



Hinckley & Bosworth Borough Council

The Good Design Guide Supplementary Planning Document

15th April 2019 – 13 May 2019

Statement of Consultation Responses

March 2020

Introduction

- 1.1 In preparing Supplementary Planning Documents (SPDs) the Council is required to follow the procedures laid down in the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.2 Regulation 12 states that before adoption of a SPD the local planning authority must prepare a statement setting out:
 - the persons that the local authority consulted with when preparing the SPD;
 - a summary of the main issues raised by those persons; and
 - how those issues have been addressed in the SPD.
- 1.3 The Supplementary Planning Document was also undertaken in accordance with the Council's Statement of Community Involvement (SCI) at the time (September 2014).
- 1.4 This Consultation Statement accompanies the Good Design Guide Supplementary Planning Document. This document provides additional planning guidance on Policies of the Hinckley and Bosworth Site Allocations and Development Management Policies Development Plan Document adopted July 2016 and the Earl Shilton and Barwell Area Action Plan adopted September 2014. SPDs are also material considerations as part of the process of determination of planning applications.

Consultation

- 2.1 Preparation of the draft SPD involved engagement with other Council departments including the Strategic Housing Enabling officer, Cultural Services, Planning Policy and Development Management Officer as well as Leicestershire County Council Highways Authority. The draft SPD has also involved elected members giving them the opportunity to feed in to the content of the draft document.
- 2.2 A consultation letter or email was also sent to all those on the Council's Local Plan consultation database which includes statutory and non-statutory bodies as well as members of the public.
- 2.3 The draft SPD was made available for public consultation for 4 weeks between Monday 15th April 2019 and Monday 13th May 2019. A public notice to publicise this event was issued 19th March 2019 and publicised in the local media, specifically in the Hinckley times on 27th March 2019 and 1st May 2019, the Markfield Herald mid April and the Groby and Field Head Spotlight in mid April.
- 2.4 The draft SPD was also made available for inspection on the Council's Website and within the Council's reception area.

Consultation Responses and Main Issues

- 3.1 Following the four week consultation period, the Council received 28 responses from statutory consultees, developers, planning agents, parish councils and members of the public. A summary of these representations together with the Council's response and its actions are contained within Appendix 1 – Summary of Consultation Responses.

Main Changes to the SPD

4.1 The responses to the consultation have been considered in preparing the Final SPD for adoption, these have been listed as actions in Appendix 1 – Summary of Consultation Responses.

Appendix 1: Consultation Response Summary

Name	Company	Summary of Comment	Council's response	Actions required
Stephen Day	Leicestershire Police	<p>Residential</p> <p>Agree with the principles included related to site safety and permeability for all transport. On larger developments where only one access is present, the possibility of a further vehicle access should be considered to avoid the risk of obstructions for emergency vehicles. The Police recommend low level planting and enclosures up to 1m and trees to have no foliage lower than 2m from the ground which allows a 1m clear field of vision. Other perimeter enclosure is recommended to be 1.8m and should be a mixture of boundary treatments to deter intruders. Climbing plants such as roses have thorns that can also deter potential intruders.</p> <p>Shopfronts</p> <p>Shopfronts do need alarm boxes which can be screen from view where possible. Other security equipment can include ornate security lighting, locks, fence toppings and CCTV where appropriate. These are not oppressive through attractive design. Street lighting should also be attractive in period styles. In the event of shutters being considered inside fixings could provide some security whilst not being oppressive.</p>	<p>The Council is governed by the Leicestershire Highway Design Guide with regards to vehicle access.</p> <p>Appropriate landscaping to development is encouraged however restricting heights of planting is difficult to control.</p> <p>We will encourage inside fixings for shutters through The Good Design Guide.</p>	None required.
Jon Bottomley	East Midlands Airport	No comments.	N/A	N/A
Simon Jones	HBBC Cultural Services	Overall support for the document. Specifically the links to active design a Sport England Check list.	Noted	None
Pat Crane	Desford Parish Council	<p>Desford Parish Council welcomes the guide which will provide a useful reference document for future planning applications.</p> <p>In the section regarding Desford (Page 83) can reference to modern housing estates be expanded from the south and east to the village to include the west also as the Bellway development is almost complete.</p>	Noted	Amend the wording slightly on Page 83 to include the word 'west' in relation to modern housing estates beyond the village.

