>Overall, Neovia has considerable concerns regarding the approach followed in the plan for defining a settlement boundary for the settlement which it sees as fundamentally flawed.</p>	<p>The Settlement Boundary updates the existing HBBC one so cannot be said to be inappropriate.</p> <p>The NP has indeed been prepared in isolation of Peckleton as it is outside the designated area.</p> <p>Noted. We do not share this opinion.</p>	<p>Noted</p> <p>None</p> <p>None</p>
GVA 35	General Comments	GVA is planning advisor to Jelson Ltd ('Jelson') and is instructed by it to make representations in respect of the Pre-submission version of the Desford	Noted	None

		<p>Neighbourhood Plan ('DNP'). Jelson is a Leicester-based housebuilder that has been delivering homes and creating communities in the County for over 100 years.</p> <p>We apologise for not having engaged in the preparation of the plan before new but Jelson has only very recently acquired an interest in land in the Area, at Hunts Road. We trust that, although quite late in the day, our representations will be given appropriate consideration.</p> <p>Jelson's Interest</p> <p>We append to this letter a location plan which shows the land now controlled by Jelson. The land lies to the immediate south of Hunts Lane and to the west of Gables Close and Lockymead Drive, on the western side of the settlement. The site extends to 4.19 ha and so has the ability to accommodate something in the order of 80 – 100 dwellings.</p>	<p>A further round of site assessments is to be undertaken.</p>	<p>NP changes to be considered once the site assessment work has concluded.</p>
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The site comprises a single large field. It is flat and easy to develop. Mature hedges and the occasional mature tree mark the sites boundaries but there are no trees, hedges or other landscape features within the site itself. The land is entirely within Flood Zone 1 (and so is at low risk of flooding), does not fall within an important view corridor, does not form part of the setting of a heritage asset and has no particular environmental quality, other than that associated with its agricultural use. There are bus stops on Hunts Lane,

		<p>just outside where the site would be accessed, and the centre of the settlement is easily accessible, as is Leicester to the east.</p> <p>Development on this site would, in our view, make a logical extension to the village.</p>		
Hinckley & Bosworth Borough Council 36	General Comments	<p>Neighbourhood plans are not required to meet the tests of soundness which local plans and other development plan documents must meet. Instead, in order for them to be able to be put to referendum, they must meet the 'basic conditions' set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990. Those relevant to neighbourhood plans are as follows:</p> <p>(a). having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).</p> <p>(d). the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.</p> <p>(e). the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</p> <p>(f). the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.</p> <p>(g). prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).</p>	This general context is noted.	None

		<p>This consultation response aims to highlight where policies of the Desford NDP require modification in order to be in full conformity with the basic conditions.</p> <p>Points (f) and (g) above relate to certain obligations which plans must adhere to, primarily in relation to habitats and environmental impacts. Some plans require a Strategic Environmental Assessment and/or a Habitat Regulations Assessment. Desford NDP have undertaken a screening and have determined a full SEA will be completed to comply with this basic condition.</p> <p>Comments are provided below on the NDP policies which aim to ensure that the policies in their final form are workable and can be implemented to their full effect, ensuring that they contribute to the achievement of sustainable development.</p>		
Hinckley & Bosworth Borough Council 36	Page 4	The clarity of the Designated Area Map in Figure 1 is poor.	We will replace this with a higher definition version	Change to be made as indicated.
Hinckley & Bosworth Borough Council 36	Page 7,8 and 9	Cut down the information on the census, and only leave in the essential information needed for the policies in this plan. Potentially put into a tabular format for easy reading. Any extra information not vital to the plan can be placed in a topic paper or briefing note in the additional information/appendices.	<p>This opinion is noted.</p> <p>On balance we will keep the chapter as it is as we believe that it is proportionate</p>	None
Pegasus Group 51	Page 11 A Vision for 2036	The NDP currently proposes to cover the period 2018 to 2036. In order to achieve the vision of the NDP, one of the criteria will be to allocate sites for measured, proportionate, timely and sustainable development from 2026 to 2036 in a sensibly phased manner, with the aspiration that smaller, opportunity sites will come forward from the start of the NDP period.	Agreed – this will be taken out.	Change to be made as indicated.

		<p>It is not clear why the NDP seeks to implement a phased approach to the delivery of the allocated sites from 2026. It is important to highlight that the identified housing needs for the whole of Hinckley and Bosworth Borough as set out in the emerging Local Plan Review are current needs and should be addressed from the start of the plan period. If an allocated site is considered deliverable, then there is no reason why that site should be phased to come forward after 2026 when there is a clear and pressing need for development to come forward now to meet such needs of the Borough and neighbourhood areas. Where sites can be relied upon to deliver such needs then there should be no need for a reliance upon windfall sites.</p> <p>Davidsons therefore consider that this phased approach to the delivery of allocated sites to be deleted from the NDP vision.</p>		
Resident 23	Page 12 c	<p>Whilst I agree that Conservation Areas are important I am concerned that restrictions may be applied which interfere with modern necessities such as heat conservation in the form of double glazing and use of renewable energy such as solar panels. Therefore 'enhancing the character and appeal of the existing Conservation Area' must, in my opinion, take account of the use of modern materials/methods etc which enhance the wellbeing of modern living and protection of the planet.</p>	Agreed – this is reflected in policy H6 d).	None
Resident 23	Page 12 e	<p>The recent proposed reduction in public transport is a concern. Our Plan must support a level of public transport which allows the rural population to access facilities in Leicester and Hinckley, provides easy access to work and education at appropriate times and does not make for rural isolation for those without their own transport.</p>	Noted – this is highlighted on page 12 as a means of delivering the vision We will add in a community action	Community Action to be added 'The PC will work with Leicestershire Highways to maintain and where possible improve the bus service through

				Desford’.
Resident 23	Page 13	<p>Housing: I would encourage the use of the term ‘Single Level Living’ rather than specifying ‘Bungalows’. This allows for a wider choice of solutions for provision for particularly the elderly. A restriction of 2 storeys could be applied to such provision.</p> <p>We need facilities for residential provision for the elderly in Desford where there are plenty of facilities. The facility at Kirby Grange is isolating for residents without their own transport.</p> <p>We need opportunities for older people in larger properties to vacate these but be provided for within Desford.</p> <p>Parking is a huge problem which the Plan has tried to address in part. I feel it is worth trying to have one-way systems along High Street approaching Peckleton Lane and along Main Street as trials which could be reversed if the predicted problems elsewhere do actually occur.</p> <p>I am concerned about access to the Barns Charity Fields. If the proposed building project opposite Barns Way takes place. Access to this must be preserved.</p>	<p>Agreed</p> <p>Agreed</p> <p>This is an aim of policy H4.</p> <p>Noted. We cannot prescribe actions such as this without Highways support.</p> <p>Noted.</p>	<p>Change to be made as indicated.</p> <p>Will add in support for a supported living complex to meet the needs of an ageing population.</p> <p>None</p> <p>None</p> <p>None</p>
Hinckley & Bosworth Borough Council 36	Page 14	<p>First para, second sentence reads “HBBC has ascertained it to be in the High/Medium range of Market Interest from developers...”.</p> <p>In the HBBC Strategic Housing and Economic Land Availability Assessment methodology Desford is listed as a Key Rural Centre (as per the Core Strategy), and therefore ‘High’ market interest for housing development, as below:</p>	<p>Noted. The reference will be changed to ‘high’ as described.</p>	<p>Change to be made as indicated.</p>

Settlement	Market Interest			
	Housing	Residential Institutions (C2)	Employment (B1, B2, B8)	Leisure Uses (D2)
Hinckley	High/Medium	Unknown	High	High
Burbage	High	Unknown	High	High
Barwell (not inc SUEs)	Medium/Low	Unknown	Low	High
Earl Shilton (not inc SUEs)	Medium/Low	Unknown	Low	High
Key Rural Centres	High	Unknown	Low	Low
Rural Villages	Medium	Unknown	Low	Low
Rural Hamlets	Medium	Unknown	Low	Low

Pegasus Group 51	Page 14 Housing need and provision	<p>The Pre-Submission NDP states that the consultation version of the new Hinckley and Bosworth Borough Council (HBBC) Local Plan uses the Leicestershire and Leicester Housing and Economic Development Needs Assessment (HEDNA) report as its base for calculating need with the Local Plan noting that the agreed housing need between 2011 and 2036 is for a Borough wide provision of 9,460 dwellings to be delivered.</p> <p>It is not clear how the housing need figure of 9,460 dwellings has been derived (whether this be over a 20-year period 2016 to 2036). The emerging Local Plan Scope Issues and Options Consultation sets out the objectively assessed housing need for the Borough as a minimum of 454 dwellings per year between 2011 and 2036 which is derived from the Leicestershire and Leicester HEDNA. This amounts to a total of 11,350 dwellings over that period. Much more clarity needs to be provided on this matter.</p> <p>The NDP states that a target provision for Desford has been negotiated with HBBC and agreed as a minimum of 163 units to be provided in the Parish between 2016 and 2036. This figure is understood to be based on the proportion of the population of Desford as a proportion</p>	<p>Noted.</p> <p>The housing target for Desford is as published by HBBC. The description in the NP is there to provide context.</p>	None
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	<p>of the Borough as a whole as set out in paragraph 1.2 of Appendix D2 to the NDP (Site Selection Framework Assessment and Outcome). This approach, in principle, is consistent with paragraph 66 of the NPPF 2018 which sets out how housing requirements for neighbourhood areas should be derived. However, if this approach is utilised then the calculations contained within the NDP do not appear to be correct.</p> <p>As explained in the NDP the 2011 Census estimated a population of 3,930 residents in Desford Parish. The population of Hinckley and Bosworth Borough recorded in the 2011 Census was 105,078 residents. The Parish of Desford therefore represents 3.74% of the Borough's total population. If the housing need for Desford is based on the proportion of the Borough as a whole, then this does not amount to a total of 163 units. If assuming the figure of 9,460 dwellings 2016 to 2036 to be delivered across HBBC is right, then 3.74% equates to 354 dwellings. Across a longer period 2011 to 2036, the figure for Desford would be greater at 424 units. Whilst the 163 figure is expressed as a minimum, the NDP should therefore be transparent as to how the total housing need figure of 163 units has been derived if based on the proportion of the Parish to the Borough as there is clearly a mismatch here.</p> <p>Paragraph 1.2 of Appendix D2 to the NDP sets out that, with dwellings completed, planning permissions already granted and with a substantial site allocation the NDP aims to deliver 238 units by 2036. It also states that this is explained fully in the NDP text, however there appears to be no reference or calculation in the NDP which sets out how this figure of 238 has been derived. This appears inconsistent with the target of 163 units in the NDP and is therefore a further issue which should be clarified as a matter of importance.</p>		
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		<p>Through the revised National Planning Policy Framework 2018 (NPPF) the Government has introduced a new standard method to derive housing needs for Local Authority areas. The standard method applies where a Local Authority is currently reviewing their housing need, such as HBBC. Based on the latest standard method, from 2018 the housing need for HBBC is 468 dwellings per annum (2014 based sub national household projections with latest affordability ratios applied). This increases to 569 dwellings per annum if the more recent 2016 based sub national household projections are applied, however note that the use of the 2016 based sub national household projections in the standard method is currently under review from the Government. It is however clear from the raw data that the housing needs in HBBC are increasing from that contained within the HEDNA and adopted Core Strategy.</p> <p>On this basis, rather than utilising the figure from the HEDNA, HBBC should be basing housing needs on the standard method as part of preparing their new Local Plan. Davidsons has been making representations to the HBBC Local Plan Review process on this basis. The figure in the NDP needs to reflect the uplift in the Borough's housing need from the standard method.</p> <p>The NDP currently makes provision for a minimum of an additional 90 residential units to be delivered by 2036 on the basis that a total of 73 net units were completed between 2016 and 2018. As explained, the provision for a minimum of an additional 90 residential units is currently based on a figure that understates the actual total housing need for Desford Parish. Under the circumstance of using the proportional approach giving a total need for Desford of 354 dwellings (2016 and</p>	<p>This point needs to be taken up with HBBC. The NP has to base its housing target on figures produced by the local planning authority.</p> <p>We have discussed possibly considering a reserve site to provide a stronger buffer?</p>	<p>None</p>
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		<p>2036) then there would be a residual need for 264 dwellings to be met through the NDP.</p> <p>It is important that the NDP is aligned and in general conformity with the emerging HBBC Local Plan Review and therefore the residual figure to be delivered through the NDP should be aligned to the Local Plan period and also the housing need figure for the Borough that is to be identified in the emerging Local Plan. When utilising the method to calculate housing needs of neighbourhood areas as endorsed in paragraph 66 of the NPPF this will likely further increase the residual housing need figure for Desford.</p> <p>Davidsons welcome the NDP's intention to identify additional sites for housing development in locations that are deliverable, developable and most acceptable to the local community. Davidsons support the intention to review the NDP following an increase in the housing target for the Parish being required in a review of the Local Plan by HBBC or the failure of a housing commitment in the Parish to be developed. However, it is crucial that the NDP is aligned and in general conformity with the emerging HBBC Local Plan from the start in relation to both housing need and the plan period.</p> <p>Notwithstanding the strategic matter on housing need and whether the standard method should be employed for the purposes of identifying Borough-wide housing needs, there are currently some significant inconsistencies with regards to the identified housing need for Desford in the NDP. These inconsistencies need to be addressed before the NDP can be progressed any further. Such matters are critical to the strategy of the NDP and the allocation of sites to meet such needs.</p>	<p>Noted</p> <p>The identification of housing need in Desford has been undertaken by HBBC. The Parish has taken this figure as it must, so any issues to do with the methodology are best addressed to HBBC.</p>	<p>None</p> <p>None</p>
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Resident 46	Chapter 4 Housing	<p>Most of the housing developments around the village over the last 15 years have predominantly been of relatively expensive houses.</p> <p>There is a need for some truly affordable houses, also bungalows. These were identified when housing need surveys have been conducted. However, the developers do not want to build this type of accommodation as they make less profit. It is important to ensure that all future developments are forced to build this type of property. Could a penalty clause be included to ensure that agreed plans are carried out and not amended part way through the project?</p> <p>A definition of affordable would be useful. What one person considers affordable another may consider expensive. Perhaps a multiple of the average wage could be used.</p>	<p>Thank you for this comment.</p> <p>Policy H4 introduces a requirement to provide a mix of housing to meet local need – this will need to be followed unless the developer can demonstrate otherwise.</p> <p>A definition of affordable housing is provided on page 20</p>	<p>None</p> <p>None</p>
Hinckley & Bosworth Borough Council 36	Page 15	<p>The second to last para on page 15 states “Historical Land Registry data suggests that about 5 dwellings per annum have been provided by windfall sites in the parish and this delivery mechanism is expected to yield a similar result over the seventeen years of this plan.”</p> <p>As discussed in a meeting with Desford and Your Locale (Fri 4 January 2019) colleagues at HBBC will be doing calculations on historical delivery of housing and commitments/completions, and whether this is expected to carry on in the future. HBBC will be in contact with Desford NDP group regarding this in the near future.</p>	Noted	None
Hinckley & Bosworth Borough Council 36	General comments on the plan	<p>Structure – make sure the plan is structured clearly, with clear sections. For example, a potential structure could be as follows:</p> <ul style="list-style-type: none"> •Introduction to the Neighbourhood Plan -Neighbourhood Plan area -Brief background to the area and the NDP group -Timeline up to now 	Thank you for this comment but we feel that the present structure works well.	None

		<ul style="list-style-type: none"> •Consultation •A plan for our parish •Housing and the Built Environment <ul style="list-style-type: none"> -Settlement Boundary -Housing need and provision -Housing Allocation (and Reserve Sites) -Windfall Site Development -Affordable Housing -Housing Mix •Development and Design (see earlier comments on the Design Policy) •Natural Environment <ul style="list-style-type: none"> -Introduction to natural environment, i.e. landscape character, brief geology/geography/topography etc. -Environmental characteristics of the plan area -Existing designations -Environmental inventory of Desford Parish -Environmental Protections -Local Green Spaces -Sites of Environmental Significance -Important Open Spaces -Safeguarding Important Views -Biodiversity and Wildlife Corridors •Historic Environment (see Paul Grundy's comments below for more info) <ul style="list-style-type: none"> -Ridge and Furrow -Heritage Assets -Designated Heritage Assets •Community Facilities <ul style="list-style-type: none"> -Existing Community Facilities 		
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		<ul style="list-style-type: none"> -New or Improved Community Facilities •Transport and Renewable Energy -Traffic Management -Desford Railway Station -Footpaths/Bridleways/Cycle Routes and Dog Walking -Electric Vehicles -Renewable Energy •Employment, Leisure/Tourism and Infrastructure -Existing Employment Uses -New Employment Opportunities -Home Working -Farm Diversification -Tourism -Broadband & Mobile connections • Monitoring and Review <p>Please make sure all maps are clear and high-resolution, if needed make maps a full page so smaller details can clearly be seen.</p>	<p>Full-size maps are available on the DNP website as supporting documents - and there is a textbox on 1st page of the Env chapter pointing this out</p>	None
Resident 27	Pages 15-16 Para 62	<p>This para states that the Parish Council has agreed that 163 additional properties will be built between 2016 and 2036, of which 73 have already been completed. The para also states that an expected five properties per annum will be built on windfall sites each year up to 2036. This would equate to 85 new houses, leaving a shortage of just five against target. Why, then, is the Barns Way extension needed?</p> <p>The proposed Cerda development will provide 80 homes if approved. It is difficult to tell whether this is within the Parish but having received communications</p>	<p>Thank you for this comment.</p> <p>The housing target is a minimum target. It is accepted good practice to exceed this level of housing required so that the parish remains protected in the event that additional housing is needed over the Plan period or existing</p>	None

		<p>from them I assume it is. I also therefore assume that if this development is approved, Barns Way will no longer be needed?</p> <p>Whilst this para states that the agreed number of new homes will be 163, Appendix D2 states that the Parish Council has agreed to build 238. Why is this not reflected in the main body of the consultation document? Has the target been pared back to 163 total? If not, please could the Parish Council fully and transparently explain what the benefit to the parish is of overachieving our target?</p>	<p>commitments are not delivered</p> <p>Agreed. The figure will be changed in Appendix D2 to 163.</p>	<p>Change to be made as indicated.</p>
Hinckley & Bosworth Borough Council 36	Page 16, 1 st para	<p>1st line states "...and the Local Enterprise Partnership (LEP) have commissioned a Housing and Economic Development Needs Assessment...". This is a completed document, re-word to reflect this.</p> <p>"...a non-statutory growth plan for Leicester and Leicestershire..." – give this it's full title as it is now a completed plan: 'Strategic Growth Plan Leicester and Leicestershire'.</p> <p>'Leicester Housing Market Assessment (2017)' – Page 16 1st para. What document is this referring to? Is it the Leicester & Leicestershire Housing and Economic Development Needs Assessment or a different document? It is acknowledged that Leicester City will likely have unmet housing need, but this isn't a document that I recognise. Re-consider this, as this reference isn't clear.</p> <p>Also, as referred to below the HEDNA is now not the most up to date evidence on housing need and the plan should now refer to the standard methodology and the housing delivery test.</p>	<p>Agreed</p> <p>Agreed</p> <p>Rewording to be made</p> <p>Agreed</p>	<p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p>
Hinckley & Bosworth	Page 16, 2 nd para	<p>The 2nd para on page 16 which starts 'The consultation version of the new HBBC local plan uses the HEDNA</p>	<p>The wording will be amended as described.</p>	<p>Change to be made as indicated.</p>

<p>Borough Council 36</p>		<p>report as its base for calculating need' needs to be redrafted as it is currently confusing and a little misleading.</p> <p>Firstly, it is unclear what this sentence is referring to: 'consultation version of the new HBBC local plan uses the HEDNA report as its base for calculating need'. The borough have not established a housing need for its emerging local plan; the latest consultation documents have been looking at the strategy for housing growth, and are not in a position to determine housing need as yet.</p> <p>In any event the HEDNA is now out of date in terms of calculating housing need as the Government have set out the standard methodology approach to housing need. Using the standard method (using 2014 based projections) gives the borough a housing need of around 473 dwellings per year. The minimum figure of 163 dwellings <u>has not been agreed with the borough council</u>. The borough was asked to provide a figure for the purposes of the Desford NDP as requested by the NDP group, in relation to NPPF (2018) para 66. A heavily caveated draft figure was provided however this should not be seen as an agreed figure – this is clear in the briefing note provided to the NDP group (appendix 1 of this report). It is unlikely that the borough will be able to set out a reliable figure for NDPs until:</p> <ul style="list-style-type: none"> • the outcomes of the government consultation on the standard methodology is complete; • the level of unmet need arising from Leicester which may need to be accommodated in the borough is better understood; and • a strategy for housing growth for the borough is established through the emerging local plan. <p>I would advise the para is rewritten to be clearer on the</p>	<p>The housing target was agreed with the Borough Council as an interim figure pending further change.</p>	
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		<p>current position as explained above. A suggested wording could be as follows:</p> <p>‘The Government have recently introduced the Standard Methodology for assessing housing need. This currently gives the borough an annual housing need of around 473 dwellings per year (or 9,460 dwellings between 2016 and 2036). However, in advance of the Hinckley and Bosworth Local Plan there are uncertainties in establishing housing requirement figures for Neighbourhood Plans. A draft indicative figure of 163 dwellings over the period 2016-2036 was provided by the borough. It is acknowledged that this is a draft figure at this time and the full scale of housing requirement which may need to be accommodated in the area covered by the Desford NDP over the period 2016-2036 will only be fully established once the Hinckley and Bosworth Local Plan Review has reached a sufficiently advanced stage. In the meantime, a guide figure of a minimum of 163 dwellings will be used for the neighbourhood plan.</p> <p>A review of the neighbourhood plan may be necessary if it is not sufficiently flexible to respond to a changing housing requirement established through the borough wide local plan.’</p>		
Resident 21	Policy H1 page 17	<p><i>“Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies”</i></p> <p>How much influence can the Plan have over ensuring that there remains an acceptable area of separation between the Settlement Boundary and any development beyond whether it be industrial, Domestic or Residential?</p>	<p>Thank you for this comment.</p> <p>Once the Plan is made, it will carry significant weight amongst other development plan documents.</p>	None
Resident 26	Policy H1	Settlement Boundary – it is a concern that the boundary	Noted. Desford will have to	

		can be moved around at will and may move again if the Plan is to be reviewed on a 5 year cycle there has to be a saturation point?	deliver the housing required by the Borough Council. The settlement boundary helps to guide this development to the most appropriate locations.	
Resident 27	Policy H1	The shape of the new settlement boundary is ludicrous and is clearly just an attempt to shoehorn in the Barns Way development. Why is that particular piece of field not open countryside but the neighbouring land (or similar fields on the perimeter of Desford) is?!	The settlement boundary incorporates the housing allocation as stated on page 17. To have excluded it would have been odd.	None
Hinckley & Bosworth Borough Council 36	Page 17	Expand on how you've extended the settlement boundary. As highlighted by a neighbourhood plan examiner in recent examinations, Neighbourhood Plans must clearly set out where settlement boundaries have changed and how. Perhaps highlighting what methodology was used to determine the new boundary. See HBBC's Settlement Boundary Revision Topic Paper as an example methodology.	The methodology was to take HBBCs settlement boundary and update it – this is described on pages 16/17. We were not starting with a blank sheet of paper.	None
Gladman Developments Ltd 32	Policy H1	<p>This section highlights the key issues that Gladman would like to raise with regards to the content of the DNP as currently proposed. It is considered that some policies do not reflect the requirements of national policy and guidance, Gladman have therefore sought to recommend a series of modifications to the plan to ensure compliance with the basic conditions.</p> <p>Policy H1 identifies a settlement boundary for Desborough and states that land outside of this defined area, will be treated as open countryside, where development will be carefully controlled.</p> <p>Gladman object to the use of settlement boundaries if these preclude otherwise sustainable development from coming forward. The Framework is clear that sustainable development should proceed. Use of settlement limits to arbitrarily restrict suitable development from coming forward on the edge of</p>	<p>Noted. We disagree with this opinion.</p> <p>If the NP did not have a settlement boundary, there would still be one as the Local plan includes one.</p> <p>It is within the range of options for an NP to have a settlement boundary, and many do.</p>	None

