

Sheepy Parish Neighbourhood Plan

Decision Statement

Regulation 18(2)

The Neighbourhood Planning (General) Regulations 2012 (as amended)



Hinckley & Bosworth
Borough Council

Summary

Following an independent examination undertaken by written representations, Hinckley and Bosworth Borough Council now confirms that the Sheepy Parish Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

This Decision Statement will be made available on the Borough Council's website, at the Hinckley Hub and Market Bosworth Library.

Background

On 22 October 2015, Hinckley and Bosworth Borough Council formally designated the Sheepy Parish boundary as a Neighbourhood Area for the purpose of producing a neighbourhood development plan.

The Sheepy Parish Neighbourhood Plan submission version was submitted to Hinckley and Bosworth Borough Council who undertook the statutory consultation in accordance with Regulation 16 between 5 September and 17 October 2018.

The Borough Council, with the agreement of Sheepy Parish Council appointed an independent Examiner, Andrew Matheson MSc MPA DipTP MRTPI FCIH to examine whether the Sheepy Parish Neighbourhood Plan met the basic conditions as set out in Schedule 4B to the Town and Country Planning Act 1990, and whether the Sheepy Parish Neighbourhood Plan should proceed to a referendum.

The Examiner's Report recommends a range of modifications to policies, as well as some of the supporting content in the Plan to effect corrections, provide clarity and in order to ensure that the Basic Conditions are made.

The Examiner's Report (January 2019) concludes by stating:
'On that basis I recommend to the Hinckley and Bosworth Borough Council that, subject to the incorporation of modifications set out as recommendations in this report, it is appropriate for the Sheepy Neighbourhood Plan to proceed to referendum.'

Decision

The Neighbourhood Planning (General) Regulations 2012, Regulation 18 requires the local planning authority to outline what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4a to the Town and Country Planning Act 1990 (as applied by Section 38A of the Planning and Compulsory Purchase Act 2004).

Having considered the recommendations made in the examiner's report, and the reasons for them, Hinckley and Bosworth Borough Council has agreed to accept the modifications made to the draft plan under paragraph 12(6) of Schedule 4B to the Town and Country Planning Act 1990 in response to the Examiner's recommendations/ modifications (Appendix 1).

To meet the requirements of the Localism Act 2011 a referendum which poses the question, 'Do you want Hinckley and Bosworth Borough Council to use the Sheepy Parish Neighbourhood Plan to help it decide planning applications in the Sheepy Parish Neighbourhood Area?' will be held in the area formally designated as the Sheepy Parish Neighbourhood Area.

The date on which the referendum will take place is Thursday, 14th March 2019.



Hinckley & Bosworth
Borough Council

Sheepy Parish Neighbourhood Plan
Examiners Recommended Modifications and Amendments

The Neighbourhood Planning (General) Regulations 2012 (as amended) requires in Regulation 18 for the local planning authority to outline what action to take in response to the recommendations of an Examiner in relation to a neighbourhood plan.

Having considered each of the recommendations made in the Examiner's report and the reasons for them, the Council, with the consent of Sheepy Parish Council, has decided to accept the modifications to the draft Plan. Text which is required to be deleted from the plan is displayed in red with strikethrough and insertions are in bold and underlined. The modifications are set out in the table below.

Examiner Reference	Section/ Policy	Page/ Paragraph	Examiners Recommended Modification	HBBC Consideration/Justification
1	Front Page	-	Show the Plan period prominently on the front cover, not just the submission date; delete "Submission" from the title.	Agree with modification for the reasons set out in the examiners report <u>Change required</u> Insert: <u>2015-2036</u> Delete Text: Submission
2	Foreword	ii	Delete the "Foreword".	Agree with modification for the reasons set out in the examiners report <u>Change required</u> Delete the foreword from the document
3	Contents page	-	Review the "Contents" pages once the text has been amended to accommodate the	Agree with modification for the reasons set out in the examiners report

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			recommendations from this Report.	<u>Change required</u> Revise the contents page once document has been finalised.
4.1	1	3	The purpose of the map on page 3 is to define the Neighbourhood Area; the key should therefore say 'Sheepy Neighbourhood Area/Parish Boundary'.	Agree with modification for the reasons set out in the examiners report <u>Change required</u> Amend the key to read: 'Sheepy Neighbourhood Area /Parish Boundary
4.2	1. Introduction	5/1.12	There is no specific requirement to review the Neighbourhood Plan for "general conformity" after the adoption of the new Local Plan; therefore reword the final sentence as: 'However, once the new Local Plan is adopted, there may be value in a review of the Neighbourhood Plan'.	Agree with modification for the reasons set out in the examiners report <u>Change required</u> Amend the final sentence within paragraph 1.12 to: 'However, once the new Local Plan is finalised, we may have to review the Plan to make sure it is in general conformity is adopted, there may be value in a review of the Neighbourhood Plan '
4.3	1. Introduction	7/1.27	Since not all the matters identified are addressed through the Neighbourhood	Agree with modification for the reasons set out in the examiners report