Name	Company	Summary of Comment	Council's response	Actions required
Joe Hall	Leicester-shire & Rutland Sport	<p>Good to see the Active Design guidance used within the policy context. Suggests the themes be explored further in The Good Design Guide so developments that create active environment and healthy communities are encouraged. Specifically:</p> <p>Within the pre-app process, can additional narrative be used to assess how a development encourages physical activity.</p> <p>Within 'ease of movement' - further reference to active travel and supporting sustainable transport, environmental improvement and healthy communities would promote active environments.</p> <p>Interesting graphic to show what is acceptable and unacceptable development. Could this approach be adopted for examples of active design principles?</p> <p>Active Design does not form part of the design assessment at the end of the guide. Can this be adopted so Active Design is formally considered?</p> <p>More references through the different sections of the document to consistently encourage design that promotes and creates opportunities for residents and users to be physically active.</p> <p>More subtle references throughout the document to push the active environment message on prospective developers.</p> <p>Page 7: Policy Summary– add an additional bullet point that encourages developments to place some focus on design that supports healthy living and is representative of an “active environment”.</p> <p>Pages 12-13: Design Objectives – include a number 8 (or enhance number 3) to highlight the need for designs to encourage residents to be physically active.</p> <p>Page 14: Design Components – Not dis-similar to the above, is there space here for a bespoke paragraph that talks about “active environments”?</p> <p>Page 22: New Residential Development Vision – Could we have a bullet point that encourages developers to include a section in their vision statements that suggests how their development aligns to active design / active environment principles?</p>	<p>The Good Design Guide is a general design guide which aims not to be too specific by putting more emphasis on one element of good design above others and the general principles and their application depends on the scale of the development.</p> <p>The Council have current planning policies in place which encourage sustainable travel through DM17 and this is also further supported by the Leicestershire Highway Design Guide.</p> <p>The Council agrees that The Good Design Guide needs more reference to 'Active Design'.</p>	<p>Include Active Design as part of the Design Assessment with wording such as 'Does the Scheme provide 'Active Design' principles?</p> <p>Seek to include 'Active Design' within the social element of figure 3 to be an inclusive part of the planning and design process.</p> <p>None required.</p>

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Steve Beard	Sport England	<p>In the introduction, the desire to improve the health and well-being of residents by the use of good design - is this also the case for good design?</p> <p>Support the Active Design reference but the design guide does not secure its use or advise that development may be considered unacceptable. Does the SPD link to a local plan policy?</p> <p>Support the social benefits on page 9.</p> <p>Could active environments be referenced in section 2? The creation of active environments/health communities through active design is important in section 4 New residential developments.</p> <p>In the area specific design guidance - Are there objectives or initiatives, connections which can be promoted or need to be protected in these sections such as links to cycle networks which can be highlighted?</p> <p>The design assessment at the end of the document could include the Active Design Checklist.</p>	<p>As the Council does not currently have a planning policy on supporting 'Active Design', the Council is unable to deem development unacceptable on this basis alone.</p> <p>Within the Core Strategy, Policy 20 – Green Infrastructure, encourages the implementation of the green infrastructure network to benefit the wider public. This policy enables the Council to seek initiatives or connections to improve access for cyclist and pedestrians as part of development.</p>	<p>The Council will be linking The Good Design Guide to local planning policies.</p> <p>Include Active Design as part of the Design Assessment with wording such as 'Does the Scheme provide 'Active Design' principles?</p> <p>Seek to include 'Active Design' within the social element of figure 3 to be an inclusive part of the planning and design process.</p>

Name	Company	Summary of Comment	Council's response	Actions required
Paul Hill	RPS - On behalf of IM Land	<p>The SPD does not make a clear link to an up to date local plan policy on design matters. The Core Strategy is the latest plan and predates the NPPF. The Council appears to be pre-empting the adoption of a higher order development plan policy that would provide the over-arching framework for more detailed advice on design matters. It can be inferred that the Council is attempting to establish a local planning policy on design via an SPD.</p> <p>Chapter 3 - the wording at page 18 seeks to apply out of date national policy (PPS7 - para 1(iv)) which seeks to protect the countryside for it's own sake. The wording should be amended to be consistent with NPPF) para 170b) which now recognises the intrinsic character and beauty of the countryside.</p> <p>Chapter 4 - At page 22 the text could be interpreted that the advice is setting a prescriptive approach rather than being advisory and that the wording should be consistent with the status of an SPD.</p> <p>Page 30 - Creating Urban Structure - Parking. 'Development with large runs of parking in front of housing is not acceptable. As a rule, 50% of frontages should be for green space and not parking' - This is overly prescriptive for an SPD and is seeking to establish a local policy contrary to the status of an SPD.</p> <p>Page 31 - 'Detailing - private amenity space' figure 24 identifies separation distances between buildings. However these distances could be interpreted as requirements to be applied in all cases. These measure should not be applied as rules without consideration to site context that may merit alternative distances.</p> <p>Page 32 - 'Detailing - Space Standards' the SPD makes reference to the Government's 'Technical Space Standards - nationally described space standard (2015)' and seeks to apply these as a minimum. These standards are optional and should only be applied once adopted through the local plan. Additionally such a policy would have to be informed by robust evidence. This applies for the all standards set in relation to bin and cycles storage and garage sizes.</p> <p>The SPD includes a section of BFL 12 and whilst RPS does not object in principle to the utilisation of BFL 12, the SPD needs to make clear that BFL 12 does not constitute national or local design policy to be secured on new residential development schemes. It is a tool to assist the process (Para 129 NPPF). Therefore it is not appropriate for the Council to require a BFL</p>	<p>The Council's Core Strategy is one element of the Council's Local Plan and it is the Site Allocations and Development Management Policies DPD which sets a design specific policy (DM10) which was adopted in 2016 and is considered NPPF compliant. Therefore there is an existing up to date design policy in place and the Good Design Guide has been drafted with the intention of providing further guidance to DM10.</p> <p>Noted.</p> <p>The text on page 22 is a vision statement and not policy making. This text seeks to help applicants identify and explain their vision for their developments, better communicating with the LPA their design thought process which can sometimes be lost with a planning application submission.</p> <p>The principles in 'Creating Urban Structure' are what the Council considers to be good design. However wording in this text can be amended so it is not overly prescriptive.</p> <p>These standards are those used by the Council, although if this can not be achieved, the applicant would need to demonstrate site specific reasons why this could not be achieved.</p> <p>The Technical Space Standard should be used as a starting point and are considered good practice. The Council will amend the wording to make it less prescriptive.</p> <p>The garage sizes included is based on LCC guidelines with the matter of electric charging points and cycle storage being factored in which is reasonable. The requirement for space for three wheelie bins is also reasonable as Hinckley and Bosworth Borough Council have a wheelie bin for garden waste, recycling waste and household waste. Therefore it is expected</p>	<p>The Council will be ensuring that the Good Design Guide is linked to the Council's most up to date Local Plan, however there will also be flexibility in the wording to ensure that during the Local Plan review, the Good Design Guide is not rendered out of date with its adoption.</p> <p>Wording will be amended within Chapter 3 ensuring that the NPPF is reflected.</p> <p>None required.</p> <p>Re-word the final two paragraphs on page 30.</p> <p>Additionally wording will be inserted to inform developers that site specific reasons would need to be given as to why the private amenity space guide could not be achieved.</p> <p>Amend wording specific to Technical Space Standards to allow for flexibility dependant on each scheme.</p> <p>None required.</p> <p>Amend wording to make reference to the criteria in BFL12 as part of a pre-application or planning application.</p>