		<p>settlements does not accord with the positive approach to growth required by the Framework and is contrary to basic condition (a).</p> <p>As currently drafted this is considered to be an overly restrictive approach and provides no flexibility to reflect the circumstances upon which the DNP is being prepared. Greater flexibility is required in this policy and Gladman suggest that additional sites adjacent to the settlement boundary should be considered as appropriate.</p>		
DPP Planning 34	Policy H1 Settlement Boundary Page 17	<p>For the reasons given above, this policy, by reference to the fact it ignores the employment allocation and wider industrial complex lying immediately to the south of Desford, cannot be regarded as supportable or sustainable.</p> <p>The boundary needs to be redrawn and the policy redrafted to properly reflect the position on the ground, committed developments and the potential for growth on adjoining land.</p> <p>These matters are also covered though comments on Forward, which also deals with the issue that the current parish boundary splits the Neovia/Caterpillar complex.</p>	<p>Noted. We disagree with this opinion.</p> <p>The Settlement Boundary has closely followed that of HBBC who have also chosen to exclude the employment area.</p>	None
GVA 35	Policy H1	<p>We note that, in preparing the DNP, consideration has been given to whether the Plan should allocate land for housing development and that some 15 site options have been appraised. This has resulted in the Pre-submission Plan proposing a single housing allocation at Barns Way. The DNP indicates that Barns Way site is capable of accommodating 70 dwellings which is 20 dwellings short of what the plan says is required. The balance is, we understand, to be delivered by way of 'windfalls'.</p> <p>We have reviewed the site selection work completed by the Working Group and have applied the assessment</p>	<p>Noted.</p> <p>The SSA process applied a consistent scoring system across all available sites, and scoring one in isolation is misleading.</p>	None

criteria and scoring matrix to the Jelson land, to see how it compares with the Plan's proposed site allocation at Barns Way. The results of that exercise are shown below:

Issue	Green	Amber	Red
1 Site Capacity			-1
2 Current Use	+1		
3 Adjoining Uses		0	
4 Topography	+1		
5 Greenfield or Previously Developed Land			-1
6 Good Quality Agricultural Land (Natural England Classification)			-1 (NB: assumed Grade II so as to test worst case scenario)
7 Site Availability – Single ownership or multiple ownership	+1		
8 Landscape Character Assessment and Visual Impact Assessment (LVIA)	+1		
9 Important Trees, Woodlands & Hedgerows	+1		
10 Relationship with existing pattern of built development	+1		
11 Local Wildlife considerations	+1		
12 Listed Building or important built assets and their setting	+1		
13 Impact on the Conservation Area or its setting	+1		
14 Safe pedestrian access to and from the site	+1		
15 Safe vehicular traffic to and from the site	+1		
16 Impact on existing vehicular traffic	+1		
17 Safe access to public transport	+1		
18 Distance to designated village centre			-1
19 Distance to GP/Health Centre			-1
20 Distance to Primary School			-1
21 Current existing informal/formal recreational opportunities on site	+1		
22 Ancient monuments or archaeological remains	+1		
23 Any existing public rights of ways/bridle paths	+1		
24 Gas and/or oil pipelines & electricity transmission network	+1		
25 Any noise issues	+1		
26 Any contamination issues	+1		
27 Any known flooding issues	+1		
28 Any drainage issues	+1		
29 Distance to nearest employment site			-1
Total score	+21	0	-7

*refer to DNP Appendix D2 for full details of the assessment criteria

On the basis of the above, the site scores **Green 14**. It is also available now; offers a suitable location for development; and is achievable, having a realistic prospect of delivering housing within five years. Therefore, when compared against the other 15 sites assessed in the DNP, this would make it the most sustainable and least environmentally damaging, even when taken at a worst-case scenario.

		<p>Notwithstanding the fact that the Working Group has scored the Barns Way site Green 12 we note that it forms part of an Important View and development there would, on the face of it, be at odds with Draft Policy ENV6 which seeks to safeguard such views.</p> <p>In the light of the above, we consider that the Barns Way allocation should be removed from the DNP and replaced by our client's land at Hunts Lane. Accordingly, our representations request an amendment to Draft Policies H2 (Residential Site Allocation) and H1 (Settlement Boundary). Alternatively, consideration should be given to identifying the Hunts Lane site as a Reserve Site i.e. a site that will be preferred for development in the event that either the Barns Way site does not deliver, or the need for development in the settlement increases.</p> <p>We would very much welcome the opportunity to discuss the Hunts Lane site with the Working Group and other members of the Parish Council as appropriate and then to develop proposals for the site with you, on a collaborative basis. If a meeting would be of interest, please do not hesitate to get in touch. We intend to supplement these representations with further information on the site and the development of it in due course.</p>		
Hinckley & Bosworth Borough Council 36	Policy H1 page 17	<p>Change terminology to 'settlement boundary' in this policy and throughout document – keep consistent to avoid confusion.</p> <p>What do you mean by “new sporting or recreational facilities <u>close or adjacent</u> to the Settlement Boundary” ? The word 'close' would be a hard point to argue. How close is close – close could mean 5 metres or 5km.</p>	<p>Agreed. The term 'settlement boundary' to be used.</p> <p>This form of words has passed examination elsewhere. It will be determined according to the size and nature of the facility.</p>	<p>Change to be made as indicated.</p> <p>None</p>

		What do you mean by “where they respect the shape and form of Desford”. What is the ‘shape and form’ of Desford? Suggest re-wording to ‘character’.	Agreed	Change to be made as indicated.
DEFINE Planning and Design 49	Policy H1	<p>The proposed approach to meeting the identified housing needs within the Neighbourhood Plan Area at Desford, which is recognised as a sustainable settlement “with excellent access to existing services and facilities” (as set out in the preamble to Policy H1) is supported. Indeed, as a “Key Rural Centre”, Desford is an important population and service centre in the Borough that is well related to Leicester and has been recognised as an entirely appropriate and sustainable focus for growth in the Borough Council’s adopted Core Strategy. Indeed, it is apparent from the Borough Council’s ongoing New Directions for Growth Consultation Paper, that the settlement’s role in that respect will continue.</p> <p>Rosconn, therefore, support the proposed redefinition of the settlement boundary at Desford to facilitate the further sustainable growth of the village in order to meet the currently identified development needs; specifically, by including the land off Barns Way within the redefined settlement limits (as set out in Figure 2).</p>	Noted	None
Pegasus Group 51	Settlement Boundary	<p>The NDP includes a settlement boundary map at Figure 2. This settlement boundary map is based on the settlement boundary for Desford as contained within the HBBC Site Allocations and Development Management Policies DPD (2016). However, the NDP seeks to update this to reflect the proposed NDP residential allocation at Barns Way (which is reflected on the settlement boundary in Figure 2 of the NDP).</p> <p>Whilst the inclusion of any proposed residential allocation within the settlement boundary is supported it is considered that the settlement boundary as shown in Figure 2 of the NDP needs to be amended to reflect</p>	Agreed	Change to be made as indicated.

		<p>the correct extent of new development to the west of the village. Housing development is currently being delivered by Bellway Homes off Lockeymead Drive, at Shericles Way and Bluebell Green, adjacent to the western edge of the settlement. The entirety of this new development needs to be included within the settlement boundary and reflected in Figure 2 accordingly.</p> <p>Draft Policy H1 of the NDP should also make provision that where the NDP is reviewed under the circumstance of increasing housing needs in the Borough or the failure of a housing commitment in the Parish to be developed, that the defined settlement boundary would also be subject to review under such circumstances.</p>	<p>This is unnecessary. The whole Plan will be subject to review should circumstances change Including the settlement boundary.</p>	<p>None</p>
Resident 26	Page 18	<p>The Settlement Boundary appears incorrect it does not show all the Bellway phases, particularly the new affordable housing – it is also slightly misleading as it does not consider/reflect current housing applications i.e. Peckleton Lane proposals which could further extend the boundary</p>	<p>As above</p> <p>It is inappropriate to include applications that are not yet determined.</p>	<p>Change to be made as indicated</p> <p>None</p>
Hinckley & Bosworth Borough Council 36	Page 18	<p>Figure 2 Settlement Boundary map – would be useful having this as a full-page landscape map to see intricacies of the settlement boundary.</p>	<p>All maps will be supplied as high resolution versions when submitted.</p>	<p>None</p>
Hinckley & Bosworth Borough Council 36	Page 18 2 nd para	<p>As the HBBC Strategic Housing and Economic Land Availability Assessment (SHELAA) was only published in December 2018, I presume the Desford NDP assessed the sites that were in the 2014 SHLAA. The 2nd para states “As HBBC recently completed a call for sites and a SHELAA evaluation report (of both housing and economic development sites) in spring 2018...”</p> <p>I suggest re-wording to the following: “HBBC completed three call-for-sites between 2016 and 2018. As a result of these call-for-sites the SHELAA was published in</p>	<p>Noted – however additional sites are being considered through the latest completed SHLAA.</p>	<p>Change to be made as indicated.</p>

		<p>December 2018. Due to the timing of the publication of the SHELAA and the Neighbourhood Plan wanting to progress to site assessment stage, the Desford Neighbourhood Plan group agreed to assess the fifteen potential sites that had come forward for the 2014 SHLAA. Site assessment work was undertaken in [insert month and year] (Appendix D2)”</p> <p>The wording above will then make it clear where the sites have come from, and why you are only assessing those sites, as opposed to sites that have come forward since then in further HBBC call for sites.</p>		
Hinckley & Bosworth Borough Council 36	Page 18 4 th para	<p>Last para of page 18 states that the completion of the SSA process meant you are allocating Barns Way for residential development. This process also allowed you to have a list of ‘reserve sites’ or other alternative sites for if the Barns Way site wasn’t to come forward for any reason.</p> <p>Reserve sites also allow you to have a say in what sites may be allocated in the future if a larger housing need is determined. Reserve sites give the Local Authority a good idea of what sites the NDP have assessed as good alternative sites, and this would come into consideration when/if allocating through the Local Plan process if a higher need is determined. What are your thoughts on identifying reserve sites to help cater for potential future growth and help in the instance of a future review of the NDP.</p>	To discuss ... depends to an extent on the final housing target required by HBBC	
Hinckley & Bosworth Borough Council 36	Page 18 and SSA methodology	<p>Make clear what the SSA process actually is. Is it a Sustainability Appraisal, or is it a SHLAA, or is it neither? <u>Helen Nightingale, Principal Planning Officer (Major Projects), has provided comments on this separate to this report, these will be sent alongside this report during Regulation 14 Pre-submission consultation.</u></p> <p><u>(H. Nightingale comments Included in Appendix D2 &</u></p>	Noted. The SSA process has passed examination each time it has been presented. Will incorporate amends in subsequent assessments.	None

		<p><u>D3 in red)</u></p> <p>To go alongside this, HN also provided the following comments:</p> <p>In your methodology you need to show in an appendix or footnote on how you have scored against each category as you would have needed a consistent approach from all site assessors (a crib sheet), assuming you didn't just use one assessor. By showing your workings and evidence also removes the probability of challenges from developers, particularly regarding those criterion relating to heritage assets, protected species, highway matters, landscape issues, drainage and contamination, by demonstrating it's a local evaluation rather than a professional assessment.</p>	<p>The methodology indicates the approach to the green/amber/red scoring matrix.</p>	<p>None</p>
Resident 37	Page 18	<p>To obliterate the magnificent and far reaching ancient views available from Barns Way/Leicester Lane by constructing housing is severely detrimental to the environment and character of Desford village. The ever-changing vista throughout the different seasons of the year is uplifting and is one of the main reasons I chose to live in Desford. To remove this tremendous asset would help to make Desford just another small featureless town.</p>	<p>Noted. The NP has to find space for the housing required up to 2036 and this site was judged to be the most suitable of those available. We do realise that it will not be favoured by all.</p>	<p>None</p>
Pegasus Group 51	Housing Allocations	<p>Davidsons support the intention of the NDP Working Group to allocate specific housing sites in Desford to meet the housing needs of both the Parish and Borough. The NDP Working Groups invitations to meet with various developers and land promoters was also welcomed by Davidsons as part of the preparation of the Pre-Submission NDP.</p> <p>The NDP Working Group has undertaken a Strategic Sustainability Assessment (SSA) of the potential residential development sites in Desford. The purpose of this assessment is to identify the most sustainable</p>	<p>Noted.</p> <p>The SSA process applied a consistent scoring system across all available sites and the Barns Way site was judged to be the most suitable.</p>	<p>None</p>

		<p>and least environmentally damaging site(s) to be allocated for future housing growth.</p> <p>As a result of the SSA process, the NDP Working Group consider that the land off Barns Way known as the Barns Way extension site in the NDP (Site Ref AS203) should be allocated for residential development. Davidsons therefore object to this proposed allocation as set out in Policy H2 of the NDP due to several concerns with the SSA criteria and scoring. This is explained below.</p> <p>Methodology</p> <p>The methodology employed by the NDP Working Group in the SSA employs a traffic light scoring system. Each site has been assessed against 29 scoring criteria. Whilst a traffic light system does provide a level of understanding of which sites score better, it is somewhat simplistic as it does not take into account the variance in the different criteria as some criteria are considered to have more of a constraint/impact on residential development than others. Therefore, Davidsons consider that a better approach would be to weight each of the criteria when scoring each site, this would provide a more accurate assessment in identifying the most suitable and sustainable sites.</p> <p>Furthermore, Davidsons consider that the inclusion of some criteria is not appropriate. This includes site capacity as it is not clear why a site which has a larger capacity of more than 50 dwellings should automatically score red. Site capacity does not automatically render a site less sustainable. There may be larger sites that can deliver the housing need of the Parish in more suitable and sustainable locations. On this basis a larger site may be better and as such the criteria does not correctly reflect this. In addition, there is a history of sites over 50 dwellings that have come</p>		
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		<p>forward in Desford. As such this criterion should be deleted.</p> <p>Davidsons has considered each of the SSA site assessments and raise several concerns and comments particularly in relation to the assessment for Land off Kirkby Road (Ashfield Farm) and the Barns Way extension site. See Appendix D3 section</p>		
Resident 38	Policy H2	<p>Agree that Barns Way is the only large area that is sensible to build on. Traffic will not go through the village to it or, as in others, go down Peckleton Lane or past the Desford Primary School.</p> <p>There is much emphasis on starter and affordable homes, however there are many village people in large homes that cannot 'downsize' as there is a lack of smaller 'bungalow' type houses.</p> <p>New housing is necessary, but it is not just schools that should get '106' money. Doctors surgery and community buildings will be under pressure.</p>	<p>Noted, thanks.</p> <p>Policy H4 on housing mix identifies bungalows as being needed in the mix. The comment about infrastructure is noted and will be addressed at application stage.</p>	None
Resident 19	Policy H2	<p>Although the prospect of more housing development in the village worries me in terms of its impact on existing services, especially the surgery, you have identified a need for specific groups of people. I can see how the demands of the Local Authority plan have had to be adhered to whilst considering all aspects of the community. The proposed Barns Way site would minimise disruption to the village centre and hopefully not contribute too much to the flow of traffic through it.</p>	<p>Noted. Thanks for this comment.</p>	None
Resident 26	Policy H2	<p>Residential site allocation has to be proportional and Desford is starting to suffer the effects of over development both on its roads, in its schools, environmentally and socially and no amount of measures to reduce the impact will stop the overall negative effect it has on residents.</p>	<p>Noted</p>	None

Resident 27	Policy H2b	Is this really enforceable? Surely a private developer will take this on and won't ultimately care who they sell to?	It is enforceable with rental units, not home ownership properties.	None
Resident 27	Policy H2j	This isn't really the point. The number of additional cars this development will bring, plus the new estate at Lubbesthorpe, plus the proposed logistics hub at Desford crossroads will mean that villagers commuting to and from Leicester will have an even longer journey. I don't fancy spending more than my current 45-50 minutes getting into work. If Desford wants to exist as a little bubble /retirement village then this development is a great way to go about it.	Noted. The site was deemed to be the most suitable of all available sites.	None
DPP Planning 34	Policy H2 Residential site allocation Page 19	<p>Neovia question the sense in allocating the land at Barns Way when there are other options that make better sense for a wide range of planning reasons. For example, land owned by Neovia, including brownfield land, offers scope for a range of uses / development types, including new housing and facilities for the village, accessed off Peckleton Lane. This also provides the potential for a link road to be built northwards to connect with the B582, thus creating a bypass for the village, and land running west of the existing settlement boundary provides the potential for new housing to contribute towards some of the costs of such an initiative.</p> <p>In addition, but by reference to the specifics of the draft policy, we have concerns that the policy is overly detailed, restrictive and takes no account of market conditions and related matters. A key issue is that the policy ignores viability related factors that could see proposed developments rendered unviable. Indeed, not only does the policy seek 40% affordable, it also sets out other requirements which add to cost and which confirm that additional contributions towards a wide range of projects will be sought. In our experience this approach means that developments won't stack up</p>	<p>Noted.</p> <p>The conditions attached to the allocation have been agreed with the developer.</p>	None

		financially and therefore won't proceed, which is contrary to NPPF, but perhaps this is the intention.		
Hinckley & Bosworth Borough Council 36	Policy H2 page 19	Re-word policy to state "a minimum of 70 dwellings" – best practice.	'About' allows for flexibility and has been proposed by examiners elsewhere.	None
		Criteria a – this is in line with HBBC Local Plan Policy (Core Strategy Policy 15), so is this needed in the NDP policy? Suggest removing as it's a duplication of current policy.	Will keep it in to reinforce the need.	None
		Criteria d and e – these are optional requirements in the 2016 Building Regulations, therefore it would be unreasonable to ask for this in a policy, and developers may challenge this. <ul style="list-style-type: none"> • M4 (2) – Accessible adaptable dwellings • M4 (3) – Wheelchair user dwellings • In the Building Regulations it states "The provisions of Section (X) apply only where a planning condition requires compliance with optional requirement M4 (2) / M4 (3)..." <p>My Community states "It is important that targets, standards or requirements for extra information or funding do not impose unreasonable burdens on applicants or make it impossible for them to bring forward viable development."</p> <p>Suggest moving these criteria to the supporting text and change wording to "the provision of X will be encouraged". Make sure this well evidenced and/or cross reference; is there a demand/need for these types of homes, if so, how does this equate to 5% of 100 dwellings for each type?</p>	These criteria have been agreed by the developer, so they should be kept in.	None

		<p>Reference optional technical housing standards, adaptable standards and Design for Life criteria.</p> <p>The NPPG states:</p> <p>“Can local planning authorities require accessibility, adaptability and wheelchair standards in new dwellings?</p> <p>The National Planning Policy Framework (NPPF) is clear that local planning authorities should plan to create safe, accessible environments and promote inclusion and community cohesion. This includes buildings and their surrounding spaces. Local planning authorities should take account of evidence that demonstrates a clear need for housing for people with specific housing needs and plan to meet this need.</p> <p>Paragraph: 005 Reference ID: 56-005-20150327. Revision date: 27 03 2015”</p> <hr/> <p>Criteria g – Comments from the Strategic Housing and Enabling Officer, Valerie Bunting. Where you refer to discounted market housing, could you please qualify this, either by stating “available in perpetuity” or by “as set out in NPPF as affordable housing”. Straight discounted open market sale for the first sale only is not an affordable housing product and therefore will not meet the affordable housing obligation.</p> <hr/> <p>Criteria h – this is a statement and not needed in policy. Please remove.</p> <hr/> <p>Criteria j – Have you spoken to the County Council/Highways regarding this? Have they had an input into this part of the Policy? If so, evidence would be required. This does not need to be a policy requirement, as adequate access provision is discussed at application stage with the Highways authorities. Policy can’t suggest a location for new infrastructure as</p>	<p>Agreed. Will remove ‘discounted market housing’ from the requirement.</p> <p>We will amend the policy to require this as a condition.</p> <p>The criterion says subject to Highways approval – so will keep.</p>	<p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>None</p>
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		<p>this is the highways authority’s job to determine.</p> <p>Criteria k – “Priority will be given to dwellings of 3 bedrooms or fewer”. Why? What evidence supports this? Not a flexible criteria. Move to Housing Mix, so that the requirement applies to all development proposals, not just the housing allocation Policy H2. Refer to the HEDNA.</p> <p>Criteria l – This is a statement and not needed in Policy, please remove. I would suggest instead including supporting text with a list of community priorities for infrastructure provisions/community facilities for which developer contributions are required or could be delivered by other funding streams. This could take the form of a ‘Community Action’. This will then cover any development sites that come forward, not just your housing allocation at Barns Way.</p> <p>My Community suggests wording along the lines of:</p> <ul style="list-style-type: none"> •“Financial contributions will be required, as appropriate, from each developer to mitigate the impact of the development on essential infrastructure such as ...” •“Financial contributions will be required, as appropriate, from each developer to fund additional services within the village (list services), in line with ...” •“Community priorities for financial contributions towards local facilities as a result of new development include...” •Remember it is important that targets, standards or requirements for extra information or funding do not 	<p>This is in the housing mix policy too. Keeping it here adds emphasis. The evidence is in the narrative prior to Policy H4 – we will provide a cross-reference</p> <p>This has been agreed with developer – will keep and</p>	<p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p>
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		<p>impose unreasonable burdens on applicants or make it impossible for them to bring forward viable development.</p> <hr/> <p>Criteria m – Can't ask for this in policy, please remove.</p>	explain in text.	
Resident 39	Policy H2	Barns Way for obvious reasons of access. Peckleton Lane ridiculous. Barns Way access sensible.	Noted. Thanks	None
DEFINE Planning and Design 49	Policy H2	<p>As stated, Rosconn very much welcome the proposed allocation of the land at Barns Way for residential development within Policy H2. The site is included in the Borough Council's Strategic Housing and Economic Land Availability Assessment (SHELAA), which concludes that it is suitable, available and achievable, and therefore, developable with regard to the requirements of the National Planning Policy Framework (NPPF). Indeed, as well as being relatively unconstrained, the site has clear merit in terms of its relationship to the village form and the services and facilities within.</p> <p>Following pre-application consultation with the Borough Council and other key stakeholders, Rosconn are now preparing an outline planning application for the site that will be submitted to the Borough Council shortly. The intention of the application's submission (and determination in due course) is to support the next stages of the Neighbourhood Plan's preparation by clearly demonstrating the site's deliverability and ability to meet the aims and objectives set out for the development in the Neighbourhood Plan's policies.</p> <p>Indeed, the assessment work undertaken to inform the preparation of the planning application has already demonstrated that the site is relatively unconstrained with limited landscape, ecological and heritage interest. It is a greenfield site, but has no other specific environmental designations, and does not lie within an area at risk of flooding. Indeed, there are no known</p>	<p>Noted. Thank you for this helpful clarification</p> <p>The site capacity will be changed to 80.</p>	<p>None</p> <p>Change to be made as indicated.</p>