Examiner Reference	Section/ Policy	Page/ Paragraph	Examiners Recommended Modification	HBBC Consideration/Justification
			Plan itself, the opening to this paragraph should be reworded as: 'Feedback from the community consultation has identified the key issues that need to be addressed in the Sheepy Neighbourhood Plan and the related non-planning Appendix.'	<p><u>Change required</u></p> <p>Amend the opening sentence to: 'Feedback from the community consultation has identified the key issues that need to be addressed in the Sheepy Neighbourhood Plan and the related non-planning Appendix needs to address.'</p>
4.4	1. Introduction	1.30	Remove the stray comma between "new" and "infrastructure" in the first sentence.	<p>Agree with modification for the reasons set out in the examiners report</p> <p><u>Change required</u></p> <p>Delete comma:</p> <p>Almost all development has some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts are detrimental and so it is only fair that new development pays a share of the cost of providing additional infrastructure.</p>
5.1	2. Rural Character/S1	11	Reword the second sentence as follows: 'In principle, subject to the caveats within the Hinckley & Bosworth Site Allocations and Development Management DPD Policy DM4, the following types of development may be considered sustainable in countryside locations.'	<p>Agree with modifications 5.1-5.6 for the reasons set out in the examiners report</p> <p><u>Change required</u></p> <p>Reword Policy S1 Countryside to:</p>

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5.2	2. Rural Character/S1	11	5.2 Delete criteria A, B, D, G and J; amend the numbering of the remaining criteria.	<p>Policy S1: Countryside</p> <p>The Countryside (land outside Settlement Boundaries as defined on the Policies Map) will be protected for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be limited to <u>In principle, subject to the caveats within the Hinckley & Bosworth Site Allocations and Development Management DPD Policy DM4, the following types of development may be considered sustainable in countryside locations:</u></p>
5.3	2. Rural Character/S1	11	5.3 Amend criterion C to reference 'Policies DM14 & DM15' in place of "Policy DM4".	
5.4	2. Rural Character/S1	11	5.4 Amend criterion E by deleting the word "New".	
5.5	2. Rural Character/S1	11	5.5 Amend criterion F to read: 'Development and diversification of agricultural and other land-based rural businesses' which accords with the NPPF.	

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5.6	2. Rural Character/S1	11	Add to criterion I 'provided it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries'.	<p>A. Agriculture and forestry; B. The preservation of Listed Buildings; <u>AC.</u> The re-use and adaptation of buildings in accordance with the Site Allocations and Development Management Policies DPD Policy ies DM14 and DM15 DM4; D. Flood protection; <u>BE.</u> New Dewellings in accordance with Policy S10; CF. Employment-generating development or farm diversification in accordance with Policy S17 Development and diversification of agricultural and other land-based rural businesses' which accords with the NPPF; G. Community services and facilities meeting a proven local need; <u>DH.</u> Development by statutory undertakers or public utility providers; <u>EI.</u> Recreation and tourism, provided it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; J. Transport infrastructure; and <u>FK.</u> Renewable energy in accordance with Policy S4.</p>
6.1	2. Rural Character/S2	11	In the Policy wording add 'where applicable,' after "Development should"	Agree with modification for the reasons set out in the examiners report

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			and 'on the adjacent map and' after "as shown" within the brackets.	<p><u>Change required</u></p> <p>Policy S2: Public Rights of Way Network Development, where applicable should protect and enhance the existing Public Rights of Way within Sheepy Parish (as shown on the adjacent map and on the Policies Map) and wherever possible create new links to the network including footpaths and cycle ways.</p>
6.2	2. Rural Character/S2	12	Add to the map on page 12 a source reference for the rights of way data.	<p>Agree with modification for the reasons set out in the examiners report</p> <p><u>Change required</u></p> <p>Add the source reference for the rights of way data.</p>
7.1	2. Rural Character	13/2.11	Under the heading "Important Views": In paragraph 2.11 add a reference to the relevant part of the 2017 Hinckley & Bosworth Borough Landscape Character Assessment.	<p>Agree with modification for the reasons set out in the examiners report.</p> <p>Sheepy Parish falls within the Landscape Character Area G: Sence Lowlands as identified within the Hinckley and Bosworth Landscape Character Assessment. Reference should be made to the relevant section.</p> <p><u>Change required</u></p> <p>Insert reference to the Hinckley and Bosworth Landscape Assessment (2017) citing the location of the text within this document which has been used to inform paragraph 2.11</p>
7.2	2. Rural Character/S3	13	Under the heading "Policy S3: Locally Important Views":	Agree with modifications 7.2-7.3 for the reasons set out in the examiners report

Examiner Reference	Section/ Policy	Page/ Paragraph	Examiners Recommended Modification	HBBC Consideration/Justification
			<p>Reword the opening sentences as follows: 'Development should be located and designed in a way that is sensitive to the open landscape with extensive vistas dominated by natural features that characterises the Parish; the potential to enhance the landscape should be considered wherever possible. Particular sensitivity should be shown for the views that are regarded as highly characteristic as listed below and illustrated in more detail in Appendix 2:'</p>	<p><u>Change required</u></p> <p>Amend policy to:</p> <p>Policy S3: Locally Important Views</p> <p>Development should be located and designed in a way that is sensitive to its landscape. Development should safeguard and, where possible, enhance the following important views and vistas (as shown on the Policies Map and set out in Appendix 2): <u>Development should be located and designed in a way that is sensitive to the open landscape with extensive vistas dominated by natural features that characterises the Parish; the potential to enhance the landscape should be considered wherever possible. Particular sensitivity should be shown for the views that are regarded as highly characteristic as listed below and illustrated in more detail in Appendix 2:</u></p>
7.3	2. Rural Character/S3	13	<p>7.3 For each of the views within the Policy, add a compass direction (eg SW) and consistently ensure there is a location point (ie a 'from' reference is needed for views 3, 4, 6, 7, 11) so that there is no ambiguity as to the viewpoint being promoted.</p>	<p><u>1. View of the mill pond from Mill Lane, Sheepy Parva Qualifying body to insert compass direction</u></p> <p><u>2. View from the road & footpath between Sheepy Parva and Sibson Qualifying body to insert compass direction</u></p> <p><u>3. View of the fields to the rear of Long Row Cottages, Sibson Qualifying body to insert compass direction and a location point</u></p> <p><u>4. View of the Glade and playing field, Sheepy</u></p>