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		<p>assessment as a matter of course in pre-application discussions. RPS suggests the BFL assessment is deleted and expressed as an option for applicants to consider.</p>	<p>that development accommodates space in each dwelling for the Borough's standard waste requirements.</p> <p>Policy 16: Housing Density, Mix and Design of the Core Strategy states that all development of 10 or more are required to meet a 'very good' rating against the Building for Life criteria, unless it can be demonstrated that this is not viable on a particular site. While the Building for Life 12 is a more recent iteration, it is encouraging it to be used as a design tool and we have a local plan policy link to asking for the prospective developer to consider BFL12.</p> <p>The NPPF states that the LPA should ensure that they have access to and make appropriate use of tools and processes such as Building for Life. The Good Design Guide seeks to ask how a development has considered the BFL12 criteria.</p>	None required.
Scarlett Griffiths	Highways England	<p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the 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 facilitate national economic growth. In relation to Hinckley and Bosworth, our principal interest is safeguarding the operation of the M1, A42, M69 and A5 routeing through the north, east and southern edges of the Borough.</p> <p>As the Good Design Guide SPD relates to issues outside the remit of Highways England and matters which are unlikely to affect the SRN, we have no comments to make</p>	Noted	The Council will continue to engage with Highways England with matters than may affect the Strategic Road Network.
James Chatterton	William Davis Homes	<p>The four weeks consultation period is insubstantial and a 6 week response period is more suitable.</p> <p>The Council will need to take account of the Government's Building Better, Building Beautiful report</p>	The Council followed the Consultation requirements as set out in Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012.	None required.