		<p>insurmountable technical or environmental constraints to development that cannot be appropriately mitigated.</p> <p>A Masterplan for the site’s development has also been prepared (enclosed) that demonstrates its suitability and capacity for residential development. These scheme proposals have evolved through an iterative exercise that has taken into account the requirements of the various technical and environmental assessments undertaken, as well as best urban and landscape design practice. Consequently, the Masterplan proposals would deliver a high-quality housing development that is well related to the built form of Desford, respects its relationship with the countryside, and uses the site in an effective and efficient manner. It is clear that the proposed development can realise the specific policy requirements set out in Policy H2 of the Neighbourhood Plan, but also those within Policies H4 and H5 (subject to the clarification and refinements set out below in relation to the affordable housing mix and housing standards) and Policy H6 in relation to Housing Design.</p> <p>The particular merits of the site and the emerging development proposals are, therefore, as follows:</p> <ul style="list-style-type: none"> • The allocation site is able to deliver around 80 dwellings in a location that would contribute to a sustainable pattern of future development and make an important contribution to meeting the identified local market and affordable housing needs, ensuring the vitality of the community, but also the wider Borough and Housing Market Needs, within the plan period. • The provision of a range of house types, sizes and tenures that reflects the requirements of Policies H2 and H4 in the Neighbourhood Plan would provide housing opportunity and choice for local people and 		
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		<p>ensure the creation of a mixed and cohesive community that is representative of the local population and its needs.</p> <ul style="list-style-type: none"> • The provision of 40% of the dwellings as affordable housing in an appropriate mix to reflect the requirements of Policies H2 and H3 in the Neighbourhood Plan would allow those on lower incomes or concealed families to remain in or return to the area. • An appropriate and safe vehicular access to the development can be provided from Barns Way that would have limited impact on the operation of the local highways network and the development form can be used to create an enhanced gateway into the village. • The development also provides the opportunity to improve pedestrian links into the village that will integrate the development with the existing community, encourage active travel, and provide quick and convenient access to bus services via the bus stops that are located nearby. Pedestrian connections into the surrounding countryside would also be retained. • The site is extremely well located in terms of its sustainable access to the services and facilities within the village. Bosworth Academy, a secondary school with significant sports and recreation facilities and a day nursery, is located to the immediate south of the site. The other facilities in the village, notably the retail provision, Post Office, medical centre and primary school, are located within convenient walking distance. The development would, therefore, directly support the long-term vitality of these services, reflecting the aspirations set out in Neighbourhood Plan Policy F1, and ensure that Desford remains a sustainable 		
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		<p>settlement in the long term.</p> <ul style="list-style-type: none"> • A substantial area of public open space is proposed within the Masterplan. Notably the built development would be set back from the eastern edge to provide a naturalistic parkland edge that incorporates footpaths, sustainable urban drainage features (SUDS), an equipped children’s play area and opportunities for informal recreation. This type of provision in this locality reflects the specific needs of the local community as set out in the recent studies undertaken by the Borough Council. • The public open space would provide an easily accessible place for people to meet, relax and play aiding the health and well-being of residents and the wider community, encouraging social interaction and creating a sense of identity and ownership within the development • The Masterplan also demonstrates that the hedgerows and trees around the site can be retained in the development and supplemented with substantial tree planting on the site to reflect and enhance the local landscape character. This would integrate the proposed development into the countryside by softening the existing settlement edge (in accordance with Policy H6). Furthermore, the building arrangements, public open space provision and landscaping will ensure that the “Key View” as set out in Policy ENV6 will be retained. • Indeed, the retention of the existing landscape features, proposed tree planting and provision of SUDS, would also provide notable ecological benefits by creating new habitats and enhancing the quality of the existing habitats improving the biodiversity in the site. 		
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		<p>Furthermore, new energy efficient homes would minimise the use of natural resources.</p> <ul style="list-style-type: none"> • The construction process would result in new job creation and economic activity supporting local businesses and the new development would result in an increase in local spend supporting shops and services within the village. <p>The work undertaken by Rosconn clearly supports the conclusions of the NPWG’s own assessment of the development opportunities at Desford that identifies the land off Barns Way as the most appropriate future residential development site in the Neighbourhood Plan Area; located in a sustainable location that complements the existing urban form, that is well connected to local facilities and public services, and has a limited impact on the environment. Indeed, the detailed work that has now been undertaken indicates that the scoring of a number of the indicators in the Strategic Sustainability Assessment in relation to the site could be improved (e.g. landscape, heritage, vehicle access and pedestrian access) resulting in an even higher final score.</p> <p>The land off Barns Way is, therefore, an entirely appropriate and sustainable location for future development and is a realisable opportunity that will make a significant contribution to meeting the current market and affordable housing needs of the area, as well as address the policy requirements as set out in Policy H2 (subject to the clarification and refinements set out below in relation to the affordable housing mix and housing standards). Policy H2 is, therefore, very much supported in principle and in its aspirations for the proposed development.</p>		
Pegasus Group	Policy H2	In light of the SSA assessments Davidsons object to	These comments are	None

51		<p>Policy H2 and the proposed allocation for residential development off Barns Way in Desford for around 70 units.</p> <p>The methodology for the SSA should be amended and the Kirkby Road and Barns Way sites should be reassessed in light of the comments made. (see Appendix D3 section of this paper) Upon a reassessment of each of these sites against the criteria in the SSA it is clear that the Kirkby Road site scores better than the Barns Way extension site and, on this basis, the proposed allocation for Barns Way is unsound as it is not the most sustainable or suitable site for residential development in Desford. The NDP therefore currently fails against the basic conditions, notably that it does not contribute to achieving sustainable development.</p> <p>Furthermore, the allocation of Barns Way appears to be based on the absence of any technical information or assessments. Notably there are clear outstanding issues regarding how a safe vehicular access can be achieved into the site along with issues achieving a safe pedestrian access. There is a lot of uncertainty on how this can be delivered in the absence of any agreement or discussions held with the local Highway Authority. Part (j) of Policy H2 as worded in the NDP currently requires a new vehicular access to be built on the junction of Barns Way, subject to Highway Authority approval. Davidsons raise serious concern that there is no certainty that this can be achieved at all rendering the proposed allocation as potentially unviable and undeliverable. Policy H2 is therefore unjustified and unsound.</p> <p>In contrast, Davidsons has demonstrated that a safe and suitable access arrangement, as agreed with the</p>	<p>noted.</p> <p>In relation to the statement that the Barns Way site may not be sustainable, the HBBC SHELAA concludes that it is 'suitable, available and achievable, and therefore, developable'.</p> <p>In relation to the lack of technical information, this is not a requirement in a NP which needs to offer proportionate evidence in support of its policies, which this NP does.</p>	
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		<p>local Highway Authority, can be achieved for residential development at the site at Kirkby Road (as shown on the Illustrative Masterplan Appendix 2). The Highways Authority and local Planning Officers have previously agreed to this access arrangement and raised no objection to it in the previous planning application. Note that when the 2014 application for 120 dwellings was refused by HBBC, there were no reasons for refusal relating to highway matters. The application was refused because Officers considered that it would, at the time, conflict with the spatial distribution of growth as identified in the Core Strategy, no housing need at that time, being located outside the settlement boundary and its impact upon the rural character and setting of the village (however the rural character and setting has now changed due to the recent Bellway development adjacent to the site).</p> <p>Davidsons consider that Land off Barns Way should not be allocated for residential housing development. In light of the amended SSA assessment Davidsons consider that the site at Kirkby Road should be allocated for residential development for around 120 units as it is best placed and the most sustainable site to appropriately meet Desford's future housing needs up to 2036. Figure 3 of the NDP should also be amended accordingly.</p>		
Hinckley & Bosworth Borough Council 36	Page 20 figure 3	Residential allocation map – a zoomed in map of the site would be welcomed, there's already a map of the village as a whole earlier in the document.	High resolution versions of the maps will be available as appendices.	None
Hinckley & Bosworth Borough Council 36	Page 21 Para 2 & 3	Comments from the Strategic Housing and Enabling Officer, Valerie Bunting. Paragraph 2 on page 21 concerns me. I'm not sure in any case whether a Neighbourhood Plan can properly stray into the territory of allocation of existing affordable housing. In any case, I think there are	Noted. The policy is intended to apply to the letting and reletting of new development, not on all	None

		<p>problems with saying that “the solution is to agree a local connection policy within the Neighbourhood Plan. This will apply to the affordable residential units of all tenures developed in the Parish, as well as for social and affordable rented re-lets in the Parish.”</p> <p>The council has statutory duties relating to the allocation of affordable housing, which include a requirement to consider people in the “reasonable preference” categories. Ring fencing every vacancy for a local connection in the first instance would leave us open to challenge as not meeting our statutory duties and would conflict with the council’s Housing Allocation Policy, which is where policy is set, rather than through land use policies.</p> <p>Para 3 – this isn’t planning, more a housing related issue that will be actioned by the Local Authority.</p>	<p>affordable housing across the Parish.</p> <p>The policy says ‘The provision of affordable homes for people with a local connection will be supported’ which is a policy which has passed examination in many neighbourhood plans</p>	
Resident 19	Policy H3	<p>Although the prospect of more housing development in the village worries me in terms of its impact on existing services, especially the surgery, you have identified a need for specific groups of people. I can see how the demands of the Local Authority plan have had to be adhered to whilst considering all aspects of the community. The proposed Barns Way site would minimise disruption to the village centre and hopefully not contribute too much to the flow of traffic through it.</p>	<p>Noted. Thank you for this comment.</p>	None
Gladman Developments Ltd 32	Policy H3	<p>§63 of NPPF2 stipulates that affordable housing (AH) should not be sought for non-major residential developments, outside designated rural areas (within which a threshold below 5 units may apply). It should be noted that the Neighbourhood Plan area has not been expressly designated as rural by the Secretary of State under s157 of the Housing Act 1985. The DNP attempt to require AH on developments over 4 units is not only mathematically awkward, but also conflicts</p>	<p>Agreed. The threshold will be changed to 10</p>	Change to be made as indicated.

		<p>with national policy in NPPF2.</p> <p>Furthermore, no evidence is provided to demonstrate that this policy has been viability tested at such a low level of market housing. An alternative solution could entail a more liberal exceptions policy that allows an element of market housing to come forward in the open countryside, so as to increase the viability of affordable housing.</p>		
DPP Planning 34	Policy H3 Affordable Housing Page 21	<p>This policy, in our view is unsustainable as 40% is probably too high a proportion to request, but in any case, no requirement for providing affordable should be promoted until a development proposal for new housing has been tested for viability. This type of exercise will demonstrate whether a development is capable of sustaining provision of affordable units.</p> <p>The policy as drafted also means that there will be the prospect that developers will, out of choice, promote small schemes under 4 units so as to duck the need to consider providing affordable, but again this might be the intention of this policy.</p>	Agreed. The threshold will be changed to 10	Change to be made as indicated.
Hinckley & Bosworth Borough Council 36	Policy H3 page 21	<p>Comments from the Strategic Housing and Enabling Officer, Valerie Bunting.</p> <p>Policy H3 will need to be amended as it doesn't accord with national policy which has overridden the Core Strategy. So, we can't ask for affordable housing on sites of 4 dwellings or more as the guidance has set a minimum of 10 units before the obligation triggers.</p> <p>Policy states "...will be high quality affordable housing". What does 'high quality' mean? Subjective term.</p>	<p>Agreed. The threshold will be changed to 10 based on the 2018 NPPF.</p> <p>The quality will be measured against the design criteria in policy H6</p>	<p>Change to be made as indicated.</p> <p>None</p>
DEFINE Planning and Design 49	Policy H3	Rosconn are entirely supportive of the aspiration to ensure the delivery of additional "much needed" affordable housing in the Neighbourhood Plan area, in an appropriate mix that reflects the national and Borough planning policy requirements and the	Need agreement prior to the NP being submitted	

		<p>established local needs. The specific aims and requirements as set out in Policy H3 are, therefore, welcomed.</p> <p>There does, however, seem to be some inconsistency between the tenure mix requirements set out in Policy H2 that relates to the land off Barns Way specifically and the subsequent explanatory text that relates to Policy H3, and also the mix proposed by the Borough Council through the pre-application consultation. Rosconn are, therefore, keen to discuss this matter further with both the NPWG / Parish Council and Borough Council to ensure that the shared aspirations for the proposed development are fully realised.</p>		
Resident 19	Policy H4	<p>Although the prospect of more housing development in the village worries me in terms of its impact on existing services, especially the surgery, you have identified a need for specific groups of people. I can see how the demands of the Local Authority plan have had to be adhered to whilst considering all aspects of the community. The proposed Barns Way site would minimise disruption to the village centre and hopefully not contribute too much to the flow of traffic through it.</p>	Noted. Thanks.	None
Resident 29	Policy H4	<p>A property which lends itself to development is Polebrook House which has been vacant for many years and is falling into total disrepair due to lack of attention. It is surrounded by overgrown trees and shrubs and is used as a dumping site for waste materials.</p>	<p>Noted.</p> <p>Community Action F1 seeks to progress this issue.</p>	None

Photographs A:





Photographs B



Fires are lit to burn waste in close proximity to the building i.e. 15 – 20 feet away from the front doors which are already in a charred state from arson attempts several years ago.

There is potential for a very dangerous situation because of the close proximity of the bungalow and to the nursing home itself (to which it is attached) with no access for emergency services should a fire occur.

The building itself has huge potential as a beautiful property and would lend itself to conversion as residential apartments. The external façade i.e. the

		<p>ornamental brickwork, should be maintained and the workmanship appreciated.</p> <p>The roof needs attention as the Jackdaws have invaded the holes in the roof and use the roof space for nesting purposes. Numbers increase annually, and the large flock is becoming a menace by taking food left out in the neighbouring gardens for smaller birds.</p> <p>There is always the added fear of vermin within a disused property.</p> <p>This is a historic building from which 56 boys served and died for their country during the Great War. It should be restored to its former glory to serve the community and act as a memorial to those who lost their lives for us.</p> <p>Photograph C</p>  <p>Photographs D</p> 		
Gladman Developments	Policy H4	Whilst Gladman note the housing mix proposed through this policy it should be recognised that housing	Agreed	Change to be made as indicated.

Ltd 32		needs do change over time. We suggest wording is added to the policy to allow flexibility for changing needs. Gladman suggest adding the wording 'This should be evidenced through an up to date assessment' to this policy.		
DPP Planning 34	Policy H4 Housing Mix Page 22	An assessment should be made at the time of any planning application to consider the most appropriate mix of house types, but this should also be subject to viability testing to ensure there is prospect the mix of house types that might be needed, can and will be delivered.	Viability testing will feature in any planning application.	None
Hinckley & Bosworth Borough Council 36	Policy H4 page 22	<p>Second para – repetition from allocation Policy H2. Comments as per above.</p> <p>These are optional requirements in the 2016 Building Regulations, therefore it would be unreasonable to ask for this in a policy, and developers may challenge this.</p> <ul style="list-style-type: none"> • M4 (2) – Accessible adaptable dwellings • M4 (3) – Wheelchair user dwellings • In the Building Regulations it states “The provisions of Section (X) apply only where a planning condition requires compliance with optional requirement M4 (2) / M4 (3)...” <p>My Community states “It is important that targets, standards or requirements for extra information or funding do not impose unreasonable burdens on applicants or make it impossible for them to bring forward viable development.”</p> <p>Suggest moving these criteria to the supporting text, and change wording to “the provision of X will be encouraged”. Make sure this well evidenced and/or cross reference; is there a demand/need for these types of homes, if so, how does this equate to 5% of 100 dwellings for each type?</p>	Will add in 'where possible' to the criterion relating to mobility standards.	Change to be made as indicated.

		<p>Reference optional technical housing standards, adaptable standards and Design for Life criteria.</p> <p>The NPPG states:</p> <p>“Can local planning authorities require accessibility, adaptability and wheelchair standards in new dwellings?</p> <p>The National Planning Policy Framework (NPPF) is clear that local planning authorities should plan to create safe, accessible environments and promote inclusion and community cohesion. This includes buildings and their surrounding spaces. Local planning authorities should take account of evidence that demonstrates a clear need for housing for people with specific housing needs and plan to meet this need.</p> <p>Paragraph: 005 Reference ID: 56-005-20150327. Revision date: 27 03 2015”</p>		
<p>DEFINE Planning and Design 49</p>	<p>Policy H4</p>	<p>Rosconn are also entirely supportive of the requirement to provide a wide choice of homes as set out in Policy H4 to support a sustainable, mixed and inclusive community.</p> <p>However, whilst the intent of Policy H4 (and Policy H2) in relation to the accessibility requirements is supported, Rosconn would welcome further discussions with the NPWG / Parish Council and Borough Council to ensure that they appropriately reflect the requirements of the NPPF in terms of the evidence of need for the proportion of provision sought. Moreover, it is understood that national policy only allows the requirements of Part M(3) to be applied to affordable housing where the local authority is responsible for allocating or nominating a person to live in those dwellings.</p>	<p>Noted.</p>	<p>None</p>

Pegasus Group 51	Policy H4	<p>Policy H4 of the NDP sets out that housing development proposals of under 10 dwellings should provide a mixture of housing types specifically to meet identified local needs. It goes on to state that the provision of dwellings of 1, 2 and 3 bedrooms and of homes suitable for older people including bungalows will be supported.</p> <p>Davidsons encourage the need for a mixture of housing types specifically to meet local needs, particularly the provision of smaller properties and bungalows for older persons. However, Davidsons raise concern that such policy requirements on smaller sites (under 10 dwellings) is somewhat onerous to small and medium sized developers, likely to result in small sites being unviable and remaining undeveloped over the long term. As such, this increases the risk of this much needed housing never coming forward.</p> <p>Rather Davidsons consider that a larger site, such as that at Kirkby Road provides the opportunity for a good mix of housing types to be delivered in a well-integrated and well-designed development, without rendering the site unviable. A larger site provides much more certainty that these housing needs can be delivered. Davidsons has put forward an Illustrative Masterplan (Appendix 2) which is based on a housing mix in line with HBBC's requirements, whilst also allowing for the provision of bungalows in line with the Local Plan. Davidsons are committed to working with the local community to seek to deliver much needed accommodation, such as more bungalows in Desford for older people.</p>	<p>Noted.</p> <p>The housing mix has been Incorporated to balance out the housing stock and is an important way of meeting housing need.</p>	None
Pegasus Group 51	Windfall Site Development	<p>The NDP includes a policy covering windfall site development. Policy H5 states that small residential proposes for infill and redevelopment sites for up to five units will be supported, subject to it being within the settlement boundary amongst other criteria.</p>	<p>Noted.</p> <p>The comment on windfall sites is misinformed.</p>	None

		<p>Davidsons support the need to encourage the redevelopment of brownfield and derelict sites within the settlement boundary, however the NDP currently relies upon such sites to come forward in order to achieve the total housing need for the Parish as agreed with HBBC. Davidsons object to this approach as it is not considered appropriate or best practice to make an allowance for windfall sites in the NDP supply as there is no certainty or guarantee that these sites will come forward. This is particularly an issue if the housing needs for Desford increase due to increased needs across the Borough.</p> <p>A better and more positive approach would be to allocate the most sustainable site(s) in Desford to meet all of the identified housing need (if the most sustainable site has the capacity to do so) and if any windfall sites do come forward this would only add to the supply of housing in the Parish and in HBBC, an approach encouraged in the NPPF where local authorities should be seeking to boost the supply of housing.</p> <p>As mentioned, Davidsons consider that the site at Kirkby Road is the most sustainable site in Desford and should be allocated accordingly for residential development for up to 120 dwellings.</p>	<p>Planning Practice Guidance was updated in September 2019 in include an allowance for windfall in housing requirements.</p> <p>Paragraph: 097 Reference ID: 41-097-20180913 says ‘For example, a neighbourhood housing requirement of 50 units could be met through 2 sites allocated for 20 housing units and a policy for a windfall allowance of 10 units’.</p>	
DPP Planning 34	Policy H5 Windfall Site development Page 23	<p>Windfall sites can play an important role in delivering new development. However, the plan as drafted and by reference to this policy only reflects the role of small sites. We would suggest that there may be larger development opportunities which offer the potential to contribute towards local and district wide development needs which should be accommodated by reference to this policy.</p> <p>As such the policy needs to be amended to reflect this.</p>	<p>Noted. We believe that the windfall policy meets the requirements of the Parish in conjunction with the site allocation.</p>	





		This will require reference to 'small' and 'up to 5 units' to be removed from the policy. We would also suggest that an additional criterion be added which confirms that development outside of the settlement boundary might be considered supportable if the development would deliver a range of benefits and new facilities for the village and be justified by reference to other material considerations.		
Hinckley & Bosworth Borough Council 36	Policy H5 para 23	<p>Restricting windfall development to sites of five or fewer developments would not comply with the NPPFs aim to boost housing supply.</p> <p>The reference to a limit to the size of development should be removed from the policy. Also, this may impact on the number of windfalls coming forward as referred to on page 15 (as in comments above). The reference to restricted gap is unnecessary (and is not a common terminology in planning).</p> <p>Limits to development should be replaced by 'settlement boundary'.</p> <p>Criteria c – "Respects the shape and form". What does shape mean? Explain or re-word.</p> <p>Criteria d – Reword to "Retains and enhances ... where possible"</p> <p>Criteria e and f – Repetition of 'amenity' – what do you mean by this? Suggest removing and/or referring to SADMP Policy DM10.</p>	<p>Noted – we will remove reference to numbers</p> <p>Agreed</p> <p>Will change to 'character'</p> <p>Agreed</p> <p>It means the benefit enjoyed from physical external space which is part of the private home</p>	<p>Change to be made as indicated.</p> <p>Change to be made as indicated</p> <p>Change to be made as indicated</p> <p>Change to be made as indicated</p> <p>None</p>
Severn Trent Water 30	Policy H6	<p>Severn Trent are supportive of bullet point's f and h within Policy H6: Housing Design</p> <p><i>"f) Development should incorporate sustainable design and construction techniques to meet high standards for</i></p>	Noted.	

