



Desford Neighbourhood Plan

The Neighbourhood Planning (General) Regulations 2012 (Regulation 16) Publication of Plan Proposal Consultation

Wednesday 22 January to 5pm Wednesday March 2020

Response Form

How to respond:

- Complete our [planning policy contact form](#)
- Send a letter to the planning policy team
- Download, complete and return this Desford Regulation 16 response form
 - Please return to the Hinckley Hub or electronically using our [planning policy contact form](#)

Respondent Details	
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Organisation (if applicable):	Persimmon Homes North Midlands
Position (if applicable):	Planning Manager

Your Representation on the Desford Neighbourhood Plan		
Overall do you support the plan, would support the plan with some modifications, or oppose the plan? (please tick one answer)		
Support <input type="checkbox"/>	Support with Modifications <input checked="" type="checkbox"/>	Oppose <input type="checkbox"/>
Please indicate whether you wish to be informed of any decision by Hinckley and Bosworth Borough Council to either make/adopt the Neighbourhood Plan or refuse to make/adopt the Neighbourhood Plan.		

<input checked="" type="checkbox"/>	Yes, please inform me of the decision
<input type="checkbox"/>	No, I do not wish to be informed of the decision

Please give details of your reasons for support/opposition	
Paragraph number/policy reference	Comments/Suggested Modifications
Policy H2 parts d & e, Policy H4 (regarding Part M2 & M3)	The Written Ministerial Statement dated 25 th March 2015 stated that “ <i>the optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the NPPG</i> ”. If the Neighbourhood Plan can only adopt the higher optional standards for accessible & adaptable homes for market and / or affordable housing if the Council have adopted these as policy and by applying the criteria set out in the NPPG. All new homes are built to Building Regulation Part M standards. If it had been the Government’s intention that a generic statement justified adoption of the optional standards then the logical solution for the Government would have been to incorporate such standards as mandatory via the Building Regulations which was not done. Therefore it is incumbent on the Council to provide a local assessment evidencing its specific case to justify the inclusion of such standards as an adopted policy. Therefore, as there is no local plan policy to include these regulations, they cannot be enforced through a Neighbourhood Plan.
Policy H2 parts f & g	The Core Strategy (Dec 2009) identifies in policy 15 a split of 75% social rented and 25% intermediate housing, that ‘ <i>may be revised to reflect changes in the housing market and local circumstances</i> ’. This is also reflected in the Affordable Housing SPD 2011. The HEDNA report in Jan 2017 identifies an updated split of 79% intermediate and 21% rent. As such the affordable housing split contained within the draft Neighbourhood Plan should be amended to reflect this.
Policy H2 part k & Policy H4 (last paragraph)	The latest housing evidence (HEDNA 2017) identifies the following mix: 1 bed = 0-10% 2 bed = 35-45% 3 bed = 45-55% 4+ bed = 5-15% Whilst the wording of part k implies the above, it should be worded more clearly and include wording such as ‘the mix may be subject to updates to be in line with local policy and up-to-date housing evidence.’
Policy H6 part b	This should be reworded to state that parking should be provided in line with the adopted requirements within Hinckley and Bosworth.

Policy H6 part f	This is too specific – it should be worded more in line with DM10 of the Site Allocations and Development Management Policies DPD (2016) that states ' <i>Developments will be permitted providing that the following requirements are met:....f.It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24.</i> '
Policy H6 parts g & j	Unless there is already policy or up-to-date evidence supporting these requirements, then they are seen as too prescriptive. Furthermore, in relation to security lighting, this would be up to a plot purchaser on a residential scheme and not something that could be enforced.
Policy T4	This should be reworded to be in line with Hinckley & Bosworth's adopted policy - DM10 DM10 of the Site Allocations and Development Management Policies DPD (2016) that states ' <i>g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible.</i> ' There is no mention of site viability or studies carried out locally to suggest the power requirements required.
(Continue on additional sheets if necessary)	

Signature: 	Date: 19/02/20
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Privacy notice

All comments will be made available, and identifiable by name and organisation (where applicable) to the appointed examiner, Local Planning Authority, and Desford Parish Council. Please note that any personal information will be processed by the council in line with the Article 6(1)(e) of the General Data Protection Regulation and the Data Protection Act 2018