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		<p>when it is finalised.</p> <p>Producing a consultation document at this stage is unnecessary as the Core Strategy pre-dates the NPPF and supplementing these policies may not accord with up-to-date legislation and the emerging Local Plan Review.</p> <p>BFL12 - William Davis fully supports the need for high quality, area specific and location sensitive development a requirement of BFL to form part of the validation criteria constitute a new policy and is therefore ultra vires to the purpose of the SPD. The proposal to have a BFL12 assessment to form part of the validation criteria must therefore be consulted on and tested through EiP. A precedent established by LJ Gilbert, William Davis and Others Vs Charnwood Borough Council (2017) (EWHC 3006). The BFL12 proposal cannot be included within or classes as supplementary guidance and reference to this being validation criteria must be omitted.</p> <p>50% Frontage parking threshold - Within section 4, New residential development, parking is discussed, The document proposes that, as a rule '50% of frontages should be for green space and not for parking'. William Davis objects to this prescribed standard as, whilst for larger detached properties this can be accommodated within the emerging layout, it cannot be achieved for smaller house types. With this requirement there would be a requirement to allocate rear parking bays which would lead to fragmented streets scenes and lead to on-street parking. The introduction of rear parking areas reduces the level of surveillance and would not accord with Spatial Objective 8 of the Core Strategy. This would also have a burden on developers and impact on viability.</p> <p>Technical Housing Standards - In requesting new homes meet or exceed the space standards, the SPD is making assumptions against the viability of projects without offering clear evidence or justification of need within the area. The requirement is considered to be a new policy which is beyond the role of an SPD. William Davis object to the inclusion of space standards.</p> <p>Separation Distances - There needs to be clarity within space standards. Other districts in Leicestershire have different space standards especially with back to back distances and garden sizes. It is accepted that there is variety across districts, however within neighbouring districts it is considered an excessive burden on developers to vary projects to such an extent. Principles</p>	<p>The Council will make reference to relevant national policy and guidance.</p> <p>The Council's Core Strategy is one element of the Council's Local Plan and it is the Site Allocations and Development Management Policies DPD which sets a design specific policy (DM10) which was adopted in 2016 and is considered NPPF compliant. Therefore there is an existing up to date design policy in place and the Good Design Guide has been drafted with the intention of providing further guidance to DM10.</p> <p>Policy 16: Housing Density, Mix and Design of the Core Strategy states that all development of 10 or more are required to meet a 'very good' rating against the Building for Life criteria, unless it can be demonstrated that this is not viable on a particular site. While the Building for Life 12 is a more recent iteration, it is encouraging it to be used as a design tool and we have a local plan policy link to asking for the prospective developer to consider BFL12.</p> <p>The NPPF states that the LPA should ensure that they have access to and make appropriate use of tools and processes such as Building for Life. The Good Design Guide seeks to ask how a development has considered the BFL12 criteria.</p> <p>The principles in Chapter 4 are what the Council considers to be good design. However wording in this text can be amended so it is not overly prescriptive.</p> <p>The Technical Space Standard should be used as a starting point and are considered good practice. The Council will amend the wording to make it less prescriptive.</p> <p>Each site is considered on its own merits. Space standards and back to back distances is locally</p>	<p>Amend wording to include additional national policy and guidance.</p> <p>The Council will be ensuring that the Good Design Guide is linked to the Council's most up to date Local Plan, however there will also be flexibility in the wording to ensure that during the Local Plan review, the Good Design Guide is not rendered out of date with its adoption.</p> <p>Amend wording to make reference to the criteria in BFL12 as part of a pre-application or planning application.</p> <p>Re-word the final two paragraphs on page 30.</p> <p>None required.</p> <p>Amend wording specific to Technical Space Standards to allow for flexibility dependant on each scheme.</p> <p>The Council will consider the wording of separation distances and private amenity space.</p>

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		<p>of layout should be determined at county level. Additionally the requirement of a minimum depth of 7m with an overall footprint of 60sqm for a rear garden does not equate to allocating back to back separation distances of 21m.</p>	<p>set as it is very much guided by the prevailing character of the area and borough. Requesting a standardised set of garden sizes county wide for the ease of developers does not give the impression that developers account for the local character.</p> <p>Cross referencing back to back distances and garden sizes so rigidly is not the Council's intention. The Good Design Guide requests a minimum depth of 7m and 60sqm for amenity space. In some residential developments, existing and proposed not all dwellings are back to back. Back to back distances are an additional consideration to emphasise the need for separation distance protecting existing and prospective occupiers' amenity.</p>	
Member of the Public 1		<p>The consultation has not been well publicised. Page 9, Figure 4 -A poor choice of images or a very bad idea of what constitutes good design in a era of climate change, flood issues and an excess of paved drive ways (which impact on biodiversity and immediate local water dispersal). Page 10 heading "Life: Start with people not buildings"- There has not been very good community engagement. Page 11 "Site survey understanding the site and its environs, or 'appreciating the context' is the foundation to ensuring that design work is sensitive to its local environment. This avoids the creation of 'identikit' development and bland, anywhere places." this principle is not born out by recent developments in Burbage where the green space context of many of the new sites has been completely ignored. Page 12 - "Distinctiveness is not solely about the built environment: it also reflects an area's function, history, culture and need for change" This is not reflected in the development permitted on Lutterworth Road that dug up and destroyed historic features. In future if it says it in SPD it should be adhered to. Page 17 Fig 11 1. Burbage; listed as an urban character area; I believe this is incorrect, particularly on the roads B590 and B578 as you head East out of the village, although it is quickly becoming so with all the new developments you have allowed. Page 78 "Design objectives - Protect the landscape setting of Burbage Hall, Aston Lane, and the characterful open spaces that punctuate the tight urban grain. Treat Church Street as a continuous visual sweep, formed from distinct spaces, avoiding the encroachment of bolt-on domestic elements that would create visual disjuncture." This should include brownfield and greenfield sites along the entire route including Lutterworth Road as you travel East out of the village. Whilst there is a mixture of types and ages of</p>	<p>The Council followed the Consultation requirements as set out in Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012.</p> <p>The Council intends to make stronger reference to flooding and climate change with The Good Design Guide.</p> <p>Developments that have been built recently would not have needed to comply with The Good Design Guide as it is not yet an adopted document. Once The Good Design Guide is adopted, the Council is then able to use it to help shape new developments in the future.</p> <p>For the purposes of the Landscape Character Assessment which is an evidence base document for the Council's Local Plan, in landscape terms, Burbage is characterised as an urban area.</p> <p>The Good Design Guide references particular characteristics within each settlement which gives that area its identity. The Design objectives vary for each settlement, however for Burbage, including all roads where there is a varying character is too specific for the area specific design guidance. However, when there</p>	<p>None required.</p> <p>Seek to insert stronger reference to climate change and flooding including sustainable urban drainage.</p> <p>None required.</p> <p>None required.</p> <p>None required.</p>