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				<p>Magna Qualifying body to insert compass direction and a location point</p> <p>5. View across the field at the end of Meadow Close and Oakfield Way, Sheepy Magna Qualifying body to insert compass direction</p> <p>6. View across Trout Ponds Lakes, Sheepy Magna Qualifying body to insert compass direction and a location point</p> <p>7. View of Lovett's Bridge and the River Sence Qualifying body to insert compass direction and a location point</p> <p>8. View across the field to the rear of Sheepy Memorial Hall, Sheepy Magna Qualifying body to insert compass direction</p> <p>9. View across the field adjacent to the crossroads at Pinwall Qualifying body to insert compass direction</p> <p>10. View from the road to Shenton from Sibson Qualifying body to insert compass direction</p> <p>11. View across the fields to New House Grange, Sheepy Magna Qualifying body to insert compass direction and a location point</p> <p>12. View from the road and footpath to Shenton from Upton Qualifying body to insert compass direction</p> <p>13. View from the back of Sheepy Lodge/Dormer House, Sheepy Magna Qualifying body to insert compass direction</p> <p>14. View from the footpaths at the rear of Temple Hall across the fields, Wellsborough Qualifying</p>

Examiner Reference	Section/ Policy	Page/ Paragraph	Examiners Recommended Modification	HBBC Consideration/Justification
				body to insert compass direction
8	2. Rural Character/S4	16	Reword Policy S4 as follows: 'Ground-mounted solar photovoltaic farms will be supported provided that:	Agree with modification for the reasons set out in the examiners report.

Examiner Reference	Section/ Policy	Page/ Paragraph	Examiners Recommended Modification	HBBC Consideration/Justification
			<p>A. Wherever possible, previously developed (brownfield) or non-agricultural land is used;</p> <p>B. Their location in the landscape is selected sensitively;</p> <p>C. Their impact on heritage assets, where applicable, has been fully assessed and addressed;</p> <p>D. Their visual impact, both individually and cumulatively, has been fully addressed and assessed in accordance with the applicable current guidance; and</p> <p>E. The installations are removed when they are no longer in use and the land is fully restored.</p> <p>The local community does not consider the Sheepy landscape suitable for hosting wind turbine installations.'</p>	<p><u>Change required</u></p> <p>Policy S4 should be reworded in its entirety to:</p> <p>Policy S4: Renewable Energy <u>Ground-mounted solar photovoltaic farms will be supported provided that:</u> <u>A. Wherever possible, previously developed (brownfield) or non-agricultural land is used;</u> <u>B. Their location in the landscape is selected sensitively;</u> <u>C. Their impact on heritage assets, where applicable, has been fully assessed and addressed;</u> <u>D. Their visual impact, both individually and cumulatively, has been fully addressed and assessed in accordance with the applicable current guidance; and</u> <u>E. The installations are removed when they are no longer in use and the land is fully restored.</u> <u>The local community does not consider the Sheepy landscape suitable for hosting wind turbine installations.</u></p>
9.1	2. Rural Character/S5	19	Replace “not harm” with ‘have appropriate regard for’.	Agree with modifications 9.1, 9.2 and 9.4 for the reasons set out in the examiners report

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				<p><u>Change required</u></p> <p>Policy S4 should be reworded to:</p> <p>Policy S5: Ecology and Biodiversity Development should not harm have appropriate regard for the network of local ecological features and habitats which include (as shown on the adjacent map and on the Policies Map):</p> <ol style="list-style-type: none"> 1. Sheepy Fields SSSI 2. River Sence and its tributaries 3. Manor Farm Meadows, Sheepy Parva 4. Tinsel Lane Roadside Verge, Wellsborough 5. Sheepy Magna Churchyard 6. Marsh near Harris Bridge, River Sence <p>New development which impacts on existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) will be expected to maintain and enhance them for reasons of biodiversity thus wherever possible demonstrating overall net-gain.</p>
9.2	2. Rural Character/S5	19	Add after “as shown” within the brackets in the opening sentence ‘on the adjacent map and’.	
9.3	2. Rural Character	18	On the map on page 18 add the appropriate site cross-references and a source or sources for the data; since the Plan can only relate to the designated Neighbourhood Area ensure that none of the sites indicated stray across the Area boundary.	<p>Agree with modification for the reasons set out in the examiners report.</p> <p><u>Change required</u></p> <p>As specified within the examiner’s report please insert the relevant site cross-references and a source or sources for the data; and as the Plan can</p>

