

Further to our email of 6th December, please find below the comments of the Sheepy Parish Neighbourhood Plan Steering Group and Parish Council with regard to the 'Employment' points you have raised. The opportunity has also been taken to make observations on the response of Hinckley and Bosworth Borough Council.

Opening Enquiries dated 23rd November 2018

Employment

Our approach allows for live/work units in the Countryside however, to ensure this concession is not being abused, it is important that controls are in place to prevent proposals becoming a residential use. This is because the NPPF, Local Plan and the other policies of the Neighbourhood Plan do not support isolated new homes in the countryside, whereas new employment development in such locations can be acceptable. Notwithstanding, it was not the Neighbourhood Plan Group's intention to allow full freedom over the location of new buildings for business use (including live/work units) and accept the principal of a sequential approach to the location of such activities as set out in Policy DM20. We therefore suggest that Policy S17 be amended as follows:

Policy S17: Rural Economy (revised)

Small-scale business and enterprise development, including Live/Work units, through the conversion of existing buildings and well-designed new buildings will be supported where it meets the requirements of Site Allocations and Development Management Policies DPD Policy DM20 and the other provisions of the Neighbourhood Plan.

Tourism development is particularly encouraged, especially that associated with Richard III and the Battle of Bosworth Field.

Live/Work units will be supported where the ratio between living space and work space does not exceed 50:50. In addition conditions preventing sub-division and restricting residential occupation to those employed in the linked workspace should be imposed.

Comments on HBBC response dated 5th December 2018 to opening your enquiries dated 23rd November 2108

Renewable Energy

The Site Allocations and Development Management Policies DPD is effectively silent with regards to wind energy development. The NPPF, PPG and Ministerial Statement allows local people to have the final say on wind farm applications and these are clearly expressed in Policy S4.

Ecology and biodiversity

With just one statutorily designated nature conservation site (Sheepy Fields SSSI) a hierarchical approach to sites seems somewhat excessive. Therefore, we are happy for Policy S₄ to be read in the context of DM₅. However, DM₅ is not a suitable replacement as it is silent on the achievement of biodiversity gains, other than for major development and it does not identify local ecological features in Sheepy Parish.

Housing Development

With regard to housing, Policy S₁ makes provision for housing in the Countryside through land allocated for residential development at Hornsey Rise Memorial Home, rural worker accommodation, replacement dwellings, the re-use and/or adaptation of redundant rural buildings and exception site affordable housing.

Hornsey Rise Memorial Home

We believe that the statement 'Hornsey Rise Memorial Home site gained outline planning permission on Tuesday, 20th November 2018...' is not correct. We understand that Hinckley and Bosworth Borough Council's Planning Committee resolved to grant planning permission subject to the completion of a S106 Agreement and conditions (see Planning Committee 20th November 2018 minutes and application support document). Perhaps, Hinckley and Bosworth Borough Council could confirm. Notwithstanding, we note the Borough Council's broad view that Policy S₁₃ should be retained as a housing allocation policy.

Services, facilities and infrastructure

Policies S₁₄ (as proposed for revision) and DM₂₅ are very similar. However, Policy S₁₄ offers greater clarity by identifying the services and facilities to be retained specific to the Parish.