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		<p>housing, as you head towards the M69 bridge the housing was until latest development 18th and early 19th Century, following the traditional linear design. Recent development has begun to happen behind this original linear development and losing the character of the area as you leave the village and enter the rural fringe towards the A5/B578 junction.</p>	<p>are building proposals in the future, the remainder of The Good Design Guide will seek to ensure development respects the prevailing character of the area.</p>	
Emilie Carr	Historic England	<p>The SPD is welcomed. It would benefit from greater reference to heritage throughout, particularly within the Policy Context and Chapters 1 and 2. The 'Heritage, built and spatial form' paragraphs within chapter 3 are welcomed, however there is no reference to designated and non-designated heritage assets and their settings. The section relating to 'understanding vernacular architecture' is welcomed together with chapters 6 and 8.</p> <p>Historic England have published advice notes. Good Practice Note 2: Managing Significance in Decision Taking in the Historic Environment and Good Practice Advice Note 3: Setting and views may be of particular interest.</p>	<p>Agreed.</p> <p>Noted.</p>	<p>The Council will add 'heritage' to Figure 3 in the environmental context. Include 'designated and non-designated heritage assets' to page 18 in 'Heritage, built and spatial form'.</p> <p>None required.</p>

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Alix Taylor	Groby Parish Council	<p>Inappropriate timing of the consultation as it is too close to purdah and many borough and parish councillors would be newly appointed.</p> <p>There need to be more about houses that the people who live in them. There is a lack of information on infrastructure, school requirement, health services and transport.</p> <p>Lack of serious requirements about protecting the environment and flora/fauna of areas.</p> <p>The Planning & Development committee of Groby Parish Council agreed that any new builds or renovations within the preservation area, should be in keeping with the same style as existing properties in that area.</p>	<p>The Council followed the Consultation requirements as set out in Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012.</p> <p>The Good Design Guide looks at place making. The Council's Local Plan provides information on infrastructure requirements for the Borough. Existing Policy DM3 in the Council's Site Allocations and Development Management Policies DPD requires developers to make provision for infrastructure required as part of a development.</p> <p>Existing Policy DM6 requires the enhancement of biodiversity and geological interest.</p> <p>Noted.</p>	None required.
Member of the Public 2		<p>Suggest additional guidance to Section 8 Shopfronts. I feel that an opportunity has been missed to give guidance to shop/cafe owners on 'extending' their properties by utilising space on the public footpath. I appreciate that there is legislation to deal with what is considered an obstruction to pedestrians but what is deemed to be an obstruction? To a wheelchair user or mother with a pram and additional toddlers an obstruction will be different to an able bodied pedestrian. I believe that a fruit or vegetable outlet can add to the street scene with a well presented stand of coloured produce or a cafe with tables and chairs set out for visitors but there is no guidance how far they can intrude into the public right of way. I also believe that any business that seeks to encroach onto public footpaths should be required to submit an application to the Borough Planning Department so that parameters for the encroachment can be agreed and business owners will then be subject to any conditions that has been set for the approval of the application. On those occasions where there is a fair or celebration the organiser of the event should be required to apply for a temporary relaxation of the guidelines with an indication of the time span for such a relaxation.</p>	<p>Reference has been made to the external spaces for eating and drinking. However public footpaths are governed by Leicestershire County Council and not under the control of the Borough Council.</p>	None required.