Examiner Reference	Section/ Policy	Page/ Paragraph	Examiners Recommended Modification	HBBC Consideration/Justification
				only relate to the designated Neighbourhood Area ensure that none of the sites indicated stray across the Area boundary
9.4	2. Rural Character/S5	19	In the final paragraph add ‘, wherever possible,’ between “thus” and “demonstrating”.	<i>See response above within modifications for 9.1 and 9.2 for changes required</i>
10	2. Rural Character/S6	20	Partially reword the second sentence of Policy S6 as follows: ‘Where feasible or required by other Policies, development should incorporate Sustainable Drainage Systems (SuDS) incorporating attenuation, storage and treatment capacities’.	<p>Agree with modification for the reasons set out in the examiners report.</p> <p><u>Change required</u></p> <p>Amend Policy S6 to:</p> <p>Policy S6: Water Management</p> <p>New development should take full account of flood risk especially from rivers, groundwater and overland flow. Development that includes a surface covering of more than five square metres should incorporate Sustainable Drainage Systems (SuDS) with attenuation, storage and treatment capacities incorporated <u>Where feasible or required by other Policies, development should incorporate Sustainable Drainage Systems (SuDS) incorporating attenuation, storage and treatment capacities.</u></p>

Examiner Reference	Section/ Policy	Page/ Paragraph	Examiners Recommended Modification	HBBC Consideration/Justification
11.1	3. Heritage and Design/S7	23	<p>Retitle and reword Policy S7 as follows: ‘Policy S7: Local Heritage Assets</p> <p>Development proposals that affect local heritage assets (as shown on the adjacent maps and collectively on the Policies Map) must balance the need for, and the public benefit of, the proposal against the significance of the asset and scale of any harm or loss; they must also have regard to other related Policies within the Development Plan. The following are regarded as local heritage assets:</p> <ul style="list-style-type: none"> i) the designated and non-designated assets scheduled in the local Historic Environment Record (HER), as identified on the adjacent map; ii) the important non-designated buildings within the Sibson Conservation Area, as identified on the adjacent map which is cross-referenced to the schedule within Appendix 3; iii) the non-designated heritage assets in the remainder of the Neighbourhood Area, as identified on the adjacent map which is cross-referenced to the schedule within Appendix 3.’ 	Agree with modification for the reasons set out in the examiners report.

Examiner Reference	Section/ Policy	Page/ Paragraph	Examiners Recommended Modification	HBBC Consideration/Justification
				<p><u>Change required</u></p> <p>Amend policy S7 in its entirety to:</p> <p><u>Policy S7: Local Heritage Assets</u></p> <p><u>Development proposals that affect local heritage assets (as shown on the adjacent maps and collectively on the Policies Map) must balance the need for, and the public benefit of, the proposal against the significance of the asset and scale of any harm or loss; they must also have regard to other related Policies within the Development Plan. The following are regarded as local heritage assets:</u></p> <p><u>i) the designated and non-designated assets scheduled in the local Historic Environment Record (HER), as identified on the adjacent map;</u></p> <p><u>ii) the important non-designated buildings within the Sibson Conservation Area, as identified on the adjacent map which is cross-referenced to the schedule within Appendix 3;</u></p> <p><u>iii) the non-designated heritage assets in the remainder of the Neighbourhood Area, as identified on the adjacent map which is cross-referenced to the schedule within Appendix 3</u></p>

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11.2	3. Heritage and Design	24 and 25	<p>Replace the maps on pages 24 & 25 with three maps each with a source and, except for the map of HER assets, a key which identifies each entry and which cross-references to a schedule in Appendix 3:</p> <p>i) A map of the HER identified assets within the Neighbourhood Area.</p> <p>ii) A map of the Sibson Conservation Area showing the important buildings now identified.</p> <p>iii) A map of the Neighbourhood Area identifying the “Features of Local Heritage Interest” as explained in paras 3.13 – 3.15</p>	<p>Agree with modification for the reasons set out in the examiners report.</p> <hr/> <p><u>Change required</u></p> <p>As per examiners report, replace the maps on pages 24 & 25 with three maps each with a source and, except for the map of HER assets, a key which identifies each entry and which cross-references to a schedule in Appendix 3:</p> <p>i) A map of the HER identified assets within the Neighbourhood Area.</p> <p>ii) A map of the Sibson Conservation Area showing the important buildings now identified.</p> <p>iii) A map of the Neighbourhood Area identifying the “Features of Local Heritage Interest” as explained in paras 3.13 – 3.15</p>

Examiner Reference	Section/ Policy	Page/ Paragraph	Examiners Recommended Modification	HBBC Consideration/Justification
11.3	Appendix 3	55	<p>Add to Appendix 3 two schedules that identify:</p> <p>i) The schedule of the important buildings now identified within the Sibson Conservation Area as presently included within the on-line evidence base and titled: "Policy S7 & Appendix 3 C NP Analysis for Sibson Conservation Area (ref 271)" but with a cross-referencing that relates to the related map adjacent to the Policy.</p> <p>ii) A single schedule of assets identified as "Features of Local Heritage Interest" to a format comparable with that for Sibson Conservation Area buildings schedule (ie</p>	<p>Agree with modification for the reasons set out in the examiners report.</p>

Examiner Reference	Section/ Policy	Page/ Paragraph	Examiners Recommended Modification	HBBC Consideration/Justification
			including a brief justification that explains the characteristics are the basis for protection) and a cross-referencing that relates to the related map adjacent to the Policy; if desired, the Mill Lake at Sheepy Parva could be included on this schedule and map.	<p><u>Change required</u></p> <p>As per the Examiners Report, add to Appendix 3 two schedules that identify:</p> <p>i) The schedule of the important buildings now identified within the Sibson Conservation Area as presently included within the on-line evidence base and titled: “Policy S7 & Appendix 3 C NP Analysis for Sibson Conservation Area (ref 271)” but with a cross-referencing that relates to the related map adjacent to the Policy.</p> <p>ii) A single schedule of assets identified as “Features of Local Heritage Interest” to a format comparable with that for Sibson Conservation Area buildings schedule (ie including a brief justification that explains the characteristics are the basis for protection) and a cross-referencing that relates to the related map adjacent to the Policy; if desired, the Mill Lake at Sheepy Parva could be included on this schedule and map.</p>
11.4	Policies Map	-	Ensure that the Policies map includes within its key the same three categories of heritage asset as at 11.2 above and that	Agree with modification for the reasons set out in the examiners report.