		<p><i>energy and water efficiency, including the use of renewable and low carbon energy technology, such as high levels of thermal efficiency, water butts, photovoltaic cells and ground heat source pumps as appropriate; ensuring running costs are manageable; ...</i></p> <p><i>h) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change; ensure appropriate provision for the storage of waste, recyclable materials and rain water for use in gardens”</i></p> <p>Severn Trent would also encourage a reference to the Drainage Hierarchy within Planning Practice Guidance (Paragraph 80) to ensure that where possible, surface water is directed towards infiltration or watercourses before considering the use of the sewerage system.</p>	We will add this in as a clause	Change to be made as indicated.
DPP Planning 34	Policy H6 Housing Design Page 23	<p>We regard this policy as overly detailed and restrictive and have fears that its effect will be to stymie development as it could well render some developments unviable.</p> <p>We would also question the objective that new development enhances and enforces local distinctiveness.</p> <p>Desford has grown incrementally over many years. Built development ranges from cottages to modern house types and commercial and employment buildings date from the second world war to the present day, but the village has no distinct character.</p> <p>It is reasonable to suggest that new development should generally be of a good quality, and in the conservation area it should and will need to satisfy other relevant requirements, both set by legislation and policy, but elsewhere there should be a greater degree of flexibility applied when new development proposals are considered.</p>	The policy says that development ‘should ...’ and is not therefore overly prescriptive.	None

<p>Hinckley & Bosworth Borough Council 36</p>	<p>Policy H6 page 23 & 24</p>	<p>The policy refers to development proposals of commercial properties and housing but is called Housing Design. Potentially move into a new section of the plan that looks at design in general, and therefore can apply to all forms of development, not just housing or in particular the Barns Way site allocation. See HBBC's Site Allocations and Development Management Policies DPD for an example.</p> <p>Criteria a – second section of the criteria from “should clearly show within a Design and Access Statement...” etc should be removed, this is not needed, you should address these matters in your design policy.</p> <p>Criteria b – Guidance does not have minimum parking spaces for residential developments. Recent appeals have shown the inspector disregarding neighbourhood plans that have too restrictive parking policies and that do not refer to the relevant guidance. See Leicestershire County Council Design Guide.</p> <p>Criteria c – “All new housing should continue to reflect the character...”. Last sentence of criteria c is not always applicable, and not necessarily considered a housing design element, potentially an ecology issue. Please remove.</p> <p>Criteria e – “rural wooden fencing” and “brick/stone wall of rural design”, what do you mean by rural? Hard to define, subjective term without examples or evidence.</p> <p>Criteria f – consider changing this to a ‘Renewable energy’ policy so it applies to all forms of development.</p> <p>Criteria g – this is not planning and cannot be enforced through this process. Please remove.</p>	<p>Agreed. Will retitle the section ‘Housing and the Built Environment’ to cover all development.</p> <p>Noted. Will change to ‘where appropriate’</p> <p>This policy reflects LCC design guide.</p> <p>This is why the criterion says ‘should’. It will only apply where appropriate.</p> <p>Noted. Will remove ‘rural’ and ‘rural design’.</p> <p>There IS a renewable energy policy</p> <p>It is advisory and helpful to developers.</p>	<p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>None</p> <p>None</p> <p>Change to be made as indicated.</p> <p>None</p> <p>None</p>
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DEFINE Planning and Design 49	Policy H6	Rosconn support the policy aspirations and requirements as set out in Policy H6, albeit it is noted that the Neighbourhood Plan should seek to rely on standards set through Building Regulations in relation to water and energy efficiency.	Noted	None
Hinckley & Bosworth Borough Council 36	Pages 25, 26, 27, 28, and 29	<p>Page 25 – The orange box and it’s supporting text in the paragraph before; I’m not sure whether this is needed, or if it’s clear what you’re trying to explain. Perhaps it would be clearer to keep the text in the paragraph and move the orange box and your calculations to a supporting evidence base document or appendices, i.e. Appendix E Environmental Inventory.</p> <p>Pages 25, 26, 27 and 28. Reduce the length of this section in the plan or create a topic paper outside of the main plan for supporting information. Make reference to HBBC’s Landscape Character Assessment, and Landscape Sensitivity Assessment (2017). These are the latest documents on landscape in our evidence base and look at the area in a more local view (rather than the National Character Areas referred to at the top of page 28). In the LCA & LSA Desford is included in Landscape Character Area D, the Newbold and Desford</p>	<p>This is a matter of style. We will retain it.</p> <p>This is a matter of style – we will keep the section as it is. We will add reference to the character assessment study.</p>	<p>None</p> <p>Change to be made as indicated.</p>

		<p>Rolling Farmland. This includes some detailed local evidence of geography, geology, topography, landscape character, and in turn it's sensitivity to development.</p> <p>Page 29 – Cross reference to NPPF 2018 (see comment below). Make clear how you have scored each criteria, for example it's good how you have separated each score in the 'notes' part of Proximity/Local.</p> <p>Make sure to use the technical terms used in the NPPF, for example for "Bounded" I presume you are referring to criteria C in para 100 of the NPPF (2018) in that a LGS site "is not an extensive tract of land". Use the same terminology for transparency and clarity for the reader.</p> <p>Remember that some of the scoring criteria you have used for LGS is subjective, for example beauty, special to community and tranquillity. You've stated that you need to give justification, but where is that coming from? What evidence have you used? Community questionnaire perhaps? Be absolutely clear on how and why you've have scored in such a way, and reflect this in Appendix F.</p>	<p>The reference to the NPPF is made on page 28</p> <p>This is correct. The scoring system introduces an element of comparison and evidence that would not otherwise be available without this approach.</p>	<p>None</p> <p>None</p>
Hinckley & Bosworth Borough Council 36	Page 28 and 38	<p>There are now 19 listed buildings in the Parish following the recent listing of the Desford War Memorial so the text needs updating on these pages. The neighbourhood plan lists these heritage assets for reference in Appendix H2 although this appendix is not particularly coherent. I would suggest this appendix is updated to include the content in the attached table and that the appendix is renamed to "<i>Appendix H2 Designated Heritage Assets</i>". In the table I have included the optional link to the designation description contained on the Historic England website.</p>	<p>Agreed – appendix to be updated as indicated.</p>	

		 Selection Criteria.docx  Designated heritage assets.xlsx  Desford Parish local heritage assets.pdf  Heritage Assets.pdf		
		Heritage Assets (provided in PDF format above, and can be sent as image file to NDP group if required)		
Resident 26	Page 32	<p>The idea that the visual impact of the 70 new build houses off Barns Way built on a greenfield site adjacent to open countryside can be reduced through clever design is unrealistic it will forever change the innate character of this part of the village – the mix of houses i.e. small affordable is also out of character with this part of the village – the Plan states that new development should reflect the character of the existing it cannot do that in this location.</p> <p>The location of the housing off Barns Way will significantly increase congestion/the number of car journeys through the village particularly with regard to children travelling to the Primary School, this site is not sustainable as it is not in walking distance of the villages main services i.e. Post Office, Primary School etc.</p> <p>Access to Barns Charity Fields needs to be addressed.</p> <p>‘Desford is a nice place to live’ – Desford has had its fair share of housing development over the years it soon won’t be considered a nice place to live anymore due to its size which will lead to loss of cohesion.</p> <p>The development of the fields adjacent to Barns Way and the decision to include them within the Settlement Boundary primarily for development will lead to the</p>	Noted. Any large-scale development will have an impact, but the NP helps to mitigate this impact.	None

		loss of more open countryside in a predominantly rural parish thus compromising its character and also the environment both for the community and wildlife.		
DPP Planning 34	Environment Chapter 5	<p>Neovia considers that in many ways this chapter paints an overly enthusiastic picture of the environment of the village and the land that surrounds it. In reality, while not suggesting that the area is poor in quality or enjoyed or appreciated by those that live in Desford, the true nature of the character of the environment is average and typical of this part of Leicestershire. Had this not been the case then the area, by reference to the historic structure plan and other statutory development plans, would have attracted a relevant designation, for example, AONB or AGLV. In essence, the land in and around Desford is average and typical. In Neovia's view the neighbourhood plan tries to paint the picture it is very different and special and, by reference to this, is therefore unsuitable for development.</p> <p>While there are some areas of land that have previously been identified as being of value as biodiversity sites and local wildlife sites, these, by and large, are located north, north east and north west of the village, and reflect the nature of that area as opposed to the area mainly to the south, which in part is linked to the nature of that area and uses that took place there historically and presently, for example, former RAF Desford and now the Neovia/Caterpillar complex.</p> <p>But the key point being made is that the chapter should reflect that much of the surrounding area comprises land/environment of average quality.</p> <p>This same point applies to important views, none of which can be regarded as important in a national or regional context, and as such are only significant when</p>	<p>Noted. The chapter represents an attempt to identify and protect the locally important environmental aspects of the Parish.</p> <p>The NP adds a level of local detail to that provided by HBBC, LCC and national assessments/records. All sites were evaluated for their environmental significance <i>in the context of Desford NP Area</i>: the absence of e.g. nationally important wildlife does not downgrade the local significance of the sites identified.</p> <p>Indeed. That's why the identified sites are significant in the local context.</p> <p>The policy describes them as 'locally important and</p>	None

		considered at a very local level, i.e., village centric. This isn't but should be reflected in the plan.	valued views'	
Gladman Developments Ltd 32	Policy ENV1	<p>This policy seeks to designate four parcels of land as Local Green Space (LGS). In order to designate land as LGS the Parish Council must ensure that it is able to demonstrate robust evidence to meet national policy requirements as set out in the Framework. The Framework makes clear at §99 that the role of local communities seeking to designate land as LGS should be consistent with the local planning of sustainable development.</p> <p>§99 states that: <i>'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.'</i></p> <p>Further guidance is provided at §100 which sets out three tests that must be met for the designation of LGS and states that: <i>'The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.'</i></p> <p>The requirements of the Framework are supplemented by the advice and guidance contained in the PPG. Gladman note §007 of the PPG8 which states,</p>	<p>Noted.</p> <p>The identification of three parcels of land for LGS designation is entirely appropriate and meets the criteria established in the NPPF.</p> <p>The acknowledged presence of an evidence base for these designations is welcomed.</p> <p>The issue of 'large tract of land' is also noted, however the size of the Barns Charity Fields at 8.79ha has been shown in other examined NPs not constitute an 'extensive tract of land'.</p> <p>The Examiner for Hungarton NP said 'The size of a potential LGS is not limited by strict area measurements, and the definition of 'extensive tract of land' has connotations of unclear boundaries and no unifying features or visual reference'. The LGS in question was 9.97 ha in a</p>	None

		<p><i>'Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.'</i></p> <p>Gladman further note §015 of the PPG (ID37-015) which states, '§100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.'¹</p> <p>Designation of LGS should not be used as a mechanism to designate new areas of Green Belt (or similar), as the designation of Green Belt is inherently different and must meet a set of stringent tests for its allocation (§135 to 139 of the Framework). Gladman do not believe the DNP supporting evidence is sufficiently robust to justify the proposed allocation of land to the rear of Station Road (site 167 'Barns Charity Fields') as LGS. The issue of whether LGS meets the criteria for designation has been explored in a number of Examiner's Reports across the country and we highlight the following decisions:</p> <p><i>The Seldlescombe Neighbourhood Plan Examiner's Report² recommended the deletion of an LGS measuring approximately 4.5ha as it was found to be an extensive tract of land.</i></p> <p><i>The Oakley and Deane Neighbourhood Plan Examiners R</i></p>	<p>village of only 121 houses.</p> <p>LGS designations have been made on land over 16ha.</p> <p>The key phrase in the NPPF is "<i>There are no hard and fast rules about how big a LGS can be ...</i> [para 100].</p> <p>It is clear that LGS designation should only be used where the '... area covered is not an extensive tract of land. Consequently <i>blanket designation of open countryside</i> would not be appropriate ... [e.g.] as a back door way to [protect] what would amount to a new area of Green Belt by another name."</p> <p>This interpretation is clearly about invalidating land areas an order of magnitude larger than that in question here.</p>	
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Hinckley & Bosworth Borough	Page 33	BAP Species locations have been identified on Figure 7. Check with Leicestershire County Council Ecology Department that this map does not breach data	No protected species' identities or precise locations are identified on	None

Council 36		confidentiality as some BAP species are protected and their locations should not be disclosed to the public.	the map.	
Hinckley & Bosworth Borough Council 36	Local Green Spaces, page 30, 31, 32, and 33 Policy ENV1 Protection of Local Green Space	<p>First paragraph of the Local Green Spaces section, page 30, states “103 were identified as having notable environmental (natural, historical and/or cultural) features.” How were these identified and why? Evidence behind the decisions is key, refer to appendices if needed.</p> <p>Fourth para on page 30, why does a site need to score 75% of more of the maximum score? Why is 75% significant?</p> <p>Fourth para on page 30 states “will ensure that these most important places in Desford’s natural and human environment are protected for future generations”. What do you mean by ‘human environment’?</p> <p>Cross check LGS criteria and make reference to the new NPPF 2018. As you will be submitting after January 2019, the plan will need to be in conformity with NPPF 2018.</p> <p>The two smaller sites you have identified as LGS are already covered by Local Plan designations, i.e. Open Space, Sports and Recreation Facility. Site 301 St Martin’s Churchyard is also a designated community facility. See Site Allocations and Development Management Policies DPD, page 46 to see settlement map for Desford. This means that the sites will be protected via Local Plan policies already. The majority of the larger site, site 167 Barns Charity Fields is a designated Local Wildlife Site, again with a recognised National level of protection. Why does it need a further designation of LGS, which will have the same (if not heavier) protection than Green Belt? If you want to keep the LGS designations, then you need to clearly</p>	<p>The process is described on page 28 and references to the environmental inventory made there.</p> <p>This threshold has been set at a level that signifies the most special locally. A scored assessment method must set numeric thresholds.</p> <p>It means places enjoyed by people.</p> <p>We will update the NP to reference the 2018 NPPF.</p> <p>Noted – however the existing HBBC designations carry less weight.</p> <p>NPs are able to designate local areas that are special to the community as LGS and the community has taken this opportunity.</p> <p>The existing designations are inadequate – and the purpose of designating them as LGS is to highlight</p>	<p>None</p> <p>None</p> <p>None</p> <p>Change to be made as indicated.</p> <p>None</p>

		<p>evidence why you have come to this decision and why such a strong policy is needed at these sites.</p> <p>The LGS table is poorly presented – very unclear which scores and photo belong to which designation. You could have a separate table for each site perhaps or make clear at the beginning of each page the scoring criteria, the scores and leave the photos separate after the table. Please amend so that it's clearer for the reader.</p> <p>Policy ENV1 states "...will not be permitted other than in very special circumstances". What are these circumstances? This is a very inflexible policy.</p>	<p>their local significance in addition to any protection from inappropriate development.</p> <p>We believe that the table is sufficiently clear.</p> <p>This is intended to be inflexible and represents a form of words that has passed examination in numerous other NPs. It is also consistent with the wording used in relation to other statutorily protected sites and features (SSSI, Scheduled Monument, etc.) in the relevant legislation</p>	<p>None</p> <p>None</p>
Hinckley & Bosworth Borough Council 36	Page 33	<p>BAP Species locations have been identified on Figure 7. Check with Leicestershire County Council Ecology Department that this map does not breach data confidentiality as some BAP species are protected and their locations should not be disclosed to the public. From recent advice I believe that rough locations of Badger setts and birds is reasonable to disclose,</p>	<p>No protected species have been identified on the map (see above)</p>	None

		<p>however it is always worth checking before the final plan is prepared.</p> <p>Policy ENV2: Protection of other sites and features of environmental significance. I would advise you rename this policy, it's not clear what you are referring to by 'other sites'. Perhaps rename to 'Protection of sites & features of environmental significance'.</p> <p>In relation to this you refer to figure 8 in the policy, but I believe it is meant to refer to figure 7 on page 33, please amend.</p> <p>I would recommend splitting up natural and historic environment into two sections. This will make it clearer for the reader. I have included a recommended structure in the last section of these comments.</p> <p>You can include a map with both natural environment and historic environment (currently figure 7) in the appendices.</p>	<p>The policy has passed examination elsewhere and has been understood.</p> <p>Agreed</p> <p>It is considered that the different colours clarify the differences sufficiently.</p> <p>All maps will be reproduced in high resolution in the appendices.</p>	<p>None</p> <p>Change to be made as indicated.</p> <p>None</p> <p>None</p>
TN & AM Scarratt 50	Page 33 Fig 7 map	<p>Historic Environment Sites and Local Heritage Assets / Potential Listing of Properties.</p> <p>Whilst we recognise the importance of protecting local assets of historic importance, we feel that some designations which have been made on land we own, and therefore affect us, are incorrect, illogical and not justified. We have read the draft Local Plan with interest and confusion. Consequently, we comment as follows:-</p> <p>272 – Moat – This is fine and acceptable, we understand the historic importance of this site (map on page 33).</p>	<p>The purpose of the policy is not to prevent development but to ensure that any locally important features are taken into account should planning Application be submitted.</p> <p>We have reviewed the information that you have provided and made the amendments that you have proposed.</p>	Changes to be made as indicated.

		<p>257 – Colliery – Again, this is noted and accepted given its history relating to the village (map on page 33).</p> <p>There are a large number of sites of environmental significance identified within the draft document, 12 of which are sited on our land (figure 7, page 33). Some of the designations are peculiar, some of the descriptions are incorrect, and I would suggest that in fact given the detail identified for some areas, there are significant other areas which have been completely omitted / not assessed at all. Much of the assessment seems to be very subjective leading to inaccuracies and inconsistency, many of which appear to be adjacent to footpaths or bridleways. We comment specifically as follows:-</p> <p>250 – it states this is arable land, when in fact this is grazed grassland with some trees either side of the brook.</p> <p>255 – this is an arable field with telegraph poles. This is no different to any other arable field, of which there are hundreds not mentioned, therefore I don't understand the significance?</p> <p>220 – this is described as overgrown pasture with hedges, bushes and trees and open parking to private property. This is incorrect, this parcel highlighted is in fact arable land currently in a temporary grass ley.</p> <p>221 – this is arable land. This is no different to any other arable field, therefore I don't understand the significance? The small wooded area is not highlighted. This parcel has an agricultural building already erected upon it, erected in recent years. To include this area in any further protection as stated on page 34 is</p>		
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		<p>inappropriate.</p> <p>271 – this is simply an arable field, again no different to any other arable field, but is adjacent to a footpath, possibly the only reason it has perhaps been identified?</p> <p>274 + 276 – these are arable fields, again no different to any other arable field, therefore we are confused by the significance?</p> <p>275 – this is described as pasture when in fact it is simply an arable field currently in a temporary grass ley, again incorrect and no justification for its significance?</p> <p>Lindridge Lane Wildlife Corridor – this wildlife corridor appears fine, although simply a hedge against the road, but the question would be why has this been included as a wildlife corridor when other hedgerows giving the same function have not?</p> <p>There appears to be no mention or inclusion of Lindridge Wood, which is in the same field parcel as the colliery mentioned at 257 above. Surely, woodland is of environmental significance?</p> <p>We find the inclusion of some of the above sites rather strange) particularly the arable fields), when in fact there are hundreds of arable fields not included. These need to be re-considered and removed in many cases. There is a large swathe of grassland not included (probably covering an area of up to 300 acres) located North to South either side of Rothley brook and railway, some of which has been farmed extensively and some formally in environmental stewardship for many years. I would suggest that the exclusion of these areas means that the document is not sufficiently comprehensive and as a result is an inaccurate representation of the</p>		
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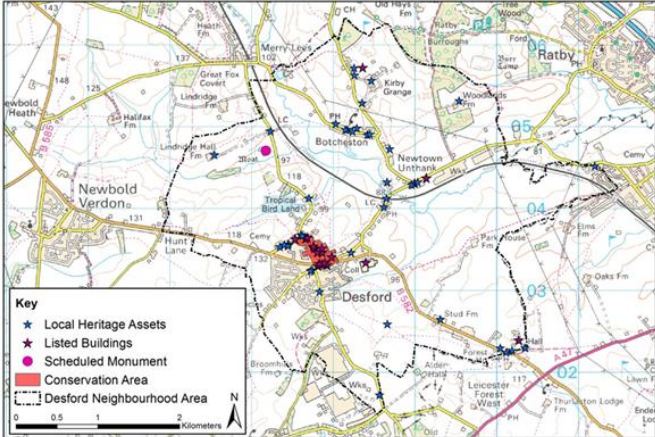




		<p>farmland within the parish.</p> <p>We look forward to hearing from you in order to resolve the above matters. Thank you for considering our response.</p>		
DPP Planning 34	Policy ENV 2 Protection of other sites and features of environmental significance, page 34	The policy should also add that developments will be regarded as acceptable where they might affect a site of environmental significance, but a replacement site / area of comparable significance is proposed.	This is not so The policy does not refer to, for example, an area of general open space that could be replaced elsewhere. It is intended to protect the identified environmental (historic or natural: habitats and species) features that are specific to that location and cannot be re-created elsewhere.	None
Hinckley & Bosworth Borough Council 36	Page 34	<p>First para in Important Open Spaces refers to the HBBC PPG17 study of 2010. There has been an updated study since then, the Open Space, Sport and Recreational Facilities Study (2016). Cross reference your information with this study to ensure information and typologies are correct.</p> <p>Last sentence on page 34 states “These sites’ value, as open space within and close to the built-up areas and as formal or informal community assets, is recognised in this Policy and Community Action”. What Policy is this referring to? There is only Community Action ENV1. In the Neighbourhood Plan you can designate open spaces if you have the evidence to support it.</p>	<p>We will reference this study and amend the narrative as necessary.</p> <p>The policy had previously been removed – the narrative will be amended to reflect this.</p>	<p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p>
TN & AM Scarratt 50	Policy Env 2	This policy states the need to protect all of the sites listed in the historic and environmental inventory. Given the comments and objections and explanations given above, we object to some of the site designations being included for the reasons explained.	Noted. The purpose of the policy is not to prevent development but to ensure that any locally important features are taken into	None

			<p>account should planning Application be submitted.</p> <p>We hope this explains the situation.</p>	
Hinckley & Bosworth Borough Council 36	Page 35	The maps in Figure 8 are not very clear; can't easily identify where some sites are in relation to the village, especially the top five maps.	High resolution versions of the maps will be available in the submission version of the NP.	None
Hinckley & Bosworth Borough Council 36	Page 37	First para on page 37 refers to the NPPF 2012, please amend to reflect NPPF 2018. Section 15 of NPPF 2018 in particular is a key resource for biodiversity and the natural environment.	All references to the NPPF 2012 will be updated to 2018.	Change to be made as indicated.
Hinckley & Bosworth Borough Council 36	Policy ENV3 page 37	<p>Third para in Policy ENV3 states "Where a development proposal will adversely affect a protected species, an appropriate and suitable survey will be undertaken...". This cannot be asked for in Policy, please move to the supporting text, or remove.</p> <p>The last para of Policy ENV3, "The plan designates a wildlife corridor..." This is a statement, not policy. Change to supporting text between Policy ENV3 and Community Action ENV2.</p>	<p>This policy wording has passed examination and will be retained.</p> <p>Noted. To add 'Development which is approved in the Plan area will be expected to protect and enhance wildlife corridors and other potential habitat links, including natural ponds. It should not create barriers to the permeability of the landscape for wildlife in general, or fragment populations of species of conservation concern' to the policy</p>	<p>None</p> <p>Change to be made as indicated.</p>
DPP Planning 34	Policy ENV3 Biodiversity General Page 37	The policy should confirm that providing compensatory provision is an appropriate approach. Indeed, this often provides an enhanced level of provision. As such this option should not be reflected in the policy as 'a last	Agreed. To add 'Development proposals that cannot avoid (through, for example, locating to an	Change to be made as indicated.

		resort;' it should be given the same status as the other options, i.e., alternative site or mitigation.	alternative site with less harmful impacts), adequately mitigate, or, as a last resort, compensate for, the loss of a nationally or locally identified site of biodiversity value will not be supported'	
Hinckley & Bosworth Borough Council 36	Page 38	The heading "Buildings and structures of local significance" is confusing as this section includes information on listed buildings (which are a statutory national designation), scheduled monuments (again a national designation which has been referred to within the listed buildings section), and then the local heritage list. I would recommend that the title of this section is renamed to "Heritage Assets", and the listed buildings section is renamed to "Designated Heritage Assets" (as to cover both listed buildings and scheduled monuments). Renaming these elements and retaining the title "Local Heritage List" will ensure this section of the document has an appropriate structure.	Agreed.	Change to be made as indicated.
Hinckley & Bosworth Borough Council 36	Page 38	Remove the reference to "by Historic England" in defining setting. In most cases it is the local planning authority who will determine whether a development proposal will impact the setting of a heritage asset. It will be sensible to end the sentence with "as defined, on a case by case basis."	Agreed	Change to be made as indicated.
Resident 27	Policy ENV4	This would be very welcome.	Noted	None
DPP Planning 34	Policy ENV4 Ridge and Furrow Page 38	We would question whether this policy is justifiable and supported by reference to the quality and nature of the asset and by reference to guidance on the topic.	Noted. The narrative prior to the policy describes the local importance of ridge and furrow.	None
Hinckley & Bosworth Borough Council 36	Page 39 Local Heritage List	This list has been devised via joint working between the Neighbourhood Plan Group and the Borough Council. Identification of local heritage assets has been based on the Borough Council's adopted selection criteria (attached), this includes a range of values that could	Agreed	Change to be made as indicated.