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Tony Lockley	Chair of Markfield Parish Neighbourhood Planning Steering Group	<p>The document does not mention parish councils or neighbourhood planning groups.</p> <p>Page 29 - Confusion between open space, landscaping and green infrastructure. Green infrastructure needs to be viewed in a wider context than on site. Use of language when talking about these matters is inconsistent for example "greenways" suddenly appears in the text. Additionally, there is no need to separate "landscape design" from "ecological design" because, if done properly, they are one and the same. Play areas are only mentioned twice and not in detail with no mention of their integrated design.</p> <p>Whilst it is mentioned that climate change ought to be considered in the design process, it isn't specifically mentioned. Shelter is mentioned but not from climate change. Pollution is mentioned on p12 but there should be more detail. Markfield parish is close to the A50/A511 and experiences high levels of air pollution which should be considered when assessing the suitability of a development site.</p> <p>There is no mention of flooding, SUDs or flood alleviations and how they can be integrated in to design.</p> <p>On page 18 - with regards to national forest strategies, mention is made of increasing woodland cover. Years ago the National Forest Company recognised that parts of Charnwood Forest, including Markfield, were at risk of being over planted and stopped large scale planting. Mention is made of having at least 50% of house front gardens for grass, shrubs etc.</p> <p>No mention is made of the increasing problem of hard surfacing the whole of front gardens. There has been legislation covering this for over 10 years – why is it not mentioned? With reference to the very generic "National Forest Design Charter", we wonder whether, given current concerns over wood fuel heating systems, it is still appropriate to support it. There's no mention of solar panels or wind turbines, both of which may have to play an increasing role if climate change targets are to be met.</p>	<p>Noted.</p> <p>Page 29 seeks to prompt developers to consider green infrastructure, open space and landscaping when designing their developments. The Council has Core Strategy Policy 19: Green Space and Play Provision and Core Strategy Policy 20: Green Infrastructure, which need to be complied with when considering new development.</p> <p>Noted.</p> <p>Noted.</p> <p>The Council has sought advice from the National Forest and will take their comments on board. With regards to hardstanding, a lot can be done under permitted development rights and there is only so much control the Council has. There is reference in The Good Design Guide, stating that it is good practice not to have more than 50% of the front gardens covered in hardstanding.</p> <p>Points regarding renewable energy and climate change are noted.</p>	<p>The Council will insert reference to parish councils and neighbourhood plan groups.</p> <p>None required.</p> <p>The Council will include more reference and guidance on climate change and it's inclusion in the design process.</p> <p>The Council will include more reference and guidance on Flooding and SUDS and it's inclusion in the design process.</p> <p>None required.</p> <p>The Council will include more reference and guidance on climate change and renewable energy and it's inclusion in the design process.</p>
Member of the Public 3		<p>There is little about sustainability, construction quality and running costs and HBBC have therefore missed an opportunity to set standards for buildings to be less maintenance and cheaper to run such as Passivhaus standards.</p> <p>The document should also incorporate BREEAM's '@Home Quality Mark' rating system. This provides impartial information on the build quality, running costs and benefits of a healthy home.</p> <p>Driving sustainability in new homes should be a priority</p>	<p>Policy 24: Sustainable Design and Technology refers to BREEAM and therefore sustainable design is considered through this current planning policy.</p>	<p>None required.</p>

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		and something the Good Design Guide fails to deliver.		
Sharon Jenkins	Natural England	<p>Welcome the opportunity to comment. The document is unlikely to have major effects on the natural environment, but may still have some effect. It is advised the following issues are considered:</p> <p>Green Infrastructure - the SPD could consider making provision for GI within development in line with your local GI Strategy. The NPPF states that LPAs should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure. The PPG (Green Infrastructure) provides more detail.</p> <p>Urban green space provides multi-functional benefits. It contributes to coherent and resilient ecological networks, allowing species to move around within, and between, towns and the countryside with even small patches of habitat benefitting movement. Urban GI is also recognised as one of the most effective tools available to us in managing environmental risks such as flooding and heat waves. Greener neighbourhoods and improved access to nature can also improve public health and quality of life and reduce environmental inequalities.</p> <p>There may be opportunities to retrofit GI in urban environments. These can be through: Green roof systems and roof gardens; Green walls to provide insulation or shading and cooling; New tree planting or altering the management of land (e.g. management of verges enhances biodiversity).</p> <p>HBBC should consider issues relating to the protection of natural resources, including air quality, ground and surface water and soils within urban design plans.</p> <p>Further information on GI is within the Town and Country Planning Association's 'Design Guide for Sustainable Communities' and Good Practice Guidance for Green Infrastructure and Biodiversity'.</p> <p>Biodiversity Enhancement - The SPD could consider incorporating features which are beneficial to wildlife within development in line with para 118 of the NPPF. Guidance on the level of bat roost or bird box provision within the built structure, or other measures to enhance biodiversity in the urban environment. An example of good practice includes the Exeter Residential Design Guide SPD, which advises a ratio of one nest/roost box per residential unit.</p>	<p>Noted</p> <p>Noted.</p> <p>Noted. However the Council are unable to control what happened with existing developments.</p> <p>Policy DM7 of the Site Allocations and Development Management Policies DPD: Preventing Pollution and Flooding seeks to protect natural resources.</p> <p>Noted.</p> <p>Policy DM6 of the Site Allocations and Development Management Policies DPD: Enhancement of Biodiversity and Geological Interest seeks to conserve and enhance biodiversity and geological interest.</p>	<p>Seek to add reference to the Council's local Green Infrastructure policy and strategy.</p> <p>No action required.</p> <p>Seek to include these points under matters of climate change.</p> <p>No action required.</p> <p>No action required.</p>