Examiner Reference	Section/ Policy	Page/ Paragraph	Examiners Recommended Modification	HBBC Consideration/Justification
			each of these includes a reference back to Policy S7.	<p><u>Change required</u></p> <p>As per the Examiner's Report, ensure that the Policies map includes within its key the same three categories of heritage asset as at 11.2 above and that each of these includes a reference back to Policy S7.</p>
12.1	3. Heritage and Design/S8	26	Delete criterion D and renumber the remaining criteria as required	Agree with modifications 12.1-12.2 for the reasons set out in the examiner's report
12.2	3. Heritage and Design/S8	26	<p>Reword the Policy as:</p> <p>'Development proposals should be designed with evident care so as to:</p> <p>A. demonstrably respond to the features of their setting, which does not exclude innovative design where appropriate;</p> <p>B. work with the scale, form and character of the location and make a positive contribution to the street-scene;</p> <p>C. protect important local features such as traditional walls, hedgerows and trees;</p> <p>D. show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution; and</p> <p>E. provide a safe and suitable access with appropriate on-site parking provision.</p>	<p><u>Change required</u></p> <p>Reword Policy S8 in its entirety to:</p> <p>Policy S8: Design</p> <p><u>Development proposals should be designed with evident care so as to:</u></p> <p><u>A. demonstrably respond to the features of their setting, which does not exclude innovative design where appropriate;</u></p> <p><u>B. work with the scale, form and character of the location and make a positive contribution to the street-scene;</u></p> <p><u>C. protect important local features such as traditional walls, hedgerows and trees;</u></p> <p><u>D. show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution; and</u></p> <p><u>E. provide a safe and suitable access with appropriate on-site parking provision.</u></p>

Examiner Reference	Section/ Policy	Page/ Paragraph	Examiners Recommended Modification	HBBC Consideration/Justification
13.1	4. Local Green Space/S8	27	Reword the opening of the Policy as: 'The following sites identified on the adjacent maps and on the Policies Map are designated as Local Green Spaces:'	<p>Agree with modifications 13.1 and 13.2 for the reasons set out in the examiners report.</p> <p><u>Change required</u></p> <p>Amend policy to:</p> <p>Policy S9: Local Green Spaces The following sites <u>identified on the adjacent maps and on the Policies Map are have been</u> designated as Local Green Spaces:</p> <ol style="list-style-type: none"> 1. Sheepy Magna Playing Fields 2. Sheepy Glade 3. All Saints Churchyard, Sheepy Magna 4. St Botolph Churchyard, Sibson 5. Sheepy Cemetery 6. The Mill Lake, Sheepy Parva 6.7. Land fronting 15-19 Meadow Close, Sheepy Magna <p>Development that would harm the openness or special character of a Local Green Space (as designated on the Polices Map) or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space.</p>
13.2	4. Local Green Space/S8/ Sheepy Green Space Map	27 and 28	Delete "The Mill Lake, Sheepy Parva" from the Policy list and map; delete the final Policy paragraph; alter the list numbering accordingly. Include within the key for both adjacent maps a schedule of the sites included there.	
13.3	4. Local Green Space/ Sheepy and	27 and 28	Include within the key for both adjacent maps a schedule of the sites included there.	Agree with modification for the reasons set out in the examiners report.

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	Sibson Local Green Space Maps			<p><u>Change required</u></p> <p>Add a key to the maps contained on pages 27 and 28 which identifies the sites.</p>
13.4	Appendix 4	56	Extend the tabulation at Appendix 4 to include all the NPPF designation criteria plus the PPG criterion.	<p>Agree with modification for the reasons set out in the examiners report.</p> <p><u>Change required</u></p> <p>Add to the table contained within Appendix 4 the NPPF designation criteria and the PPG Criterion.</p>
14.1	5. Housing	33/5.8	Under the heading “Housing Development” add to paragraph 5.8: ‘The methodology for defining the settlement boundaries and its application for Sheepy Magna and Sibson is set out in Appendix 5.’	<p>Agree with modification for the reasons set out in the examiners report.</p> <p><u>Change required</u></p> <p>Amend paragraph 5.8 to:</p> <p>The Core Strategy supports infill development in Sheepy Magna and Sibson. To clarify where infill development would be acceptable, the Neighbourhood Plan defines a settlement boundary for Sheepy Magna and Sibson which takes account of the character of each settlement. This replaces the Settlement Boundaries defined by the Site Allocations and Development Management Policies DPD. <u>The methodology for defining the settlement boundaries and its application for Sheepy Magna and Sibson is set out in Appendix 5.</u></p>