		<p>warrant inclusion, so the statement “that are considered to be of local significance for architectural, historical or social reasons” is too narrow. I would suggest that the paragraph is worded along the lines of</p> <p><i>“The Neighbourhood Plan identifies a number of other buildings and structures in the Parish that are considered to be local heritage assets. The reasons why these local heritage assets are significant is varied, often going beyond historical or architectural interest and demonstrating a range of values that contribute to the distinctiveness and heritage of the Parish. These assets have been identified based upon the Borough Council’s adopted selection criteria (contained within Appendix XX) and their inclusion here records them in the planning system as non-designated heritage assets (Descriptions in Appendix H1)”.</i></p> <p>As you can see I would suggest that the selection criteria document is included as an appendix and referred to in the main document, so the public is aware of how these local heritage assets have been identified and designated.</p>		
TN & AM Scarratt 50	Page 39	<p>On page 39, two of our properties have been identified as Local Heritage Assets; these are Lindridge Lodge and Lindridge Hall Farm. We have read the sections relating to these designations in the Draft document, as well as the individual letters received by ourselves relating to these specific properties. Firstly, with regards to both properties, we do not understand the logic for their inclusion in such a status. Lindridge Lodge has been altered through multiple extensions over the years and is now largely a modern property, therefore seems rather illogical and un-justified. With respect to Lindridge Hall Farm, we assume you refer to the house itself, although there is no clarity over what property you are referring to. The house and adjoining buildings again have had various improvements made over the</p>	See response to resident 34 above. We will keep the proposed designations and explain their implications better in the NP	None

		<p>years. We run a family farming business. By nature, such a designation, we understand that via Article 4 Direction, our permitted development rights could be removed. These are essential rights for us, for example, to erect farm buildings under a certain size which we have used in the past. Furthermore, any other restrictions which could develop in the future from such a designation now could be detrimental to our business, as well as adding significant costs. As you may or may not appreciate, farming is an incredibly volatile business, and at present is hugely exposed to no trade deal and therefore collapse of export markets post BREXIT, and the removal of subsidies which have now been set out in the draft Agriculture Bill. We will lose a significant proportion of our profit per annum from subsidy removal alone, regardless of the effect on trade. If we assume that the government pursues a cheap food policy which has been apparent for the past 50 years, then it is essential we retain flexibility to invest in our business where necessary to develop further efficiency gains, or indeed if opportunities arise possibly diversify to replace such income. The document states such support for farming businesses on page 57. As a result of all these factors we strongly object to both these designations and kindly ask that these are removed.</p>		
Hinckley & Bosworth Borough Council 36	Page 39 Figure 11	<p>This map show both designated (listed buildings and conservation area) and non-designated buildings and structures within the Parish, therefore the title of the figure should be amended to “Heritage Assets within the Parish” or “Heritage Assets (designated and non-designated) within the Parish” or another similar title. I did provide this plan for the Group, I apologise in that I had not included the scheduled monument at Lindridge on the plan, so an updated plan is attached.</p>	Agreed	Change to be made as indicated.

		 <p>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Hinckley & Bosworth Borough Council LA10018489 Published 2019</p> <p>  Selection Criteria.docx  Desford Parish local heritage assets.pdf  Designated heritage assets.xlsx  Heritage Assets.pdf </p> <p>Heritage Assets (provided in PDF format above, and can be sent as image file to NDP group if required)</p>		
Hinckley & Bosworth Borough Council 36	Policy ENV5 Page 39	The name of this policy should be simplified to “ <i>Local Heritage Assets</i> ” as it has been established that these assets can be identified on more than just historical and architectural interest as currently stated in the name of the policy.	Agreed	Change to be made as indicated.
Hinckley & Bosworth Borough Council 36	Appendix H1 Desford Parish local heritage assets	This lists the local heritage assets within Desford Parish, but it appears an earlier working version is included on the Desford Neighbourhood Plan website as content to be confirmed is highlighted in yellow. Attached is the final version of the list agreed by the Neighbourhood Planning Group and the Borough Council and this should replace the current version of Appendix H1 on the website.	Noted. The correct appendix will be incorporated.	Change to be made as indicated.
Resident 24	Local Heritage	I would like to object to the inclusion as a local heritage	The designation reflects	

	Asset Station House, Station Road	<p>asset until I can understand the financial and legal impact this change would make to myself as a home owner.</p> <p>I would also like to understand the financial support and commitment the parish will put aside annually to support.</p> <p>It is my intention to make Station House my long-term home, and to retain its current character. It's character is what caused me to purchase the property and I will not be changing its character. Due to age and condition of the property, a number of works are required to maintain it as a liveable property for the next couple of decades. I have had a number of quotes to repair the property and depending on the materials chosen the repairs can be prohibitively expensive. In order to secure the future of my property I need to have maximum control over the repairs I need to make, and an Article 4 Direction, could remove such control.</p> <p>Also, with the supporting plans from the local parish to re-open the line and the potential impact to the property which may affect the standard of living associated with this property and the potential changes required to the property due to the proximity of the railway line.</p>	<p>the importance of the building locally. It affords some weight in the planning system to prevent inappropriate development on the building or by others impacting on its setting.</p> <p>It affords less weight than that which would be provided through being within a conservation area.</p> <p>See response to resident 34 above. We will keep the proposed designations and explain their implications better in the NP</p>	None
Resident 25	Page 40	I have no objections to the Stud Farm Complex being included in the list of Local Heritage Assets subject to the rest of the complex being included.	See response to resident 34 above. We will keep the proposed designations and explain their implications better in the NP	None
Resident 33	Page 40	The Plan identifies our house (Linwood Cottage) becoming a heritage Asset of Local Significance. We are not sure exactly why our house has been designated as such, other than it being originally built in 1906 as the house for the chauffeur of the Lindridge Estate. If this is	See response to resident 34 above. We will keep the proposed designations and explain their implications better in the NP	None

		the case, we are not sure why Lyndale (now a cattery) has not been similarly designated as it was originally the Gardner's cottage for the Lindridge Estate.		
Resident 26		There are only 8 important views left around Desford (many already lost to development) to be safeguarded in order to protect the rural setting of Desford and its relationship with the countryside. The proposed housing allocation on Barns Way will obliterate View 4 – this is a critical ancient vista that can be seen from the road – its loss will significantly alter the character of Desford. The Plan states that its intention is to 'maintain essential character of the Parish and the approaches to it and protect visual amenity' the loss of this view contradicts this statement. There will be significant loss of visual amenity.	Noted. We will move the site line to beyond the development.	Change to be made as indicated
The Greyhound 41	Local Heritage Asset Listing	<p>The Greyhound, Botcheston – Potential Heritage Asset Listing</p> <p>I write following receiving a letter from Desford Parish Council regarding looking to make The Greyhound a Local Heritage Asset. I have also spoken to Paul Grundy – Conservation Officer at Hinckley & Bosworth Borough Council to understand the implications/restrictions on the building/our business.</p> <p>As you may well be aware, The Greyhound has been struggling over the past seven years to maintain a good tenant (4 within 7 years) to provide good standards /food for the local community and surrounding residents. In August 2018 we purchased the pub from Marston on a freehold basis and had since renovated the interior to try and compete with local competition. Our main concern regarding listing the asset is removing our permitted development rights to upkeep the exterior, adding costs to run planning applications and delay in timescales.</p>	See response to resident 34 above. We will keep the proposed designations and explain their implications better in the NP	None

		<p>Over the next few years we intend to replace all wood windows with like for like plastic and extend the property to the rear to increase the ability to serve more covers (people). Having such a listing may impact on our ability to make alterations all at, make quick decisions and complete works around quitter trading periods.</p> <p>In our opinion the building has been altered and extensions added to the rear of the property that have changed its appearance to be listed as a Local Heritage Asset. Having lived in Botcheston most of my life, I can reassure you that we care for the property and intend to look after the appearance to maximise customer visits. However, I remain concerned that listing the property will prevent changes being allowed that make our offer competitive and impacts on the future profitability of the Public House.</p>		
Resident 42	Local Heritage Asset Listing	<p>We are writing in reply to your recent letter advising we are to be included in the Local Heritage Asset listing. Please note that we DO <u>NOT</u> wish our property to be included and would ask that you remove us from your listing. Thank you</p>	<p>See response to resident 34 above. We will keep the proposed designations and explain their implications better in the NP</p>	None
Resident 43	Local Heritage Asset Listing	<p>I note that our house is listed as a heritage asset. Whilst I am happy with that, the information you have is incorrect.</p> <p>The house was built in its original form in the early 18th C and not mid-19th and is depicted on a map of 1725.</p> <p>More vitally, it has never been and is not now, in anyway commercial since we purchased it in 2011. Please remove this inaccuracy and the comments about it being a livery yard on receipt. It is, and has been since purchase, a private home for our own horses. It is imperative that this removed as it could have serious tax or rates implications.</p>	<p>See response to resident 34 above. We will keep the proposed designations and explain their implications better in the NP</p>	None

		<p>It is disappointing, that despite having Chaired the Parish Council for several years and being known to all involved, I was not approached prior to putting this inaccurate information into the public domain.</p> <p>I look forward to receiving confirmation that this has been done.</p>		
Hinckley & Bosworth Borough Council 36	Community Action ENV3 Other Heritage Assets Page 41	I do not see the need for this community action as it duplicates policy ENV 5.	Community Action Env 3 is to be deleted	Change to be made as indicated.
Hinckley & Bosworth Borough Council 36	Page 41	Safeguarding Important Views. See HBBC's Landscape Character Assessment and Landscape Sensitivity Assessment (2017) for evidence on important views and landscape features.	Noted	None
Pegasus Group 51	Safeguarding important views	<p>The NDP identifies a number of highly-valued views across the parish and towards Desford village from the surrounding countryside. These views have been identified by local residents and are represented on Figure 12 of the NDP.</p> <p>View 4, which is from Barns Way along the track crossing the fields 168.1 and 163 towards Charity fields, looking north east, east and south east, runs straight through the centre of the proposed residential allocation identified in Policy H2 of the NDP. The proposed allocation would essentially completely alter this 'highly valued' view.</p> <p>In spite of the findings of the consultation into preparing the NDP, in proposing to allocate the Barns Way site the NDP seems to ignore that this site contains one of the most highly valued views to local people. No assessment is made regarding this in the SSA.</p>	We will move the site line to beyond the development.	

		<p>Policy ENV6 of the NDP as currently worded, states that development that adversely affects the identified locally important and valued views will not be supported unless the proposal includes effective site-specific mitigation measures. It is unclear how residential development on the land off Barns Way would not adversely affect this identified locally important and valued view. The evidence base to the NDP appears to contain no Landscape and Visual Impact Assessment of development on the Barns Way site and therefore its proposed allocation for residential development in Policy H2, in light of the identified important view and the requirements of Policy ENV6 is inconsistent, contradictory and unsound.</p>		
Gladman Developments Ltd 32	Policy ENV6	<p>This policy identifies 8 ‘important’ views which the plan makers consider are important for the setting of Desborough and seeks for development and would not support development proposals adversely affecting them. Gladman suggests that this is a subjective issue and the policy does not provide support for a decision maker to apply the policy predictably and with confidence.</p> <p>Identified views must ensure that they demonstrate a physical attribute elevating a view’s importance beyond simply being a nice view of open countryside. The evidence base to support the policy does little to indicate why these views should be protected, other than providing a nice view of the surrounding fields. Gladman consider that to be valued, a view would need to have some form of physical attribute. This policy must allow a decision maker to come to a view as to whether particular locations contain physical attributes that would ‘take it out of the ordinary’ rather than selecting views which may not have any landscape significance and are based solely on community</p>	<p>Noted.</p> <p>Desborough is a different parish – we suspect that much of the submission is a standard ‘cut and paste’ from other NP comments.</p> <p>The evidence base in neighbourhood plans needs to be proportionate. The information provided in the NP from the descriptions of the views to images of the views themselves is considered sufficient to justify the policy, which does not prevent development but ensures mitigation.</p>	None

		support. Gladman therefore suggest this element of the policy is deleted.		
DPP Planning 34	Policy ENV6 Safeguarding Important Views Page 42	<p>We would question whether this policy is supportable and needs to be included. The land around Desford is not identified as having a high or unique landscape quality or being of a distinctiveness profile.</p> <p>As such, while views are available from and into the village from publicly accessible points, it is the representor’s stance that the views are not worthy of recording or protection as this places a higher than justified profile on the view in question and related land.</p>	It is of local importance and significance	None
Hinckley & Bosworth Borough Council 36	Policy ENV6 Page 42	Figure 12 on page 42 – the symbols could be misleading, for example the extent of the symbols reaching out only so far could mean the important view stops where the symbol stops. Are the views looking inwards to the village, or are they looking outwards towards the countryside? This map could be interpreted in a very different way than intended, explain the map and symbols. Or you could change the symbols or reflect the extent of the view in a clearer way, just be wary of the way a developer could interpret this map.	These are adapted from standard Ordnance Survey viewpoint symbols, with the ‘rays’ representing the direction and spread of the panorama, the numbered dot being the viewpoint.	None
Hinckley & Bosworth Borough Council 36	Page 42	Renewable Energy generation – I suggest moving this section into a separate section or combining with transport for example. See comments at the end regarding potential structure changes.	We believe that the location of this policy, in the environment section, is appropriate.	None
Hinckley & Bosworth Borough Council 36	Policy ENV7 page 43	<p>Criteria a states “adverse impact on... wellbeing...” What do you mean by wellbeing? Very subjective and different for everyone.</p> <p>Second para beginning “Developers will be responsible for...” can’t be asked for in policy, and should be removed, or moved to the supporting text.</p> <p>Third para highlights that wind turbine development</p>	<p>Wellbeing is a standard description of general health</p> <p>Change to say ‘will be supported by appropriate ...’</p> <p>To reflect that it is a</p>	<p>None</p> <p>Change to be made as indicated.</p> <p>None</p>

		<p>proposals will be generally acceptable if the turbine tip height is less than 50 metres, and the proposal is for no more than one turbine. Why? Why these criteria?</p> <p>The policy also lists “The land is also used for other purposes” – this is not always possible, remove or amend. “Low-level noise generated does not interfere with residential homes” – again this is repetition throughout the document of impacts on amenity. Please review.</p> <p>The policy states “Large scale solar energy generation development proposals will...” How big is large scale? Subjective term.</p> <p>Reflection/glare is not present on solar farms, as the panels are matte, and the purpose of the panels are to absorb the light.</p>	<p>residential rather than a commercial scale.</p> <p>The policy says ‘generally acceptable’ so is not a requirement.</p> <p>Large scale reflects commercial rather than domestic.</p> <p>It is useful to keep the policy wording in case this is a potential issue.</p>	<p>None</p> <p>None</p> <p>None</p>
DPP Planning 34	Policy ENV 7 Renewable Energy Infrastructure Page 43	This policy is overly prescriptive and places too many restrictions on the form, profile and type of renewable energy infrastructure that might be supported. A less restrictive policy approach, and one that better reflects relevant guidance, should be followed, including that each proposal will be considered on its merits.	‘Being considered on its own merits’ allows no room for shaping of the policy. The policy in the draft NP provides the control needed.	None
DPP Planning 34	Community Action ENV 4 page 44	We are surprised at the inclusion of this and reference to the proposed C2 building. Although it is Neovia’s view that the Neovia and Caterpillar complex should be covered in the plan, which necessitates also including the parish of Peckleton, this is not the case at present. As matters stand now the Neovia complex is wholly out with the plan. Should matters change in future this policy might be appropriate, albeit in further discussion with Neovia given its key role in delivery.	It is because the site is outside of the neighbourhood area that this is a community action and there is no policy.	None
DPP Planning 34	Chapter 6 Community Facilities page 45	Neovia concur with the general sentiments expressed through the draft plan that community facilities are an important feature of any settlement, certainly one that pitches itself as sustainable.	Policy F1 seeks to protect existing facilities. The community are aware	None

		<p>While Desford has a range of facilities and services, and this has contributed to securing its status as a designated key rural centre in the local settlement hierarchy, the range of facilities and services it is currently able to offer in Neovia’s view can be regarded as inadequate when compared to the size of the settlement and its population.</p> <p>While the chapter, and by reference to Policy F2, expresses support for the provision of new facilities, neither really get to grips with what is needed, how such facilities might be procured and what is needed to deliver and sustain them, which in Neovia’s view is a failing. Indeed, it is somewhat ironic that Policy F2, which seeks the provision of new or improved community facilities, requires a range of criteria to be satisfied before a proposal can be regarded as supportable.</p> <p>Surely a better approach would be to work out what is needed and to work with partners that have the ability to deliver new facilities and services and in a way that satisfies the broad aims of Policy F2.</p> <p>In this regard Neovia is of the view that the best way to see new facilities provided is to include them as part of a well-planned new scheme that forms part of a wider mixed-use development initiative. This is an initiative that Neovia would support and it is in its gift to deliver such an initiative on land it controls. This is covered in more detail through its comments on Forward.</p>	<p>that significant additional facilities will only be achievable with equally significant new housing numbers.</p> <p>Without the latter, which is not a requirement to meeting the Borough’s housing target, a detailed analysis of potential additional facilities is unnecessary.</p>	
Hinckley & Bosworth Borough Council 36	Page 45	Last para states “deficiency is noted in green space and play provision” – check this is still correct in the latest Open Space, Sport and Recreational Facilities Study 2016.	This has been checked. Deficiency is now identified as being in all measured typologies except allotments	None

Hinckley & Bosworth Borough Council 36	Policy F1 page 46	<p>This policy has a reference, F1, but no name like the others have, for example it could be called Policy F1 Existing Community Facilities.</p> <p>The HBBC Local Plan Policy, DM25, in the Site Allocations & Development Management Policies DPD, is a stronger policy. Amend to be more locally specific, without weakening the Local Plan policy.</p> <p>For example, you could amend to refer to Local Plan Policy DM25, and then designate some of the community facilities that haven't been identified in the Local Plan.</p>	<p>A Policy name will be added.</p> <p>The policy wording is considered to be sufficient and appropriate to safeguard local facilities.</p>	Change to be made as indicated.
Resident 27	Policy F1c	<p>I don't believe that pubs and restaurants are community amenities and facilities in quite the same way as, say the Library. This is another example of this Plan appealing to those who just want to live in the Desford bubble. We can all survive perfectly well without pubs and restaurants, and if they aren't making money, this is a sure sign that the demand isn't there. Focus on fewer things which are closer to 'core business'</p>	<p>One of the conditions in the policy (F1 c)) is about financial viability.</p> <p>The view expressed within the Plan is to recognise the importance of pubs and restaurants, even though they are different to other facilities.</p>	None
DPP Planning 34	Policy F1 Community Facilities Page 46	<p>This policy is unsupportable by reference to NPPF. Where a use might close or be considered for closure or caused to be closed through a development proposal due to lack of economic viability or other reason including that there is otherwise no need or justification for the continued use of a local facility, the market will take the lead in defining a new use or redevelopment option for the facility, albeit controlled through planning. It is not acceptable to seek to resist a proposal simply because it might result in the closure of a facility if it can otherwise be demonstrated to be acceptable in planning terms.</p>	<p>This view point is noted. The policy reflects that within the Core Strategy and is an important reinforcement of locally important facilities.</p>	None
Resident 28	Community Action F1	<p>My comments relate to Polebrook House/Desford Boys School.</p>	<p>Noted. Will say 'potential danger'.</p>	Change to be made as indicated.