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		<p>Landscape enhancement - The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment: use natural resources more sustainably, and bring benefits to the local community through GI and access to nature. It may be appropriate to seek that, where viable, trees should be of a species capable of growth to exceed building height and managed so to do, and where mature trees are retained on site, provision is made for succession planting so that new trees will be well established by the time mature trees die.</p> <p>Other design considerations - The NPPF includes a number of principles which could be considered including the impacts of lighting on landscape and biodiversity (Para 180).</p> <p>Strategic Environmental Assessments / Habitats Regulations Assessment - the SPD requires a SEA only in exceptional circumstances as set out in the PPG. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the habitats Regulations in the same way as any other plan. If the SPD requires an SEA or HRA, the HBBC are required to consult Natural England at certain stages as set out in the PPG.</p>	<p>Policies DM6 and DM10 of the Site Allocations and Development Management Policies DPD seek to conserve and enhance biodiversity by ensuring there is a net gain as well as requiring developments to incorporate a high standard of landscaping.</p> <p>The Council's Planning Policy DM7 (Preventing Pollution and Flooding) seeks to reduce adverse impacts from different types of pollution and flooding and this conforms to para 180 of the NPPF.</p>	<p>No action required</p> <p>No action required.</p>
Member of the Public 5		<p>The village churches in Stanton Under Bardon are landmarks and create communities. Village school and recreation ground are vital to support the health and wellbeing of village population. The new housing has revitalised the village in the last 18 years. It has balance the life stages of the village community. The school is critical to sustain the village vitality.3. The Pub and Shop are critical life supports for village, particularly for the less mobile and those without access to cars during the day. Their services sustains the village for obvious reason. In addition, the role both Landlord and Shopkeeper play, are vital in reducing the isolation for the seniors, stay at home parent and those of us who work from home. This is increasingly important as the frequency of bus service. With lack of police patrols these manned building add to the security of the village. The New Forest around the village improves the environment by reducing the traffic noise and pollution improving the health. The land for the allotments is under pressure to be used for housing and we have lost a portion for new housing . This allotment community plays a key role to bind the village. It would help bring jobs and prosperity if the old village hall could be turned into a shared office, craft, focal point for visits by mobile bank, hairdresser, book exchange centre, other services to support and those of us who have to work</p>	Noted.	No action required.

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		<p>from home. The location of this building is ideal as it has parking, best mobile signal and close to the new exchange so improved internet speed for office work. It could become and hub and support for small, single people enterprises.</p>		
	Carlton Parish Council	<p>Carlton Parish Council were surprised that the document was published during the election period as new members would not have been briefed on the document.</p> <p>Many examples of good design do not come from the Borough which gives a poor impression suggesting that local examples can not be found, making it difficult to visit and explore local examples of good design.</p> <p>Page 6-7 Policy summary – The parish council considered that it would be helpful to list local planning policies, Local Plan, Neighbourhood plans, parish plans, conservation areas. Page 12 Design Objective 4 – the parish council is concerned that new dwellings have a design lifetime of 70 years and would welcome an explicit statement indicating that new buildings should have a design lifetime of more than 200 years. This would be in conformity of the existing built fabric of the settlement and additions to the buildings over time can create character. These comments also apply to Building for Life.</p> <p>Page 16 Settlement type – the parish council welcomes the recognition of the spatial and built character of hamlets and their sensitivity to new development. Page 37-38 Infill and back land sites – the parish are concerned of previously permitted developments in Carlton have not been in conformity with these design standards and have an adverse impact on the areas. These developments can now be cited as part of the existing character.</p> <p>Page 40 – Side to side distance – the parish council objects to a single storey extension being extended to the boundary of the property. The parish suggest a 0.5m gap between the boundary and extensions. It would also be helpful to state that knocking two small houses to make one is not acceptable.</p>	<p>Noted.</p> <p>Noted.</p> <p>Agreed and noted.</p> <p>Planning can not dictate how long a building lasts.</p> <p>The Good Design Guide will be looking forward to good design and will provide guidance for future developments. Whilst there may be areas of existing bad design, the Council is seeking to reduce such occurrences with guidance set out in The Good Design Guide.</p> <p>These elements are permitted development and therefore there is little the Council can do if home owners wish to build in this way.</p> <p>Landscape studies vary over time and to tie</p>	<p>The Council will include reference to local planning policies and neighbourhood plans. No action required.</p> <p>No action required.</p> <p>No action required.</p>

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		<p>Page 69 – the area specific design guidance vary in content and detail. The parish recommends that every settlement description should state the landscape character areas in which it is situated.</p> <p>New development is always much denser with small gardens meaning loss of character. Page 80 – Carlton Suggested revised text: "Carlton is a linear settlement, set within farmland on a ridge in the Barton Village Farmlands landscape character area. The core of the agricultural hamlet around St Andrew's Church has been occupied from late Saxon or early Medieval times. Carlton Stone was quarried nearby, and features in boundary walls and older buildings. The village core is characterised by 17th – 19th century buildings of red brick and Carlton stone, roofed with clay tiles or slates, and built close to the road. There are two important farm courtyards, one of which has been converted to residential use, and boundary walls of Carlton stone. The western end of Main Street is characterised by Carlton Green, with the former village school in the middle, around which are 19th century farmhouses, converted farm buildings, and modern infill of mainly red brick and tile construction with some render. Carlton Green has an open aspect, and the houses in this area are generally set well back from the road with large gardens and trees. The eastern part of Main Street comprises post-war and later infill development, mainly detached houses set well back from the road with cultivated front gardens with trees. There is one small cul de sac on the site of a former service station. The eastern part of the settlement is characterised by detached houses set well back from the road with cultivated front gardens, many trees and some wide highway verges. Design Objectives Retain the linear form of developments Retain and enhance the generally open and well-treed aspect of all streets by retaining existing building lines and low boundary treatments, resisting the creation of in and out driveways, and retaining front garden land. Retain the open aspect of Carlton Green. Avoid the use of non-traditional building materials in the village core."</p>	<p>each settlement to its existing landscape character area could leave the Good Design Guide dated very quickly.</p> <p>Noted.</p>	<p>The text will be amended accordingly.</p>