Examiner Reference	Section/ Policy	Page/ Paragraph	Examiners Recommended Modification	HBBC Consideration/Justification
14.2	New Appendix 5 & Appendix 6	57	Add a new 'Appendix 5: Methodology for defining the settlement boundaries and its application for Sheepy Magna and Sibson', derived from the on-line evidence base document expanded to include: 'The primary consequence of the application of this approach in Sheepy Magna is that the boundary is extended to include land with planning permission for housing as follows: 1. Land North of Dormer House Twycross Road: site of three dwellings (17/00340/FUL); 2. Rodney Gardens, off Twycross Road: Trout Ponds Farm site of 24 dwellings (14/00136/FUL); 3. Land north of Holly Tree Cottage: site of three dwellings (14/00292/FUL). For Sibson the resultant boundary variation was of little consequence and the Hinckley & Bosworth Site Allocations and Development Management Policies DPD Settlement Boundary alignment is retained for simplicity'; renumber the Glossary as Appendix 6.	<p>Agree with modification for the reasons set out in the examiners report.</p> <p><u>Change required</u></p> <p>Insert a new Appendix entitled 'Appendix 5: Methodology for defining the settlement boundaries and its application for Sheepy Magna and Sibson'</p> <p>This new appendix should include the following text:</p> <p><u>The primary consequence of the application of this approach in Sheepy Magna is that the boundary is extended to include land with planning permission for housing as follows: 1. Land North of Dormer House Twycross Road: site of three dwellings (17/00340/FUL); 2. Rodney Gardens, off Twycross Road: Trout Ponds Farm site of 24 dwellings (14/00136/FUL); 3. Land north of Holly Tree Cottage: site of three dwellings (14/00292/FUL). For Sibson the resultant boundary variation was of little consequence and the Hinckley & Bosworth Site Allocations and Development Management Policies DPD Settlement Boundary alignment is retained for simplicity</u></p> <p>Renumber the current Appendix 5 to Appendix 6.</p>
14.3.1	5. Housing/S10	33	Add a new opening sentence to read: 'A revised Settlement Boundary is defined for	Agree with modifications 14.3.1 and 14.3.2 for the reasons set out in the examiners report.

Examiner Reference	Section/ Policy	Page/ Paragraph	Examiners Recommended Modification	HBBC Consideration/Justification
			<p>Sheepy Magna on the adjacent map and on the Policies Map; the Settlement Boundary for Sibson is that defined within the Hinckley & Bosworth Site Allocations and Development Management Policies DPD; each boundary separates the settlement and countryside areas where different policies may apply</p>	<p><u>Change required</u></p> <p>Amend Policy S10 to:</p> <p>Policy S10: Housing Development</p>
14.3.2	5. Housing/S10	33	<p>Replace the existing opening sentence with: 'Within the Sheepy Magna and Sibson Settlement Boundaries infill housing will be supported subject to proposals being at a scale appropriate to each settlement and in accordance with Policy S8'.</p>	<p><u>A revised Settlement Boundary is defined for Sheepy Magna on the adjacent map and on the Policies Map; the Settlement Boundary for Sibson is that defined within the Hinckley & Bosworth Site Allocations and Development Management Policies DPD; each boundary separates the settlement and countryside areas where different policies may apply.</u></p> <p>Infill housing development within the Sheepy Magna and Sibson Settlement Boundaries, as defined on the Policies Map, will be supported.</p> <p><u>Within the Sheepy Magna and Sibson Settlement Boundaries infill housing will be supported subject to proposals being at a scale appropriate to each settlement and in accordance with Policy S8.</u></p> <p>Outside the Sheepy Magna and Sibson Settlement Boundaries, permission for housing development will be limited to:</p> <p>A. Land allocated for residential development at</p>

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				<p>Hornsey Rise Memorial Home in accordance with Policy S13;</p> <p>B. Rural worker accommodation in accordance with Site Allocations and Development Management Policies DPD Policy DM5;</p> <p>C. Replacement dwellings in accordance with Site Allocations and Development Management Policies DPD Policy DM14;</p> <p>D. The re-use and/or adaptation of redundant rural buildings in accordance with Site Allocations and Development Management Policies DPD Policy DM15; and</p> <p>E. Exception site affordable housing in accordance with Policy S12.</p>
14.4	5. Housing/ Sibson Map	32	Amend the map for Sibson on page 32 to revert to the Hinckley & Bosworth Site Allocations and Development Management Policies DPD Settlement Boundary alignment and add the source reference.	<p>Agree with modifications for the reasons set out in the examiners report.</p> <hr/> <p><u>Change required</u></p> <p>Amend the map for Sibson on page 32 to revert to the Hinckley & Bosworth Site Allocations and Development Management Policies DPD Settlement Boundary alignment and add the source reference.</p>
15	5. Housing Development/ S11	34	Reword the second sentence of Policy S11 as follows: <i>'In particular, development proposals for</i>	Agree with modification for the reasons set out in the examiners report.

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			<i>10 or more dwellings should address the needs of older households and the need for smaller and/or low-cost homes.'</i>	<p><u>Change required</u></p> <p>Reword Policy S11 to:</p> <p>Policy S11: Housing Mix New housing development shall provide for a mix of housing types that will be informed by the most up to date evidence of housing need. Applicants for development of 10 or more dwellings will need to demonstrate how their proposals will meet the housing needs of older households and the need for smaller, lower-cost homes. <u>In particular, development proposals for 10 or more dwellings should address the needs of older households and the need for smaller and/or low-cost homes.</u></p>
16.1	5. Housing Development/ S12	35	Replace the opening paragraph of Policy S12 as follows: 'Development proposals should include for affordable housing in accordance with the terms of Policy 15 of the Hinckley & Bosworth Core Strategy 2016'.	<p>Agree with modifications 16.1 and 16.2 for the reasons set out in the examiners report.</p> <hr/> <p><u>Change required</u></p> <p>Amend Policy S12 to read:</p>
16.2	5. Housing Development/ S12	35	Within the second paragraph of Policy S12, replace the words after "...otherwise be met" with '; for the avoidance of doubt, all such proposals will still need to address Neighbourhood Plan Policies S3 and S8.'	<p>Policy S12: Affordable Housing</p> <p>On windfall housing developments of 11 dwellings or more, the minimum Affordable housing provision is 40%. These figures may be negotiated on a site by site basis taking into account identified local need, existing provision, characteristics of the site and</p>