		<p>My property shares a boundary with the school. Since moving here 12 years ago the school building has been left to deteriorate and subject to vandalism. The grounds are not maintained, and trees overhang my property which I have twice paid to have lopped back to the boundary. On one occasion vandals started a fire in the building which was put out by the fire brigade. Should this happen again the flames would very quickly spread to the trees and my property. Your report notes that the school is in poor repair, but it should also note that it is a danger to surrounding properties.</p>		
DPP Planning 34	Policy F2 New or improved community facilities Page 47	<p>As already set out in Neovia’s comments on chapter 6, while Policy F2 expresses support for the provision of new facilities, the policy doesn’t really get to grips with what is needed, how such facilities might be procured and what is needed to deliver and sustain them, which in Neovia’s view is a failing. Indeed, it is somewhat ironic that Policy F2, which seeks the provision of new or improved community facilities, requires a range of criteria to be satisfied before a proposal can be regarded as supportable.</p> <p>Surely a better approach would be to work out what is needed and to work with partners that have the ability to deliver new facilities and services and in a way that satisfies the broad aims of Policy F2.</p> <p>In this regard Neovia is of the view that the best way to see new facilities provided is to include them as part of a well-planned new scheme that forms part of a wider mixed-use development initiative. This is an initiative that Neovia would support and it is in its gift to deliver such an initiative on land it controls (as covered through its comments on Forward). Neovia is surprised this policy does not go further and actively encourages the provision of certain types of further facilities and specific proposals for the village since current provision,</p>	<p>Noted.</p> <p>The potential for significant new development is not something supported by the NP, even if it brings with it additional facilities.</p>	None

		by reference to current levels of population, can be regarded as inadequate.		
Hinckley & Bosworth Borough Council 36	Policy F2 page 47	<p>Criteria b – “unacceptable traffic movements” what do you mean by this? Subjective terms. For example, you could talk about highway safety instead.</p> <p>Look at Leicestershire County Council Design Guide, and Highways policies for traffic and parking elements. Either refer to these, or HBBC’s.</p>	Agreed	Change to ‘Highway safety’.
Desford Striders Running Club 18	Chapter 8 Transport page 48	Excessive speeds on Peckelton Lane and Dans Lane, Desford. This is a real problem with both the entrance and exit from Sport in Desford (SID). There is a real possibility of an accident with people using SID on foot.	Noted	None
Resident 33	Chapter 8	<p>The majority of our comments are related to Transport issues, particularly transport and traffic travelling on Lindridge Lane which don’t get mentioned in the Plan.</p> <p>There is no reference to the development and planned expansion of the Merrylees Industrial Estate which has seen a significant increase in the volume and size of vehicles using Lindridge Lane over the past 5 – 10 years. This is compounded by Lindridge Lane being used as a short cut / “rat run” particularly for traffic travelling to and from Caterpillar and the A47 at its junction with Peckleton Lane. The staggered shift work patterns developed by Caterpillar now mean there is a significant increase in vehicles using Lindridge Lane between 6am and 9am and 3pm to 5pm.</p> <p>Over the past 5 – 10 years there has been a significant increase in the number of lorries and transit vans using Lindridge Lane. The development of Merrylees Industrial Estate and its proposed expansion and the expansion of the brickworks at Bagworth Heath will mean more vehicles using Lindridge Lane as a short cut.</p> <p>The speed of traffic using Lindridge Lane is dangerous.</p>	<p>Noted Thank you for these comments.</p> <p>The NP can only tackle transport related issues that arise as a consequence of new development. This it seeks to do in Policy T1.</p> <p>Community Action T1 seeks to improve the existing situation through dialogue with partners.</p>	None

		<p>Following a fatal accident on Lindridge Lane approximately 10 years ago, I took a petition to Hinckley & Bosworth Council from residents of Lindridge Lane requesting that 30mph speed limit be extended to reduce the speed of traffic coming in and out of the village and the danger of drivers driving too fast at the sharp bend in the road near to the old Sewage Works. Councillors at Hinckley & Bosworth Council claimed that speed and volume checks of traffic had been carried out and showed that the speed of traffic was not a problem.</p>		
DPP Planning 34	Chapter 8 Transport Page 48	<p>The issues identified in this chapter are typical of problems facing many similar settlements, including older street patterns, roads with poor horizontal alignment, congestion, vehicle/pedestrian conflicts, levels of traffic, impacts of larger/HGV traffic and vehicle speeds.</p> <p>Many of the problems identified above, can, least to a degree, be addressed by dedicated schemes which involve relatively minor investments, but the key issue, which is how to reduce cross traffic movements through the village along the B582 route, requires a greater intervention in the form of a new bypass.</p> <p>However, such an initiative would cost a considerable sum of money and there is little likelihood in these days of economic constraint that such an initiative could be funded solely from the public purse. Instead, such an initiative could only proceed should it be paid for through other means, the most obvious of which is that the costs of such a route be paid for through new development.</p> <p>The nature of the route required, i.e. length and general profile, means that the development would need to be substantial. An option in this regard that Neovia is keen</p>	Noted.	None

		<p>to discuss further with the Parish Council involves use of its current operational facility and related land plus undeveloped land to the west of this but which is also controlled by Neovia. This, coupled with other land immediately west of the settlement, could see a new route established west and south of Desford, linking with the improved section of Peckleton Lane. This would provide east to west bound traffic with an alternative, better quality and faster, route from a point west of Desford to the junction of the B582 with the A47 south east of the settlement.</p> <p>Such an initiative could be delivered through a planned mixed-use development initiative, largely on land controlled by Neovia. This is covered in its comments on Forward.</p>		
Resident 38	Chapter 8	<p>Much emphasis on High Street and Manor Road. Speeding and parking along Main Street is a problem – one way system Lindridge Lane to Library required.</p>	<p>The NP cannot propose solutions without the agreement of the Highways Authority.</p> <p>Community Action T1 seeks to progress this.</p>	None
Resident 40	Transport page 48	<p>As emphasised in the preface to this section the heavy traffic volume through the village on the B582 is a major concern to all residents of Desford and although steps can be taken to ameliorate the effects of through traffic, realistically the only permanent solution is to provide a bypass around the village between Leicester Lane and Hunts Lane (Manor Road).</p> <p>It is realised that financing this project under the current financial conditions would be extremely challenging however this should not exclude the aim of providing this in our long-term vision in our Neighbourhood Plan and should be considered when reviewing any planning application for development.</p>	<p>Noted. Thanks.</p> <p>Policy T1 does what it can, but your proposed solution is not something that is land-use based so cannot be a NP policy.</p> <p>This may be something that the PC picks up outside of the NP processes.</p>	None

		<p>A special levy on Council rates on all properties in Desford village ring fenced specifically for such a purpose could in the long term (20 – 30years) provide the required basis for just such a development to be undertaken in conjunction with the Leicestershire County Council.</p> <p>I apologise for not having raised this in committee at an earlier stage however it has only been whilst considering the planning application for the Peckleton Lane development that this solution dawned on me.</p>		
Resident 46	Chapter 8 Transport	<p>Traffic congestion in the village has increased significantly in recent years. With future developments planned at Neovia and housing developments in Desford, currently off Peckleton Lane, and the surrounding villages the congestion will increase. This causes problems with air pollution when traffic queues at junctions and pedestrians having to wait to cross roads. Larger vehicles have difficulty in keeping in their lane in certain parts of the village.</p> <p>One way to overcome these problems, most probably the only way, would be to have a bypass.</p> <p>The traffic from the proposed development on Peckleton Lane could avoid the centre of the village if a road was built between Peckleton Lane and Leicester Lane. This would also provide access for future developments in Desford while avoiding the congestion in the village centre and give easier access to traffic heading for the M1, M69 and Leicester.</p> <p>A bypass from the B582 to the east of the village starting near the allotments and initially taking a</p>	<p>Thank you for this comment.</p> <p>The construction of a bypass would require potentially several thousand new homes and may not be something that the wider community would support given the comments about keeping Desford as a village.</p> <p>This is outside of the scope of this NP as it relates to an existing application.</p>	None

		<p>southerly direction and then turning west to join the road described above from Peckelton Lane to Leicester Lane.</p> <p>Inconsiderate parking is also a problem in High Street, more enforcement may help reduce this.</p> <p>It is obvious if you travel along Dans Lane at times when Caterpillar and/or Neovia staff are leaving that there is a need for traffic lights at the junction with the A47. The queues can stretch back for several hundred meters.</p> <p>Public transport is an important service for many people and this must be protected. The recent reduction in service to and from Leicester means that it is more difficult for some to get to their jobs. Can a dialogue be opened with the parties concerned, Arriva, County Council and local representatives to try to prevent changes being made at short notice.</p> <p>To encourage cycling safe cycling routes are needed as the roads around Desford are not currently wide enough to ensure that there is room for motor vehicles and cyclists to comfortably use the roads at the same time.</p>	<p>Noted. Enforcement is not an NP issue.</p> <p>Noted.</p> <p>This will be a matter for the Parish Council.</p> <p>Policy T3 seeks to address this.</p>	
Landmark Planning Ltd Crown Crest/Poundstretcher PLC 17	Page 49 Para 5	Crown Crest / Poundstretcher UK acknowledge that there is an issue re overnight parking of lorries awaiting an access to their site on Desford Lane. The company wishes to work with the community to resolve this issue.	Noted	None
Resident 22	Policy T1	Traffic Continued consultation needed. Speeding traffic though village (Manor Road) needs to be addressed. Mobile traffic camera vans only effective whilst at side of road. Volume of HGV's excessive. Need permanent traffic calming measures – bumps, static cameras.	Noted. Community Action T1 seeks to achieve this	None

Resident 25	Policy T1 Page 51	There is <u>NO</u> access to the village for pedestrians from the houses along Leicester Lane apart from walking along the dangerous B582 or along the footpaths over the fields which become muddy and slippery after any rain. Children living along the road are cut off from schools without transport. Considering the traffic at peak times, a cycle path would attract use from cyclists not wanting to cycle around the bends.	Noted. Policy T3 seeks to address this.	None
DPP Planning 34	Policy T1 Traffic Management and Community Action T1 Page 51	Neovia has no issue with Policy T1 in the context of its objectives but does ask why the policy does not go further. This is by reference to the fact that Neovia is aware of local community concerns regarding the impact of east - west bound traffic on the centre of Desford, and the long-held view that the settlement would benefit from a by-pass. Neovia has the potential to contribute towards this objective. This would be through planned development on land in its control (covered through comments on Forward).	This comment is noted and addressed in previous responses.	None
Resident 27	Policy T1a	I understand the Health and Safety aspect of the plan and agree that traffic through the villages is a bad thing, especially when traffic is of an appropriate size and nature. However, the Parish Council should also be aware of its responsibilities regarding road use between villages. Commuting is a huge issue for villagers of working age and some aspects of the plan do not support those of us who have to travel by road.	Noted. The Plan has sought to improve the situation for road users as well as those using other forms of transport.	None
Hinckley & Bosworth Borough Council 36	Policy T1 page 51	Policy T1, criteria a states "Be designed to minimise additional traffic generation and movement through the villages" – why and how? Criteria b – see comments on Policy H6 regarding the Leicestershire County Council Design Guide and parking standards.	This might be to do with the location of the development, the provision of travel packs provision of footpath improvements etc. Policy H6 is in line with LCC design standards.	None

Resident 44	Policy T1 Page 51	<p>The houses along Leicester Lane have no footpath access to the village. Being retired, and having lost my driving licence on medical grounds, I find it difficult to participate in community/village activities.</p> <p>A footpath/cycle path would connect all people in properties in Leicester Lane with village services (Doctors/Dentists etc) likewise a cyclist from the village to join up with the A47 to Leicester.</p> <p>Children living in these houses, such as our neighbours would be able to walk to school. At the same time, consideration could be given to rectifying the camber on dangerous bends into the village, which have caused numerous deaths.</p>	<p>Thank you for these comments.</p> <p>The NP does what it can in promoting footpaths and has a community action to progress matters outside of the planning system.</p>	None
Resident 33	Community Action T1 page 51	<p>We welcome the reference in the Neighbourhood Plan to the Parish Council encouraging community speed watch schemes and mobile vehicle activation signs. We would ask that both actions be included as priority for the Parish Council to adopt in Lindridge Lane.</p> <p>We also welcome the reference to upgrading and expanding the network of footpaths in the village and would ask that Lindridge Lane is a priority area for the expansion of the public footpath system. The footpath on Lindridge Lane currently ends at Tropical Birdland. This means that people walking up and down Lindridge Lane have to walk on a narrow grass verge and risk being injured by traffic travelling too fast, particularly on the sharp bend in the road opposite to the old Sewage Works.</p> <p>I mow the verges on Lindridge Lane from Linwood Cottage to the bend in the road opposite the old Sewage Works and from Linwood Cottage to The Meadows and have to take extreme and caution to offset the risks and effects of vehicles travelling at</p>	Thank you for this comment.	None

		<p>excessive high speeds from the village to Merrylees.</p> <p>Within the village centre of Desford vehicles are able to park on both sides of Main Street and Newbold Road. The Co-op store at the junction of Newbold Road and Lindridge Lane brings articulated lorries delivering food, milk and bread along with a steady flow of customers using the Co-op and parking on Newbold Road. The road system in the centre of the village would easily lend itself to being a one way traffic system, starting either at the mini roundabout at Main Street or the larger roundabout at Newbold Road (off the B582).</p>		
Resident 22	Policy T2	<p>Good if Desford station was utilised for public transport. Good for the environment so far, but people will still drive through the village to get to the station.</p>	Noted	None
Resident 27	Policy T2	<p>This is of huge importance to me if I am to remain a Desford resident. Road travel into Leicester is unbearable and the introduction of a train service into the City would be massively beneficial. Given my comments above about the negative impact of any proposed development to the east of the village, the railway line is the only thing that would keep me here should the Barns Way extension come to fruition. I wonder how realistic the proposal is? It would be interesting if the Parish Council could provide more detailed information about it, including an honest assessment of the likelihood of delivering the Policy? To me, the proposed level of development in the Parish can only work if supported by the railway line.</p>	<p>Noted. Thanks.</p> <p>More detail about the Barns Way development will be available as the proposal moves to planning application stage.</p>	None
DPP Planning 34	Policy T2 Desford Railway Station Page 52	<p>Neovia supports the reopening of the former Desford Station on the old Burton to Leicester Railway line which is now only used for goods traffic.</p>	Noted.	None
Resident 20	Page 52-4	<p>Footpaths/bridleways/cycle routes/dog walking.</p> <p>I am an active member of the Coalville Ramblers group;</p>	<p>Noted. Thank you for taking the trouble to read and comment on the NP.</p>	

		<p>the group being part of the wider Ramblers Association. I have recently taken on the role of Footpath Officer, which covers the area of North West Leicestershire, and Desford is covered by the Hinckley Group, I do have a vested interest as I am a resident of Desford village and know that walks of various Rambler groups bring people to the village, and their pubs, via their walks.</p> <p>Having read the 61-page Desford Neighbourhood Plan, I am pleased to see that footpaths are recognised positively for a variety of reasons, and I am hopeful that these will continue to be maintained. I do have a suggestion with regard to the use of footpaths which I have explained below. (T3 Section C)</p>		
Hinckley & Bosworth Borough Council 36	Policy T3 page 52	Policy T3 Footpaths, Bridleways and Cycle Routes – this shouldn't be a policy, instead make this a community action.	This needs to be a policy to give it weight in the planning system.	None
Resident 20	T3 Section C	<p>Provide an improved and more extensive footpath network to support exercise and leisure for Desford Parish residents and visitors.</p> <p>Figure 13 shows the rights of way within the parish of Desford and I can see that there are footpaths between the three main villages of Desford, Botcheston and Peckleton.</p> <p>It would be nice to see the main path between each of the villages being upgraded to gravel type surface, or other, that prevents mud, thus allowing people access without the need for specialist footwear. These paths could also be upgraded in such as away that makes them more accessible for people with disabilities. This idea could also include the path to Kirby Muxloe.</p> <p>This would allow the paths to be used by people walking to and from work for example, or even dare I</p>	<p>Thank you for this comment.</p> <p>The NP can only promote enhancements to the footpath network where it relates to new development, however the PC will no doubt look forward to discussing this matter with you further through the course of your role as footpath officer.</p>	None

		<p>say, for social activities like walking to any of the village pubs on a summer's day or evening, or winter for that matter. I have on occasions walked to the Pesto restaurant for a coffee or a pint but have found the Greyhound and the Lancaster pubs to be less accessible, not wanting to walk on the roadside.</p> <p>The implementation of this idea would also allow more people to enjoy the important views outlined in Policy Environment 6: Safeguarding Important Views, see pages 41-3 of the plan.</p>		
Resident 25	Page 52 fig13	This omits the Bridleway from opposite Stud Farm, amongst others.	Noted. Will add this in.	Change to be made as indicated
Leicestershire County Council 31	Electric vehicles section	In regard to the Electric Vehicles section: It would be useful to seek clarification on whether the reference to 'installation in a permanent parking area' in the third paragraph is referring to areas on/off highway or both?	This refers to public parking.	
Hinckley & Bosworth Borough Council 36	Policy T4 page 53	Policy T4 is very specific, and inflexible. Does the policy mean that every building/dwelling will be required to have a electric car charging point? Or can there be a shared point? Make this policy more flexible; do not impose unreasonable burdens on applicants or make it impossible for them to bring forward viable development, we need deliverable, sustainable schemes to come forward.	Will add in 'where appropriate?'	Change to be made as indicated
Leicestershire County Council 31	Policy T4	We suggest that the first part of the Policy is less specific and more aligned to wording within the National Planning Policy Framework, i.e. <i>Housing and commercial developments should be located and designed where practical to incorporate facilities for charging and plug-in and other ultra-low emission vehicles.</i>	Noted. This is to be addressed through the use of 'where appropriate'.	
DPP Planning 34	Chapter 9 Employment, page 54	Neovia is very surprised and disappointed that so little is made of the existing Neovia and Caterpillar complex, since in employment terms these facilities, offer considerable levels of local employment and assist, by	We will strengthen the reference to these important local employers.	Change to be made as indicated

		some margin, in sustaining the village. Without them, local people would have no access to good quality jobs and would have to travel much further in search of employment. Indeed, they are so important that Neovia is of the view they should underpin the plan's vision, development strategy and be given considerable weight in terms of their potential to deliver a sustainable Desford into the long-term future.		
Resident 46	Chapter 9 Employment	In the Plan where are the sites for employment. Are these to be identified in the same way as sites for housing?	No there are no specific allocations. The policy E2 itself describes the circumstances where planning applications are to be determined.	None
DPP Planning 34	Policy E1 Existing Employment Use Page 55	<p>Neovia is surprised that neither the pre-amble nor the justification to this policy refers to the current Neovia and Caterpillar operations, which collectively represent a major employment use. Indeed, the current uses, both in terms of extent and employment provided, are amongst the largest facilities of this nature in the whole county, and many local people are employed there. Surely, any employment strategy and related policies should reflect this fact?</p> <p>As an aside, Neovia has concerns that the policy does not reflect or give weight to the fact that often older employment premises are of an age and profile that makes them unattractive or unsuitable for use as employment premises. And connected with this they are often beyond their economic life as costs associated with improving such buildings far outstrip returns that might be secured.</p> <p>Also, the policy suggests that a time period of 6 months should elapse before an existing employment use / building can be considered for another use. This is not appropriate since there will be instances when</p>	<p>Noted. We will address this.</p> <p>This timescale reflects the need to demonstrate that employment is no longer viable.</p>	<p>Change to be made as indicated</p> <p>None</p>

		promoting an alternative use in a shorter period would deliver other benefits.		
Hinckley & Bosworth Borough Council 36	Policy E1 page 55	This policy is weaker than DM19 in HBBC's Site Allocations and Development Management Policies DPD. Amend Policy E1 to be locally specific or amend to reflect DM19.	The policy is considered to be locally relevant.	None
Landmark Planning Ltd Crown Crest/Poundstretcher PLC 17	Policy E2	The company agree with the approach re supporting new employment possibilities but consider that the policy wording lacks clarity. Clause a says that there are only exceptional circumstances for employment development where development is outside planned limits to development boundaries or it is small scale appropriate to a countryside location. However, the largest possibilities for employment opportunities in Desford Parish are, in effect, rehearsed in clause b of the same policy: namely in existing buildings or areas of previously developed land outside the planned limits to development. The Crowncrest / Poundstretcher being an obvious example. Perhaps clause b should be combined with clause a to give all the alternative appropriate locations for employment opportunities so that expanding employment opportunities at the company's site is not excluded by clause a.	Agreed. The policy will say '...fall within the boundary of planned settlement boundary for the village of Desford, 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 exceptional circumstances, or are sited in existing buildings or on areas of previously developed land'	Change to be made as indicated.
DPP Planning 34	Policy E2 New business and employment and Community Action T1, Page 55	It is inconceivable that this policy should ignore the existing combined Neovia and Caterpillar industrial complexes given their importance as centres of employment excellence and given the high levels of good quality employment provided by both companies. This is by reference to the fact that although the policy is directed at new business and employment uses / development, which are seen as potentially helpful, this only applies if they are within the settlement boundary, which itself is a nonsense as the planned settlement boundary ignores the Neovia/Caterpillar complex. This element of the neighbourhood plan requires a	We will strengthen the reference to these important local employers.	Change to be made as indicated.

		radical rethink and re-pitching to properly reflect these existing uses, including their importance, their need to adapt and expand and the potential offered by Neovia owned land for complementary and new developments and uses (covered through comments on Forward).		
Hinckley & Bosworth Borough Council 36	Policy E2 page 55	<p>Criteria a – change ‘limits to development’ to settlement boundary to be consistent with the rest of the document.</p> <p>Criteria a states “...or other forms of commercial/employment related development appropriate to a countryside location or there are exceptional circumstances.” This is very vague and is open to interpretation. Be specific, use evidence.</p> <p>Criteria d – “Not involve the loss of dwellings” – Why is this a requirement?</p> <p>Criteria e – this is too prescriptive and inflexible. For example, you could amend to involve potential mitigation measures.</p> <p>Criteria f – this is a matter for Highways during the planning application process. Again, refer to comments above regarding Leicestershire County Council and Highways (e.g. the Leicestershire County Council Design Guide, parking standards and Highways policies).</p>	<p>Agreed</p> <p>This relates to Planning Policy note 7 ‘sustainable development in rural areas’.</p> <p>To avoid residential units being converted to employment use and harming residential amenity.</p> <p>The concern is noted however this policy has passed examination elsewhere and is deemed to be appropriate.</p> <p>Agreed – the policy can be supported or otherwise by Highways at that time.</p>	<p>Change to be made as indicated.</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p>
Hinckley & Bosworth Borough Council 36	Policy E3 pages 56 and 57	Criteria a – “unacceptable traffic movements”. Again, this is a matter for Highways during the planning application process. Again, refer to comments above regarding Leicestershire County Council and Highways	These comments are noted but do not detract from the need for the policy to help shape home working in the	None

		<p>(e.g. the Leicestershire County Council Design Guide, parking standards and Highways policies).</p> <p>Criteria b – repetition regarding residents’ amenity again, consider a policy regarding amenity and design to address all types of development, see earlier comments.</p> <p>Criteria c – this part of the policy is straying into Permitted Development rights and should be worded carefully. Consider removing from policy and adding to supporting text.</p>	<p>Parish.</p> <p>The policy has been successfully applied elsewhere.</p>	
DPP Planning 34	Policy E3 Homeworking Page 56	Neovia questions whether this policy is justified or sustainable as many home working operations, particularly those that are office orientated, can be regarded as ancillary to residential use and as such do not require planning permission.	The policy would only apply if planning permission were required.	None
Landmark Planning Ltd Crown Crest/Poundstretcher PLC 17	Community Action T1	Crowncrest / Poundstretcher support the focus on encouraging apprenticeships and would welcome working with all the local organisations listed. They hope to expand the workforce at the site significantly in the new year as the company continues to grow.	Noted.	None
DPP Planning 34	Community Action T1 Page 56	Neovia would be happy to discuss the potential of the business to work with local people including in connection with apprenticeships and work experience opportunities.	Noted. The Parish Council is the body to liaise with in this regard.	None
Desford Striders Running Club 18	Community Action 1	Encourage establishment and installation of ‘fixed’ vehicle activated signs.	Noted	None
Hinckley & Bosworth Borough Council 36	Policy E4 page 58	This policy is too open and is effectively allowing development in the countryside. The policies in HBBC’s Site Allocations and Development Management Policies DPD are stronger. Amend to refer to the SADMP policies, and/or make locally specific.	We disagree and believe that the policy provides control over the nature of development in the countryside.	None
Hinckley & Bosworth	Policy E5 page 58	A duplication of Local Plan policy and National Policy. Either make locally specific or remove.	The policy provides a focus and as it is in general	None