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				<p>viability. Commuted sums in lieu of on-site affordable housing may also be accepted. <u>Development proposals should include for affordable housing in accordance with the terms of Policy 15 of the Hinckley & Bosworth Core Strategy 2016.</u></p> <p>Affordable housing may also be permitted on Rural Exception Sites within or adjoining the Sheepy Magna or Sibson Settlement Boundaries where the development is demonstrated to meet an identified local need for affordable housing that will not otherwise be met, such development still conforming to the policies S3 and S8 defined earlier in this document ; <u>for the avoidance of doubt, all such proposals will still need to address Neighbourhood Plan Policies S3 and S8.</u></p> <p>All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated, priority is given to people with a local connection to Sheepy Parish (i.e. including living, working or with close family ties in the Parish).</p>
17	5. Housing Development	5.21/36	Under the heading Hornsey Rise Memorial Home update paragraph 5.21 to record the updated position following the resolution to grant a permission for Outline Application 17/01050/OUT.	<p>Agree with modification for the reasons set out in the examiners report.</p> <p><u>Change required</u></p> <p>Update paragraph 5.21 to make reference to the updated position in relation to outline planning</p>

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				application 17/01050/OUT
18.1	5. Housing Development/ S13	36 and 37	<p>18.1 Reword the opening paragraphs of Policy S13 as follows: ‘Land at Hornsey Rise Memorial Home, Bosworth Road, Wellsborough, as shown on the adjacent map and the Policies Map, is allocated for the development of up to 20 dwellings subject to the following: A. The extent of the developable area is restricted to the 1.5 ha as shown on the adjacent map; B. The development provides for a mix of dwelling sizes which addresses identified housing need, in particular the needs of older households and the need for smaller and low-cost homes.’</p>	<p>Agree with modifications 18.1 and 18.2 for the reasons set out in the examiners report.</p> <p><u>Change required</u></p> <p>Amend Policy S13 to:</p> <p>Policy S13: Hornsey Rise Memorial Home</p> <p>Land at Hornsey Rise Memorial Home, Bosworth Road, Wellsborough, shown on the Policies Map, is allocated for the development of up to 20 dwellings. The extent of the developable area is shown on the Policies Map and measures 1.5 Hectares. Housing development will be supported subject to the following criteria <u>Land at Hornsey Rise Memorial Home, Bosworth Road, Wellsborough, as shown on the adjacent map and the Policies Map, is allocated for the development of up to 20 dwellings subject to the following:</u></p> <p>A. No more than three dwellings shall have four bedrooms or more. This requirement may be applied flexibly where it is demonstrated that it is likely to make the development undeliverable <u>The extent of the developable area is restricted</u></p>
18.2	5. Housing Development/ S13	36 and 37	<p>18.2 Renumber the remaining Policy criteria as C – F.</p>	<p>A. No more than three dwellings shall have four bedrooms or more. This requirement may be applied flexibly where it is demonstrated that it is likely to make the development undeliverable <u>The extent of the developable area is restricted</u></p>

Examiner Reference	Section/ Policy	Page/ Paragraph	Examiners Recommended Modification	HBBC Consideration/Justification
				<p><u>to the 1.5 ha as shown on the adjacent map;</u></p> <p><u>B. The development provides for a mix of dwelling sizes which addresses identified housing need, in particular the needs of older households and the need for smaller and low-cost homes.</u></p> <p><u>B C.</u> The former chapel should be retained and converted to residential use;</p> <p><u>C D.</u> Any contamination present on the site shall be safely remediated prior to the commencement of any development;</p> <p><u>D E.</u> The construction of a footpath/cycle path from the site to the south side of Bosworth Road to the point where there is a footpath on the north side of Bosworth Road; and</p> <p><u>E E.</u> A landscaping scheme should be implemented to provide for an improvement in biodiversity and include the retention and enhancement of trees and hedgerows along the boundaries of the site.</p>
19.1	6. Services, Facilities and Infrastructure/	39	Reword the opening of Policy S14 as follows: 'Development must show appropriate	Agree with modification for the reasons set out in the examiners report.