Borough Council 36			conformity with the Local plan it should remain.	
Hinckley & Bosworth Borough Council 36	Policy E6 page 59	<p>This type of infrastructure is mostly covered by permitted development rights, and therefore can't be included in policy. Although you can amend to reflect a similar policy position, for example "...where applicable this infrastructure should be placed in the best possible location with the least impact on residents' amenity and landscape value" etc.</p> <p>You've talked about improved Broadband and internet connection in the supporting text above, but not included this in the policy. Do you want to include this in the policy?</p>	<p>We disagree – the policy supports improvements to coverage and should be retained.</p> <p>We will incorporate broadband into the policy</p>	<p>None</p> <p>Change to be made as indicated.</p>
Hinckley & Bosworth Borough Council 36	Page 60	<p>Monitoring and Review – I would suggest removing any dates and just refer to a review within 5 years/alongside Local Plan reviews, as at the moment we don't know when the plan will come into effect, or whether you will need to review the plan sooner than 5 years' time. In this instance it gives you flexibility to review the plan anytime within 5 years. Refer to the NPPF 2018 and Planning Practice Guidance on reviewing Neighbourhood Plans. This section needs to be clear and concise, especially with the government's increased pressure on the Housing Delivery Test and 5-year supply.</p>	<p>This concern is allowed for as the narrative says that the review will take place alongside the review of the Local Plan if within five years – so this point is already covered</p>	None
Pegasus Group 51	Monitoring & Review	<p>Davidsons support the need for the NDP to be regularly monitored by Desford Parish Council on at least an annual basis. Davidsons also support the proposals to formally review the NDP on a five-year cycle commencing in 2023 or to coincide with the review of the HBBC Local Plan if this cycle is different.</p> <p>It is however crucial that the NDP is in general conformity with the Local Plan, particularly to ensure that if there is a significant change in housing need across HBBC, the NDP contains some level of flexibility</p>	<p>Noted.</p> <p>Pegasus misunderstand the use of the term 'policy'.</p> <p>A policy is necessary for HBBC to determine planning applications.</p> <p>A policy is not necessary to commit the Qualifying</p>	None

		to ensure it can assist in meeting those needs. This is particularly important given that Desford is identified as one of the Key Rural Centres in the Borough. It is therefore considered appropriate for the NDP to include a specific policy that commits the NDP to being reviewed under the circumstance of significant changes particularly with regards to housing needs.	Body to review the Plan.													
Resident 21	Appendix D2	<ul style="list-style-type: none"> I think the map showing the actual sites should be added to help identify the sites. Is there an estimate of the potential number of units each site could provide based on the criteria of need outlined in the main document? 	Agreed	Change to be made as indicated.												
Hinckley & Bosworth Borough Council 36 Comments in red H. Nightingale	Appendix D2	<table border="1"> <thead> <tr> <th>Issue</th> <th>Green</th> <th>Amber</th> <th>Red</th> </tr> </thead> <tbody> <tr> <td>1. Site capacity</td> <td>Small capacity up to 15 dwellings alone or in conjunction with</td> <td>Medium capacity of between 16-49 dwellings</td> <td>Large capacity of more than 50 dwellings</td> </tr> </tbody> </table> <p>As previously stated, this shouldn't be an assessment criteria as it pre determines that more houses are a constraint and there is no evidence to suggest this. Larger sites offer wider public gain through contributions and are therefore more sustainable. Also, the red scoring as mentioned in the site selection criteria has been suggested as a point that needs significant mitigation. This is not necessarily the case.</p> <p>Instead just put this on the assessment for context.</p> <hr/> <table border="1"> <tbody> <tr> <td>3.2. Adjoining Uses</td> <td>Site wholly within residential area or village envelope</td> <td>Site adjoining village envelope or residential location</td> <td>Extending beyond village envelope outside boundary</td> </tr> </tbody> </table> <p>Perhaps reword and say extending 'beyond' the village envelope as that is more clear.</p>	Issue	Green	Amber	Red	1. Site capacity	Small capacity up to 15 dwellings alone or in conjunction with	Medium capacity of between 16-49 dwellings	Large capacity of more than 50 dwellings	3.2. Adjoining Uses	Site wholly within residential area or village envelope	Site adjoining village envelope or residential location	Extending beyond village envelope outside boundary	<p>These comments are noted.</p> <p>The process as followed has achieved successful examination outcomes each time it has been used and any amendment to the process at this stage would not be appropriate.</p>	None
Issue	Green	Amber	Red													
1. Site capacity	Small capacity up to 15 dwellings alone or in conjunction with	Medium capacity of between 16-49 dwellings	Large capacity of more than 50 dwellings													
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		<p><u>8.7.</u> Landscape Character Assessment and Visual Impact Assessment (VIA)</p>	<p>No harm to quality</p>	<p>Less than substantial harm to quality</p>	<p>Substantial harm to quality</p>										
<p>I would suggest including your definition of 'quality' when assessing sites in a footnote or appendix. Further to this I would also suggest explaining the tipping points between no harm, less than substantial and substantial harm to show full consideration of the issue.</p>															
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<p>How has an assessment been made as to what improvements will be made and under what circumstances can an access not be provided?</p>															
<hr/>															

		<p>16.15. Impact on existing vehicular traffic</p>	<p>Impact on village centre minimal</p>	<p>Medium scale impact on village centre</p>	<p>Major impact on village centre</p>		
<p>What are the trigger points between minimal, medium and major impact on village? Is it attributed to dwelling numbers?</p> <hr/>							
<p>22.21. Ancient monuments or archaeological remains</p>							
<p>No harm to an ancient monument or remains site</p>							
<p>Less than substantial harm to an ancient monument or remains site</p>							
<p>Substantial harm to an ancient monument or remains</p>							
<p>I would suggest explaining the tipping points between no harm, less than substantial and substantial harm to show full consideration of the issue.</p> <hr/>							
<p>23.22. Any existing public rights of ways/bridle paths</p>							
<p>No impact on public right of way</p>							
<p>Detriment to public right of way</p>							
<p>Re-routing required as would cause significant harm</p>							
<p>Unsure whether there is a measure of harm against PRoW when it is not uncommon for PRoW to go through housing developments.</p> <hr/>							
<p>24.23. Gas and/or oil pipelines & electricity transmission network (Not water/sewage)</p>							
<p>Site unaffected</p>							
<p>Re-siting may be necessary</p>							
<p>Re-siting may not be possible</p>							
<p>Usually when a site has a high pressured gas or oil pipeline going through it, it precludes development rather than 're-siting' development.</p>							
<p>So, the assessment criteria could state:</p>							
<p>-site unaffected</p>							
<p>-less than 50% of the site affected</p>							

		<p>-more than 50% affected</p> <hr/> <table border="1" data-bbox="569 191 1247 285"> <tr> <td data-bbox="569 191 831 285">25.24. Any noise issues</td> <td data-bbox="831 191 968 285">No noise issues</td> <td data-bbox="968 191 1104 285">Mitigation may be necessary</td> <td data-bbox="1104 191 1247 285">Noise issues will be an ongoing concern</td> </tr> </table> <p>Noises created from the development or from existing development? What kind of noises does this refer to?</p> <hr/> <table border="1" data-bbox="569 391 1247 518"> <tr> <td data-bbox="569 391 831 518">26.25. Any contamination issues</td> <td data-bbox="831 391 968 518">No contamination issues</td> <td data-bbox="968 391 1104 518">Minor mitigation required</td> <td data-bbox="1104 391 1247 518">Major mitigation required</td> </tr> </table> <p>What evidence is being used to make this assessment? Is this from HBBC SHELAA Assessments? Just make a point of stating where the information is coming from.</p> <hr/> <table border="1" data-bbox="569 675 1247 786"> <tr> <td data-bbox="569 675 831 786">28.27. Any drainage issues.</td> <td data-bbox="831 675 968 786">No drainage issues identified.</td> <td data-bbox="968 675 1104 786">Need for mitigation.</td> <td data-bbox="1104 675 1247 786">Drainage concerns.</td> </tr> </table> <p>Is this informed by a local or HBBC flood risk assessment?</p>	25.24. Any noise issues	No noise issues	Mitigation may be necessary	Noise issues will be an ongoing concern	26.25. Any contamination issues	No contamination issues	Minor mitigation required	Major mitigation required	28.27. Any drainage issues.	No drainage issues identified.	Need for mitigation.	Drainage concerns.		
25.24. Any noise issues	No noise issues	Mitigation may be necessary	Noise issues will be an ongoing concern													
26.25. Any contamination issues	No contamination issues	Minor mitigation required	Major mitigation required													
28.27. Any drainage issues.	No drainage issues identified.	Need for mitigation.	Drainage concerns.													
R.C.S. Cobley 48	Appendix D2 SHELAA AS196	<p>I have been studying the Desford Neighbourhood Plan and would like to draw your attention to my own property Snowdene Farm, Botcheston which can also be found on SHELAA as AS196. I first submitted my property to SHELAA in 2006 as a small site for 2 -3 houses down a narrow drive which is probably why in 2014 when you selected sites it was disregarded.</p> <p>In 2016 I renewed my application to SHELAA and with the benefit of more knowledge I contacted my neighbour about whether he wished his house to be included, following which I submitted about an acre of land plus the house which when demolished would give a 17-meter access to the public road.</p>	These comments are noted and will be taken into account.	Site assessment to be undertaken.												

		<p>I have viewed the “site selection criteria and site ranking scores” and this is how I would suggest AS196 would score.</p> <ol style="list-style-type: none"> 1. 1-13 dwellings GREEN 2. Use, Vacant upon my retirement GREEN 3. AMBER 4. GREEN 5. GREEN 6. GREEN 7. AMBER but a buyout is possible resulting in GREEN 8. GREEN replacing a string of dilapidated 1970’s buildings with housing would improve the village 9. RED 10. AMBER 11. GREEN 12. Desford Church AMBER 13. GREEN 14. AMBER 15. In a 30 limit between speed humps on a straight road GREEN 16. GREEN 17. AMBER 18. GREEN 19. RED 20. RED 21. GREEN 22. GREEN 23. GREEN 24. GREEN 25. GREEN 26. GREEN 27. GREEN 28. GREEN site gently slopes down to a stream and there is a main sewer beyond that. 		
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		<p>29. GREEN pub</p> <p>My score is 20 GREEN, 6 AMBER & 3 RED giving an overall score of 17 or 18 GREEN.</p> <p>Snowdene Farm is currently geared to the production and storage of hay and straw bales and as such having a farm in the middle of a residential village has not been a problem to my neighbours. However, I have been made aware that there is concern about what problems may arise in the future with new owners and that clearing of a brown field site and replacing with housing would be supported by some neighbours and members of the parish council.</p> <p>I therefore request that this site be included in the neighbourhood plan for housing development.</p> <p>Please feel free to contact me using the above details if you wish to discuss further.</p>		
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Strategic Housing Land Availability Assessment Proforma			
General Site Information			
Parish	Desford, Botcheston		
As Ref	196		
Related/Previous Site References		Grid Reference	X 448189
			Y 304878
Site Description	Land at Snowdene Farm Main Street Botcheston	Site size	0.51ha
Current Site Uses	Small Holding	Adjacent Site Uses	Agricultural Residential
Land Type	Brownfield		
Site Location	Adjacent to settlement boundary		
Character of surroundings	Urban/Rural fringe		
Accessibility			
Distance to Bus Stop from centre of site	Within 400m	Distance to Bus Stop from site access	Within 400m
Distance to Primary School from centre of site	Over 800m	Distance to Primary School from site access	Within 400m
Distance to Local Centre from centre of site	Over 800m	Distance to Local Centre from site access	Over 800m
Distance to Post Office from centre of site	Over 800m	Distance to Post Office from site access	Over 800m
Distance to Health Centre from centre of site	Over 1000m	Distance to Health Centre from site access	Over 1000m
Distance to Secondary School from centre of site	Over 1500m	Distance to Secondary School from site access	Over 1500m
Distance to open space from centre of site	Within 400m	Distance to open space from site access	Within 400m
Additional Accessibility information			
Constraints			
Identified Red constraint	Mitigatable	Comments	
Land & Soil Constraints	Previous uses dictates ground investigation for land and soil quality would be advisable.		
Environmental	Mature trees currently on site. Site identified as having uncertain but potentially significant archaeological potential. Appropriate consideration and pre-application investigation of the site may be required.		
Topographical	None known		
Planning Policy	<ul style="list-style-type: none"> Core Strategy 2009 Site Allocations and Development Management Policies DPD 2016 Other relevant local plan policies may apply Any relevant supporting evidence base studies 		
Accessibility	Vehicular access via a narrow track off Main Street. Numerous sheds and barns currently on site. Expression of interest stated that access would be provided via demolition of dwelling (Snowdene Farm) or through site LPR66.		

Availability/ Achievability	
Market Interest	Medium
Timeframe for development	6-10 years: 2023-2027
Estimated number of dwellings	13
Estimated Density	30 dph
Estimated Build Rate	40 pa
Suitable	No
Available	Yes
Achievable	No
Excluded from consideration	No
Comment	
Overall assessment	Non-Developable
Additional information	LPR56 has been determined as non-developable, and therefore safe and suitable access must be provided via demolition of Snowdene Farm, which cannot be classed as suitable at this time.

Availability/ Achievability for Economic Uses (B1, B2, B8)			
	Office (B1)	Industrial (B2)	Warehousing (B8)
Market Interest	Low	Low	Low
Estimated gross internal floorspace	1530 m ²	2142 m ²	2550 m ²
Estimated Density	3000 m ²	4200 m ²	5000 m ²
Suitable	No	No	No
Available	No	No	No
Achievable	No	No	No
Excluded from consideration	No	No	No
Comment			
Overall assessment	Non-developable	Non-developable	Non-developable
Additional information			

<p>Hinckley & Bosworth Borough Council 36 Comments in red H. Nightingale</p>	<p>Appendix D3</p>	<p align="center"><u>Sustainable Site Assessment (SSA)</u> <u>Methodology matrix – Desford</u></p> <p align="center"><u>Site Assessment (SA) Methodology –</u> <u>Desford</u></p> <p align="center">Suggest inserting methodology here rather than at the beginning of every site</p>	<p>Thank you for these comments which will be considered on review.</p>	<p>None</p>

		<p style="text-align: center;">assessment as inserted below.</p> <p>1. Introduction</p> <p><i>This Site Assessment (SA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SA is a community led process and does not contain detailed professional site investigations and the SA should be read and understood in this context.</i></p> <p>As mentioned in the most recent meeting (04.01.19) this is not an assessment of sustainability but an assessment of suitability against a matrix formulated by those of the NDP. Therefore, I would advise not relying so heavily on the term 'sustainable'.</p> <p><i>Through undertaking the SA the Neighbourhood Plan Steering Group will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional detail during the SA.</i></p> <p>Word missing after available – information?</p> <p>Locally important factors have been considered and it is recommended that the wider community comment on the SA's to help develop a ranking of suitability. The SA's are only a part of any potential development site</p>		
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		<p>selection, it is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task . If this is the case it would be helpful to evidence in an appendix, which developers were supportive of the methodology.</p> <p>2. Site Selection Criteria <i>A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty eight indicators are considered and the site with the highest green rating score is the one which is most sustainable.</i> There are 29 as drafted.</p>		
Resident 45	Appendix D3 Page 8 & 9	<p>The Neovia expansion plan includes a roundabout which would only be a few yards from the proposed access road to this site so with the suggested 960 x 2-way movement of cars per day it is doubtful if a safe access could be provided.</p> <p>The distance to Manor Road is nearer to 750m</p> <p>The distance to the designated village centre would be about the same as above (not mm!)</p> <p>The distance to the GP/Health centre would be more like 950m but this is irrelevant as the NHS recommend using the GP surgery at Ratby which would be a problem with people having to use public transport. (Consultation report by Kay Bestall – West Leics CCG Dec 2018 – 18/01252/out)</p> <p>The distance to the Primary School would be about 890m</p> <p>Most of these figures have been taken from the</p>	This has not been considered as it is not a part of the SHELAA process. It will be assessed in the future as necessary.	None

		<p>Glenalmond application and I am guessing that they have been calculated from the exit onto Peckelton Lane but obviously anyone living towards the back of the estate would need to walk further and as Peckleton Lane is quite steep it would be an easy or quick journey for shopping etc.</p> <p>The unlit fairly long public footpath along this site could prove a security issue and is certainly a health issue considering the amount of dog excrement which was along this path when I walked it a couple of days ago.</p> <p>Neovia have less than a year in which to commence work under the current planning application. Obviously, this would incur noise although restrictions on times for building are in place. There is also a restriction limiting movements of HGV's to and from the building to 12 per hour between the hours of 23.00 to 07.00 and 20 per hour between 7.00 and 23.00. However, this could be quite noisy for residents just across the road.</p> <p>There should be a least 4 red scores (as opposed to amber) if the above distances were applied.</p> <p>Although the distance from the end of Forest Rise might be about 400m anyone living in the furthest corner at the top of the field would have to walk almost double this distance to the village etc.</p>		
Pegasus Group 51	Appendix D3 & D4 Land off Kirkby Road, Ashfield Farm – Site AS210 & AS211	<p>Methodology Land off Kirkby Road, Ashfield Farm – Site AS210 & AS211</p> <p>Davidsons are currently promoting this site for residential development (SHLAA Refs AS210 and 211). The site has been promoted through representations and call for sites as part of the early stages of the HBBC Local Plan Review. The site has capacity to</p>	<p>These comments are noted.</p> <p>The SSA process was applied consistently across the various sites and scoring sites in isolation such as this is misleading</p>	None

		<p>accommodate approximately 120 dwellings. Chapter 10 of these representations provide more information on the site and Davidsons proposals.</p> <p>Firstly, Appendix D4 of the NDP, the map of sites in the Parish assessed by the SSA, misrepresents this site. The site promoted by Davidsons is assessed as 'Desford 6a' in the SSA (Appendix D3 of the NDP) which covers SHLAA Ref's As210 and As211. The map contained in Appendix D4 only shows As210 and should be amended to show As210 and As211 as one site in line with what is being promoted by Davidsons.</p> <p>The NDP SSA scores this site -3 (red). However, Davidsons has significant concerns with regards to the scoring of the criteria in relation to this site. Davidsons response to some of the SSA scoring is set out below.</p> <p>Site capacity The SSA sets out a site capacity of approximately 117 units (based on three bed houses). However, as shown on the Illustrative Masterplan for the site (Appendix 2) promoted by Davidsons, the site can comfortably accommodate a capacity of 120 units based on a mix of house sizes and tenures in line with HBBC requirements. This should be amended accordingly in the SSA and rescored green. Notwithstanding this, in line with our comments above, we consider that this criterion should be deleted (however for the purposes of the comparison in the SSA all sites, unless for reasons set out in paragraph 5.5, should be scored green with regards to this criterion).</p> <p>Current use Development of this site would result in the loss of one arable field, not two as the SSA sets out. The loss of this field does not require relocation of this arable use. It is</p>	and not independent.	
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		<p>not considered appropriate to score this, or any site, amber for this reason. If the development site did result in the entire loss of an employment site or viable business premises, then this would constitute a more negative score. This site should be rescored green on this basis.</p> <p>Adjoining uses Whilst it is agreed that the site would score amber according to the SSA Framework, it is important to be clear that the site is surrounded on two sides by the settlement boundary (once amended – as set out in Section 4) with built development, notably along the sites northern boundary which is now defined by a hard built up edge due to the new Bellway development. Contrary to the description in the SSA, the site does not adjoin arable fields along its western boundary, rather the western boundary is defined by a strip of land with extensive tree and vegetation cover. This clearly separates and contains the site from the wider arable fields and countryside to the west. Kirkby Road defines the whole of the southern boundary of the site which has mature hedgerows extending along both sides of the road.</p> <p>Greenfield or Previously Developed Land The SSA identifies this site as being wholly greenfield and scores the site red. This is not a true representation of the site as whilst the majority of the site is greenfield, there is an existing dwelling on the site which would be demolished as part of any development proposals. It is considered that this part of the site therefore constitutes previously developed land. On this basis the site should be scored amber.</p> <p>Site availability – Single ownership or multiple ownership</p>		
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		<p>The SSA scores this criterion incorrectly. The site is available in single ownership and is under the control of a single developer (Davidsons). It should therefore be rescored as green in the SSA.</p> <p>Landscape Quality – Overview Visual Impact Assessment</p> <p>There is no evidence that development on this site would cause substantial harm in landscape and visual terms. There was a previous planning application on this site back in 2014 (14/01166/OUT). In the Officer’s report to committee for this previous application, whilst considering that there would be a degree of landscape harm from dwellings on this site, Officers did not consider this to be substantial. The Landscape and Visual Impact Assessment (LVIA) that supported the previous application identified that there are some long-distance views of the site, however these can be mitigated.</p> <p>The SSA assertion that the site feels ‘very rural’ in character is misrepresentative. The Bellway development to the north has significantly altered the setting of this site, it does not feel ‘very rural’, rather Davidsons consider it more accurate to describe the site as being more suburban in character as it is surrounded on two sides by built development. Furthermore, since the last LVIA was produced covering this site, it is questionable whether there remains long open distance vistas onto the site, mainly due to the changing context from the Bellway development and growth of existing hedgerows and trees to the south and west. Further work should be undertaken to understand this but given the lack of evidence the SSA’s scoring is currently unjustified. Davidsons consider that in light of above the site should be rescored amber in the SSA.</p>		
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		<p>Important Trees, Woodlands & Hedgerows</p> <p>As shown on the Illustrative Masterplan prepared by Davidsons (Appendix 2), a development of approximately 120 dwellings could come forward on this site without removing existing hedgerows and trees. Only a small section of hedgerow would need to be removed along the Kirkby Road to accommodate a new access road. Furthermore, the Illustrative Masterplan proposes to reinstate the historic hedgerows on the site which is a significant benefit. Whilst the site is scored amber on this basis, the impact of such development is clearly minor.</p> <p>Relationship with existing pattern of built development</p> <p>It is agreed that the site is adjacent to the settlement boundary and the Bellway scheme to the north. The site would be a logical extension to the settlement given it is contained on two sides by existing built development. Residential development on this site would logically and sensitively 'round-off' this edge of the settlement (as shown on the Illustrative Masterplan – Appendix 2), improving the current urban hard edge created by the Bellway scheme.</p> <p>In terms of being visible from a range of sources, development on this site would only be visible from existing residential properties on Kirkby Road, Cambridge Drive and the Bellway development. It is normal for mitigation, in terms of planting and boundary treatment, to be provided as part of the design for any residential developments and as such it is not clear why if appropriate mitigation can be provided, a site should be scored down on this basis. Furthermore, in the Officer's report to committee for the previous application, Officers considered that residential development on this site would not have a</p>		
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		<p>significant detrimental impact upon residential amenity. Officers acknowledged that detailed design and layout of dwellings would need to be carefully considered to ensure the proposed dwellings would not directly overlook or impact upon the amenity of neighbouring dwellings.</p> <p>Davidsons therefore consider that this site should be rescored as green in relation to this criterion.</p> <p>Local Wildlife Considerations The SSA considers that there are nesting birds, badgers and small mammals, including BAP 2012 species present on this site. These assumptions appear to have been made without any evidence. Davidsons has recently commissioned an ecologist to undertake a Preliminary Ecological Appraisal of this site. This survey was undertaken recently in October 2018.</p> <p>The findings of the Preliminary Ecological Appraisal notes that there were no setts or badger activity on this site. There are existing habitats for nesting birds and foraging mammals on this site, which is the case for any greenfield site. However, it is considered that these habitats, notably the existing hedgerows would be retained as much as possible and there are opportunities for biodiversity enhancements through any development proposals, such as the incorporation of new native species, or those with a known benefit to wildlife such as new tree and hedgerow planting. The Preliminary Survey did not identify any BAP 2012 species present on the site. The SSA score of red is therefore considered to be unfounded and in light of the findings of the Preliminary Survey the site should be rescored amber at least.</p> <p>Safe pedestrian access to and from the site</p>		
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		<p>There is an adopted footpath which extends along Kirkby Road and meets the boundary of the site adjacent to the existing residential development. The Illustrative Masterplan (Appendix 2) shows that this footpath can easily be extended into the site as part of any new development. Such proposals do not require significant improvements to the existing footway, it is simply an extension into the site. The site should therefore be rescored green in relation to this criterion as safe pedestrian access can easily be provided via the existing footway adjacent to the site.</p> <p>Impact on existing vehicular traffic</p> <p>The SSA considers that there would be a very large-scale negative impact from this large number of units in this very sensitive highway location, considering that all traffic would have to cross through the settlement which is already severely congested at peak times.</p> <p>Davidsons do not agree with this assessment. The traffic impacts from the previous proposals for 120 dwellings had been considered as part of the 2014 planning application. A Stage 1 Road Safety Audit was conducted in October 2014 which included an extensive assessment of the various road junctions in the village. Leicestershire County Council had no objection subject to conditions and the Planning Officer, in their report to committee, considered that whilst there would be an impact upon traffic and queuing at peak times at main junctions, on balance with the mitigation proposed the scheme would be in accordance with Saved Policy T5 of the Local Plan.</p> <p>There is no evidence to suggest that there would be a very large-scale negative highway impact from this number of units in this location. Traffic generated by the new development would not necessarily need to</p>		
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		<p>travel through the village centre. There are suitable alternative and more direct routes out of the village from the site avoiding the village centre if travelling to the south, west and north. On this basis Davidsons do not agree with the score of red in the SSA and therefore consider it should be rescored amber. Although there would be an impact upon traffic and queueing at peak times at main junctions, on balance with the mitigation proposed, the Highway Authority raised no objection in relation to the previous application and Officer's considered the scheme to be in accordance with the Local Plan.</p> <p>Safe vehicular access to and from the site Whilst the majority of Kirkby Road running adjacent to the site is single track, the carriageway within the existing settlement is 5.5m wide which extends up to the boundary of the site. As part of the previous 2014 application it was agreed between the applicant and Highway Authority to widen Kirkby Road in this location and change the priority of the road in favour of the development. The Highway Authority did not have any objection to this new access arrangement. The Illustrative Masterplan contained at Appendix 2 shows this new access arrangement. Visibility splays can be achieved, and safety standards can be met. Appropriate access can therefore be easily provided without needing significant improvements to Kirkby Road resulting in significant traffic disruption. On this basis the site should be rescored green in relation to this criterion.</p> <p>Safe Access to Public Transport The SSA considers that the nearest bus stop is approximately a 575m walk. Davidsons do not agree with this assessment. The assessment undertaken by HBBC as part of their draft Strategic Housing and</p>		
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		<p>Employment Land Availability Assessment (SHELAA) identifies that the site is within 400m of a bus stop (from centre of the site and site access). Furthermore, the Illustrative Masterplan shows how a pedestrian link to the north could be provided linking to the Bellway development which would provide a more direct and shorter link to the bus stops located on Manor Road.</p> <p>The scoring thresholds in this assessment appear arbitrary and should be amended accordingly to align with the guidance contained within Manual for Streets and the assessment contained within the HBBC SHELAA.</p> <p>On this basis Davidsons consider that the site should be rescored amber.</p> <p>Distance to designated village centre The site is located within 800m from the centre of the village (as set out by HBBC in their draft SHELAA). The site is therefore within the recommended 800m walking distance (as per Manual for Streets) and as such should not be scored red. The site should be rescored amber for this criterion.</p> <p>Distance to GP/Health Centre The scoring thresholds in this assessment appear arbitrary and should be amended accordingly to align with the guidance contained within Manual for Streets and the assessment contained within the HBBC SHELAA.</p> <p>Distance to Primary School The scoring thresholds in this assessment appear arbitrary and should be amended accordingly to align with the guidance contained within Manual for Streets and the assessment contained within the HBBC SHELAA.</p> <p>This site is in very close proximity to Desford</p>		
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		<p>Community Primary School, this is a significant benefit for development on this site as it is by far the closest to the primary school. However, despite this, the SSA still scores the site an amber. The entrance of Desford Community Primary School is approximately 160m from the edge of the site along Kirkby Road, this falls within the green category in the SSA. However, notwithstanding this, as the SSA distance thresholds appear to be fabricated without any evidence or reference to guidance, even if parts of the site were over 250m from the primary school, they are still very much within an easy and acceptable walking distance to it, far more so than other parts of the village, and therefore should be scored positively (green) in this regard.</p> <p>The scoring of the site against this criterion is a clear example of the failings of the arbitrary distances that are set out in the SSA for a number of criteria. Davidsons therefore consider the upmost importance that any distances are aligned to the guidance as set out in the Manual for Streets and HBBC SHELAA.</p> <p>Current existing informal/formal recreational opportunities on site</p> <p>The SSA does not identify any informal/formal recreational opportunities on the site, yet still scores the site amber. This is also inconsistent with the scores for other sites, where they have also been assessed as not having any recreational opportunities yet score green (e.g. Barns Way). In line with the SSA scoring framework, the scoring for Kirkby Road is incorrect and the site should be rescored green.</p> <p>Contamination Issues</p> <p>The SSA references the findings of the HBBC SHELAA which identifies that there may be historical ground</p>		
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		<p>contamination adjacent to the site and recommends further mitigation. There is currently no evidence of contamination within the site boundaries. As part of the previous 2014 application a Phase 1 Ground Investigation Report was submitted which considered that the risk of ground contamination on the site to be low. On this basis the site should be rescored green as there are no known contamination issues.</p> <p>Drainage Issues</p> <p>The SSA states that there is a small amount of pooling found on the site and therefore requires mitigation but is readily achievable. This assertion is not based on any technical or specialist evidence. A Flood Risk Assessment (FRA) and Drainage Strategy was prepared as part of the previous 2014 application. The FRA confirmed that soakaways and infiltration drainage would be considered as the primary means of discharge of surface water. This was considered by the Environment Agency, Severn Trent Water and Leicestershire County Council. No objections were raised to the proposed development subject to conditions relating to surface water. Officers considered that the proposed development would not lead to flood risk and would be in accordance with the requirements of the NPPF. Furthermore, it was not considered that the proposed development would lead to harm to the quality of groundwater from surface or foul water. The site is annually used for growing maize which can leave to compaction on the bare and exposed soil once cropped. When the site is fallow and uncultivated it could therefore lead to some short-term small-scale pooling, however this is not representative of a site wide drainage problem. On this basis the SSAs scoring of amber on the basis of the presence of some pooling is unsubstantiated and given the technical work done previously on this site it is clear that the site does not</p>		
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		<p>have any drainage issues and should be rescored green accordingly.</p> <p>Distance to the nearest employment site As per our comments on other distance-based criteria, the scoring thresholds in this assessment are arbitrary and should be amended accordingly to align with the guidance contained within Manual for Streets and the assessment contained within the HBBC SHELAA.</p> <p>There is an inconsistency here as an education facility, Bosworth Academy is identified as an employment site, however the SSA neglects to reference another education facility, Desford Community Primary School, as an employment site. As mentioned, Desford Community Primary School is within close proximity to the site and therefore is very accessible by walking. Davidsons consider that this criterion should be rescored to green.</p> <p>Conclusions on the SSA In light of the comments made by Davidsons to each of the criteria set out above, it is considered that the scoring for Land off Kirkby Road, Ashfield Farm – Site AS210 & AS211 in the SSA is based on factual inaccuracies and without any evidence. The table below sets out how Davidsons consider the site would score when correctly assessed against the criteria in the SSA:</p>		
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		<table border="1"> <thead> <tr> <th>Criteria</th> <th>Current SSA Score</th> <th>Amended SSA Score</th> </tr> </thead> <tbody> <tr><td>Site Capacity</td><td>Red</td><td>Green</td></tr> <tr><td>Current Use</td><td>Amber</td><td>Green</td></tr> <tr><td>Adjoining Uses</td><td>Amber</td><td>Green</td></tr> <tr><td>Topography</td><td>Green</td><td>Green</td></tr> <tr><td>Greenfield or PDL</td><td>Red</td><td>Amber</td></tr> <tr><td>Agricultural Land</td><td>Red</td><td>Red</td></tr> <tr><td>Site Availability</td><td>Amber</td><td>Green</td></tr> <tr><td>Landscape Quality</td><td>Red</td><td>Amber</td></tr> <tr><td>Trees, Woodlands and Hedgerows</td><td>Amber</td><td>Amber</td></tr> <tr><td>Relationship with existing pattern of built development</td><td>Amber</td><td>Green</td></tr> <tr><td>Local Wildlife</td><td>Red</td><td>Amber</td></tr> <tr><td>Listed Buildings or important built assets</td><td>Green</td><td>Green</td></tr> <tr><td>Impact on Conservation Area</td><td>Green</td><td>Green</td></tr> <tr><td>Safe Pedestrian Access</td><td>Amber</td><td>Green</td></tr> <tr><td>Impact on existing traffic</td><td>Red</td><td>Amber</td></tr> <tr><td>Safe Vehicular Access</td><td>Amber</td><td>Green</td></tr> <tr><td>Safe access to Public Transport</td><td>Red</td><td>Amber</td></tr> <tr><td>Distance to designated village centre</td><td>Red</td><td>Amber</td></tr> <tr><td>Distance to GP/health centre</td><td>Red</td><td>Red</td></tr> <tr><td>Distance to Primary School</td><td>Amber</td><td>Green</td></tr> <tr><td>Current existing informal/formal recreational opportunities</td><td>Amber</td><td>Green</td></tr> <tr><td>Ancient monuments or archaeological remains</td><td>Green</td><td>Green</td></tr> <tr><td>Existing Public Rights of Way</td><td>Green</td><td>Green</td></tr> <tr><td>Gas and/or oil pipelines & electricity transmission network</td><td>Amber</td><td>Amber</td></tr> <tr><td>Noise</td><td>Green</td><td>Green</td></tr> <tr><td>Contamination</td><td>Amber</td><td>Green</td></tr> <tr><td>Flooding</td><td>Green</td><td>Green</td></tr> <tr><td>Drainage</td><td>Amber</td><td>Green</td></tr> <tr><td>Distance to nearest employment site</td><td>Red</td><td>Green</td></tr> <tr><td>TOTAL</td><td>-3</td><td>+16</td></tr> </tbody> </table>	Criteria	Current SSA Score	Amended SSA Score	Site Capacity	Red	Green	Current Use	Amber	Green	Adjoining Uses	Amber	Green	Topography	Green	Green	Greenfield or PDL	Red	Amber	Agricultural Land	Red	Red	Site Availability	Amber	Green	Landscape Quality	Red	Amber	Trees, Woodlands and Hedgerows	Amber	Amber	Relationship with existing pattern of built development	Amber	Green	Local Wildlife	Red	Amber	Listed Buildings or important built assets	Green	Green	Impact on Conservation Area	Green	Green	Safe Pedestrian Access	Amber	Green	Impact on existing traffic	Red	Amber	Safe Vehicular Access	Amber	Green	Safe access to Public Transport	Red	Amber	Distance to designated village centre	Red	Amber	Distance to GP/health centre	Red	Red	Distance to Primary School	Amber	Green	Current existing informal/formal recreational opportunities	Amber	Green	Ancient monuments or archaeological remains	Green	Green	Existing Public Rights of Way	Green	Green	Gas and/or oil pipelines & electricity transmission network	Amber	Amber	Noise	Green	Green	Contamination	Amber	Green	Flooding	Green	Green	Drainage	Amber	Green	Distance to nearest employment site	Red	Green	TOTAL	-3	+16		
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Pegasus Group 51	LAND OFF KIRKBY ROAD (ASHFIELD FARM), DESFORD – SITE REF AS210 AND 211 Site Proposals	<p>Land at Kirkby Road (Ashfield Farm), Desford, is located to the south west of Desford village, north of Kirkby Road and covers an area of circa 5.4ha. It comprises Ashfield Farm made up of a single property, barn and one agricultural field. The site’s north-eastern boundary lies adjacent to the settlement boundary of Desford with residential development off Cambridge Drive. Beyond the north western boundary is the recent Bellway Homes development known as “The Paddocks” at Lockymead Drive which is currently under construction.</p> <p>To the west lies the open countryside made up of agricultural fields, however directly adjacent to the western boundary is a strip of land covered with densely planted vegetation. Kirkby Road forms the southern boundary of the site, beyond which lies the</p>	Noted	None																																																																																													

		<p>open countryside in agricultural use. Across Kirkby Road directly to the east of the site is an area of public open space, which includes a football pitch, children’s play area and small car park. All boundaries of the site are defined by hedgerows, with the western boundary of the site including several mature trees (see the appended Site Location Plan - Appendix 1).</p> <p>The site has capacity to accommodate approximately 120 dwellings. Given the site’s size, there is the flexibility to allow for a mix of housing types and tenures, as well as allowing for the provision of on-site open space.</p> <p>Social Infrastructure and Accessibility</p> <p>The site is well located to the centre of the village and is within close proximity to the local services and facilities. Desford Community Primary School is located approximately 160metres from the site along Kirkby Road. There is a children’s play area and a playing pitch opposite the site on Kirkby Road. The Co-operative food store is about a 10-minute walk (0.6km) along Kirkby Road. Adjacent to the food store is a pharmacy and hair and beauty salon. At the roundabout with High Street, Manor Road, Main Street and B582 there is a public house, library and café. At St Martin’s Drive, approximately 0.4km to the north of the site (8-minute walk) is a bank (with ATM) and a couple of hot food takeaways. A children’s nurse is located on Peckleton Lane approximately 0.8km to the east. Approximately 1km to the north is Desford Medical Centre on Main Street. The Bosworth Academy is also located on the eastern edge of Desford approximately 1.3km from the site (15-minute walk). All of these services are within accepted walking distances.</p> <p>The nearest bus stops are currently located on Manor</p>		
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		<p>Road. These stops are served by a bus service running every 30 minutes Monday to Saturday providing services directly to Leicester.</p> <p>Suitability The site is located outside of the settlement boundary of Desford. The existing settlement boundary adjoins the eastern boundary of the site defined by the rear of the back gardens of the residential properties along Cambridge Drive. Given the recent planning consents directly to the north of the site, the site will therefore be enclosed by residential development on both its north-eastern and north-western boundaries. It is clear that development of this site would make a logical extension to the village along Kirkby Road. The site's western boundary is well defined by a belt of mature vegetation and the southern boundary defined by Kirkby Road.</p> <p>The site is located within the open countryside but adjacent to the settlement boundary of Desford. However, there are no statutory designations covering the site. Any localised ecological considerations could provide a green infrastructure framework that would contribute towards achieving environmental sustainability, whilst at the same time working within the natural features of the site. The Illustrative Masterplan (Appendix 2) proposes to reinstate the historic hedgerows that used to extend across this site.</p> <p>The site is located entirely within Flood Zone 1, the area at least risk from flooding. Any development proposal would seek to utilise Sustainable Drainage Systems (SuDS) in developing the most appropriate strategy for drainage of the site. The Proposed Illustrative Masterplan shows how SuDS could be accommodated in any layout.</p>		
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		<p>The site is bound by existing landscape features, namely hedgerows and mature trees. It is considered that development of the site would be well contained from the wider open countryside with residential development located directly to the north-west and north-east.</p> <p>The site is not within or adjacent to the Desford conservation area. There are no listed buildings or structures on or within the immediate vicinity of the site.</p> <p>With regards to access the proposed development would be accessed from Kirkby Road via a new priority junction in favour of the road serving the development. This would be designed to accommodate visibility splays for surveyed vehicles speeds. It will also be possible to widen Kirkby Road to accommodate the level of traffic that would be generated from 120 dwellings. The level of traffic generated by a development of this scale will not materially impact upon the operation of the local highway network. There is also the opportunity to provide traffic calming measures along Kirkby Road as part of the development, which Davidsons are currently exploring. Pedestrians would be able to access the site along Kirkby Road via a new footway with the potential for a link to the Bellway scheme to the north at Lockeymead Drive. The pedestrian linkages offer the opportunity for residents to walk to Desford village centre and the variety of facilities that it offers within a reasonable walking distance from the site.</p> <p>It is considered that there are no infrastructure constraints or requirements to bring forward this site for residential development. The village is well served</p>		
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		<p>by all utilities and broadband.</p> <p>There are no known ground contamination issues on this site.</p> <p>If the site were to come forward for residential development this would not impact upon the amenity of neighbouring properties. The predominant land use around the site is residential and agricultural. There are no other uses in the immediate vicinity that may be compromised if residential were to come forward on this site.</p> <p>Achievability The site is capable of coming forward for residential development in the next five years. The site is within single ownership and is being promoted by Davidsons Developments Ltd. Residential development on this site is viable and therefore the site is considered achievable.</p> <p>Availability The site is within single ownership and is being promoted by Davidsons Developments Ltd. There are no ownership issues that would prevent development coming forward on this site.</p> <p>Economic Benefits In terms of economic sustainability, jobs would be created during the construction phase of the development (including indirect employment through the construction supply chain). The new residents of the development would also serve to support the existing local facilities and services within the village, through additional household spend.</p> <p>Proposed Illustrative Masterplan Davidsons has prepared a Proposed Illustrative</p>		
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		<p>Masterplan included at Appendix 2 to demonstrate how the site might come forward for residential development.</p> <p>The Proposed Illustrative Masterplan shows the possible developable area on the edge of Desford to allow for approximately 120 dwellings to be accommodated with 40% affordable provision (48 units). The layout shows how a mix of housing types and tenures could be accommodated on site.</p> <p>The site would be accessed via Kirkby Road with a new priority junction in favour of the proposed development. Potential pedestrian links could be provided to the north connecting to the adjacent new residential developments.</p> <p>The Proposed Illustrative Masterplan shows that a new area of on-site public open space could be provided with the potential to incorporate a new children’s play area. This proposed area of on-site open space would complement the wider network of open space being delivered by the new residential developments to the north.</p> <p>Planning History The site was subject to an outline planning application in 2014 for up to 120 dwellings (14/01166/OUT). The application was refused due to HBBC considering there was a conflict with the spatial distribution of growth as identified in the Core Strategy and the impact upon the rural character and setting of the village. It is now considered that with regards to the emerging Local Plan, there is a need to identify land for new homes up to 2036. In addition, the Proposed Illustrative Masterplan submitted with these representations shows how the development proposals have moved on</p>		
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		<p>from what was previously proposed in the 2014 application. Notably the rural character and setting on this side of the village has subsequently changed due to the new Bellway development to the north of this site. It has been set out in this section and through the Proposed Illustrative Masterplan that this is a suitable and sustainable site, development of which would not adversely impact upon the rural character and setting of the village.</p>		
Pegasus Group 51	<p>Appendix D3 & D4</p> <p>Land off Barns Way – Site Ref AS203</p>	<p>Land off Barns Way – Site Ref AS203</p> <p>The Barns Way extension site is identified in the SSA as the best scoring site (+12) and as such is proposed as a residential allocation in the NDP for around 70 units. Davidsons has several concerns with regards to how this site has been assessed on a number of the SSA criteria. These are set out below.</p> <p>Landscape Quality – Overview Visual Impact Assessment</p> <p>The SSA currently scores this site an amber on this criterion. It is correct in stating that open long-distance vistas are found to three boundaries of the area and that the site feels very rural in character and is of a high quality. The site is clearly visible from long distance views due to the elevated position and lack of containment and any development would be very visual from the surrounding countryside. Whilst the site currently scores amber in the SSA further landscape and visual work should be undertaken to ascertain whether there would be substantial harm to the quality of the area, which Davidsons consider is likely.</p> <p>Important Trees, Woodlands & Hedgerows</p> <p>The SSA identifies that there is a copse of mature trees along the northern boundary, with one of the boundaries being surrounded by hedgerow, trees are found intermittently around the edges of the site. The</p>	<p>Noted</p> <p>It is not intended to reopen the assessment process as each site has been assessed independently.</p>	None

		<p>SSA recognises that all of these features will require protection in a sensitive design solution. On this basis it is not clear or consistent with the scoring of other sites as to why this site is therefore scored green. In light of the assessment the site should be scored amber as mitigation measures would clearly be required.</p> <p>Relationship with existing pattern of built development The site is adjacent to the settlement boundary only on its western edge. The site is visible from a range of sources, as noted in the SSA (having long open distance vistas). There is therefore no evidence that this site should be scored green in the SSA and on the basis the SSA states that planting would be required to mitigate visibility the site should be rescored amber accordingly.</p> <p>Local Wildlife considerations The site is noted by the SSA as having nesting birds and small mammals. This scoring is inconsistent with the scoring for Kirkby Road. As per the assessment for Kirkby Road, if there is small mammals and nesting birds present on the site then there will be a need for some habitat mitigation. On this basis a score of green (no impact on wildlife) is incorrect and the site should be rescored amber accordingly. Alternatively given that it is common across all greenfield sites to have small mammals and nesting birds present, only sites which have protected species present should be scored down to amber and red. If so both Barns Way and the Kirkby Road site would score green in this regard.</p> <p>Safe pedestrian access to the site There is currently no safe pedestrian access to this site and the SSA notes that it is potentially difficult to access the site in a safe location due to the main road. The SSA states that this should be possible with significant</p>		
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		<p>improvement. It is not clear whether any technical highway work has been undertaken on this site to ascertain whether a safe access can actually be achieved. Whilst this site currently scores amber there is uncertainty on this matter until detailed work has been undertaken, which puts a clear question mark over the deliverability and sustainability of the site.</p> <p>Impact on existing vehicular traffic The SSA considers that there would be a medium scale negative impact from this number of units in this sensitive highway location. No technical evidence appears to have been provided by the NDP Working Group backing up this assertion.</p> <p>This is unlike the Kirkby Road site where technical highway assessment work has been undertaken with no objection from the Highway Authority. The presence of such evidence demonstrates the deliverability of the Kirkby Road site.</p> <p>Safe vehicular access to and from the site The SSA notes that there is no existing provision in place with a farm track in close proximity to the existing roundabout and no visibility splays present. The SSA goes on to add that it may be problematic to build new highway access arrangements to meet safety standards but is probably viable, possibly with a roundabout being constructed subject to highways authority approval.</p> <p>In light of the assessment in the SSA there is no certainty as to whether a safe highway access can actually be achieved for development on this site. The SSA makes claims that a new highway access arrangement would be 'probably viable' with a roundabout, with no evidence or technical work that appears to have been undertaken to back this up or any</p>		
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		<p>evidence of discussions with the local highway's authority regarding such an arrangement.</p> <p>It is crucial that when allocating sites in the NDP all the necessary technical work has been undertaken to ensure that the allocation is viable and can be delivered. In the absence of any solution to achieving a safe highway access, the proposed allocation of Barns Way is therefore unsound and unjustified.</p>		
Barns Charity 47	Appendix E Page 26 & 27 167.1 – 167.3	<p>As you are aware, the Barns Charity Lands are situated just behind the land off Barns Way that you have designated for future development.</p> <p>The Trustees have asked me to present their comments on this part of the Neighbourhood Plan.</p> <p>They request that the Status of the Charitable Fields be recognised and that the Legal Right of Way to the fields, from the gateway on Barns Way be recognised and registered in all Neighbourhood Development Plan documents and associated plans.</p> <p>They further ask that this information should be presented to any future developer as soon as practicably possible.</p> <p>Provision in any development must be made to allow constant and continued access to and from the fields to all manner of transport – farm vehicles, cars and pedestrians - at all times, both during construction and after.</p> <p>We would also request that the Charity is kept informed of any proposed development in a timely manner in order that submissions may be made, if the Trustees deem it necessary.</p>	<p>Noted.</p> <p>The Trustees should liaise directly with the landowner/developer in relation to preserving the rights of way and to ensure that the detail of the development proposals meet the Trustees requirements.</p>	None

		<p>Lastly, that consideration of any needs the Charity may have be included in any S106 negotiations.</p> <p>If you have any queries about the above points, please do not hesitate to contact me.</p>		
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