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	S14		<p>regard for the retention of the community facilities listed below; proposals that would result in the loss of or harm to any of these (as shown on the adjacent maps and the Policies Map) will not be supported unless it can be demonstrated, with particular regard to Local Plan Policy DM25, that:</p> <p>A. It is no longer viable; or</p>	<p><u>Change required</u></p> <p>Reword Policy S14 to read:</p> <p>Policy S14: Community Services and Facilities</p> <p><u>Development that would result in the loss of the following facilities will not be supported, unless it can be demonstrated that Development must show appropriate regard for the retention of the community facilities listed below; proposals that would result in the loss of or harm to any of these (as shown on the adjacent maps and the Policies Map) will not be supported unless it can be demonstrated, with particular regard to Local Plan Policy DM25, that:</u></p> <p>A. It is no longer viable; and or</p> <p>B. It is no longer needed by the local community; and</p> <p>C. It is not needed for any other community use or that the facility is being replaced by equivalent or better provision in terms of quantity, quality and location:</p> <ol style="list-style-type: none"> 1. Sheepy Magna Church of England Primary School 2. The Black Horse PH, Sheepy Magna

Examiner Reference	Section/ Policy	Page/ Paragraph	Examiners Recommended Modification	HBBC Consideration/Justification
				<p>3. The Cock PH, Sibson 4. Sheepy Magna Memorial Hall 5. Sibson Village Hall</p>
19.2	6. Services, Facilities and Infrastructure	40/Map	Replace the map on page 40 with two, showing the settlements of Sheepy Magna and Sibson separately; cross-reference the listed community facilities within the keys to the maps.	<p>Agree with modification for the reasons set out in the examiners report.</p> <hr/> <p><u>Change required</u></p> <p>Replace the map on page 40 with two, showing the settlements of Sheepy Magna and Sibson separately; cross-reference the listed community facilities within the keys to the maps.</p>
20	6. Services, Facilities and Infrastructure/ S15	41	Reword Policy S15 as follows: 'Parking provision for new housing will be in accordance with Hinckley & Bosworth Site Allocations and Development Management DPD Policy DM18; developments within Sheepy Magna and Sibson should demonstrate that they would not exacerbate any existing problems in the vicinity with increased on-street parking.'	<p>Agree with modification for the reasons set out in the examiners report.</p> <hr/> <p><u>Change required</u></p> <p>Reword Policy S15 to:</p> <p>Policy S15: Car Parking and New Housing Development</p> <p>At least two off-street car parking spaces shall be provided for each new dwelling. At least three such spaces should be provided for four-bedroom or larger dwellings. <u>Parking provision for new housing will be in accordance with Hinckley & Bosworth Site Allocations and Development Management DPD Policy DM18;</u></p>

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				<p><u>developments within Sheepy Magna and Sibson should demonstrate that they would not exacerbate any existing problems in the vicinity with increased on-street parking.</u></p>
21.1	7. Employment/ S17	44	<p>Reword the first two paragraphs of Policy S17 as follows: ‘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 Policies DM5 & DM20 and the other policies of the Neighbourhood Plan. Tourism development is particularly encouraged, especially that associated with Richard III and the Battle of Bosworth Field.’</p>	<p>Agree with modification for the reasons set out in the examiners report.</p> <hr/> <p><u>Change required</u></p> <p>Amend policy to read:</p> <p>Policy S17: Rural Economy</p> <p>The sustainable growth and expansion of all types of business and enterprise through the conversion of existing buildings and well-designed new buildings will be supported.</p> <p>Tourism development is particularly encouraged, especially that associated with Richard III and the Battle of Bosworth Field.</p>
21.2	7. Employment/ S17	44	Delete paragraph 3 of Policy S17.	<p><u>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</u></p>

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				<p><u>Policies DM5 & DM20 and the other policies of the Neighbourhood Plan. Tourism development is particularly encouraged, especially that associated with Richard III and the Battle of Bosworth Field.</u></p> <p>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.</p>
22.1	Appendix 3	55	<p>As noted above, add to Appendix 3 two schedules that identify:</p> <p>i) The schedule of the important buildings now identified within the Sibson Conservation Area as presently included within the on-line evidence base and titled: “Policy S7 & Appendix 3 C NP Analysis for Sibson Conservation Area (ref 271)” but with a cross-referencing that relates to the related map adjacent to the Policy.</p> <p>ii) A single schedule of assets identified as “Features of Local Heritage Interest” to a format comparable with that for Sibson Conservation Area buildings schedule ie including a brief justification that explains the characteristics are the basis for protection and a cross-referencing that relates to the related map adjacent to the Policy.</p>	<p>Agree with modification for the reasons set out in the examiners report.</p> <p><u>Change required</u></p> <p>Add to Appendix 3 two schedules that identify:</p> <p>i) The schedule of the important buildings now identified within the Sibson Conservation Area as presently included within the on-line evidence base and titled: “Policy S7 & Appendix 3 C NP Analysis for Sibson Conservation Area (ref 271)” but with a cross-referencing that relates to the related map adjacent to the Policy.</p> <p>ii) A single schedule of assets identified as “Features of Local Heritage Interest” to a format comparable with that for Sibson Conservation Area buildings schedule i.e. including a brief justification that explains the characteristics are the basis for</p>

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				protection and a cross-referencing that relates to the related map adjacent to the Policy.
22.2	Appendix 4	56	As noted above, extend the tabulation at Appendix 4 to include all the NPPF designation criteria plus the PPG criterion.	<p>Agree with modification for the reasons set out in the examiners report.</p> <p><u>Change required</u></p> <p>Extend the tabulation at Appendix 4 to include all the NPPF designation criteria plus the PPG criterion.</p>
22.3	Appendix 5	57	As noted above, add a new Appendix 5: Methodology for defining the settlement	Agree with modification for the reasons set out in the examiners report.

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			<p>boundaries and its application for Sheepy Magna and Sibson, expanded from the on-line evidence base document; renumber the Glossary as Appendix 6.</p>	<p><u>Change required</u></p> <p>Add a new Appendix 5: Methodology for defining the settlement boundaries and its application for Sheepy Magna and Sibson, expanded from the on-line evidence base document; renumber the Glossary as Appendix 6.</p>