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Chris Bramley	Severn Trent Water	<p>Page 9 - Section 14 of the NPPF highlight that climate change and flood risk are key considerations when looking at design and delivery of housing.</p> <p>The SuDS Manual (CIRIA C753) highlights the importance of considering drainage requirements for a development at the outset. therefore drainage and flood risk should be highlighted as a primary goal that needs looking at early.</p> <p>Therefore Severn Trent recommend that the Environmental section of figure 3 includes reference to climate change and flood risk.</p> <p>Page 12 - Bullet point 3. Severn Trent agree that it is important that public spaces are designed to benefit neighbourhoods and local setting. The most effective use of open spaces can often be seen where they provide multiple functions. As identified within The SuDS Manual (CIRIA C753) SuDS can be incorporated into a number of urban and rural environments, providing much wider benefits that just storing surface water. Well design SuDS could be utilised to demarcate areas within an open space such as bio-retention areas adjacent to street furniture such as seating, or along a path incorporating public art or sculptures.</p> <p>Severn Trent recommend that this section includes a reference to the need to consider multiple benefits and uses when designing public spaces.</p> <p>Page 23 - The consideration of hydrology including, watercourses, dry ditches, sewers and soakaways should be undertaken as part of the early stages, to ensure that the site design can incorporate the most appropriate surface water outfalls and flow routes. If this stage is not undertaken early in the process, it can require late changes to the drainage or sewerage designs resulting in delays and additional costs on to the development / infrastructure providers. Severn Trent are supportive of the inclusion of hydrology, but would request that sewerage is also noted within this section to ensure that it is jointly considered.</p> <p>Severn Trent are supportive of the paragraph: "Integration and efficiency, considering how the site can maximise use of sustainable energy and minimise resource consumption and waste" and of the paragraph that refers to the need make development assessment underpinned by an appropriate level of technical site survey including flood risk and drainage.</p>	<p>Agreed and noted.</p> <p>Agreed and noted.</p> <p>Policy DM7 of the Site Allocations and Development Management Policies DPD: Preventing Pollution and Flooding seeks to prevent adverse impacts from flooding, drainage and water quality.</p> <p>Noted.</p>	<p>Seek to include reference to climate change in figure 3.</p> <p>Seek to insert stronger reference to sustainable urban drainage.</p>

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		<p>Page 25 -Section 3. Creating Urban Structure: Concept Plan No objections to the content of this section. Severn Trent would recommend that a paragraph is included within section 3 referencing the need to consider drainage and SuDS when developing the concept plan.</p> <p>page 29 - Creating urban structure. Supportive of the inclusion of green corridors within the document however wider benefits may be achieved through the development of blue-green corridors. Severn Trent recommend that a reference to blue-green corridors is incorporated within this section.</p> <p>Page 59 - Public spaces and landscape, this section refers to the public spaces and landscape for not domestic areas, these areas have the potential to provide significant benefits to the sense of place and management of surface water. However the need for softer / greener elements within the designs area often missed. We have noted that there is a need to highlight this within the above sections for residential end uses, but non-domestic developments should also undertake consideration of how these aspects can be incorporated. Severn Trent would therefore recommend that a paragraph is included to highlight the need to consider SuDS, and the management of surface water drainage and sewerage at the early stages. There are also opportunities for rainwater harvesting or grey water usage within some commercial and industrial building either as part of their primary function or as part of the domestic facilities they provide. Severn Trent would therefore recommend that a paragraph is included to highlight the need to develop these sites to utilise resources in a sustainable way.</p> <p>Page 60 - The wording around the inclusion of plants and trees is negative and this paragraph should be reviewed.</p> <p>It is anticipated that the sequential test will be utilised to ensure that it is undertaken in the most appropriate location, but that there may be some instances where development is still placed at residual risk of flooding. Consideration of this risk should be undertaken throughout each stage of the development to ensure that resilient design is used. Further guidance regarding flood resilient construction can be found within the DCLG document Improving the flood performance of new buildings: flood resilient construction (June 2007).</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Unable to locate the specific reference point, however there is wording relating to the creation of a quality frontages through mature landscaping.</p> <p>Noted.</p>	<p>Seek to include reference to blue-green corridors.</p> <p>Seek to insert stronger reference to climate change and flooding including sustainable urban drainage and their management.</p> <p>Seek to include rainwater harvesting and grey water usage as part of section on climate change.</p> <p>No action required.</p>

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Philip Metcalfe	The National Forest Company (NFC)	<p>The NFC welcomes the references to the National Forest and the acknowledgement that the forest is creating a character for the northern part of the Borough.</p> <p>Under the Area Specific Guidance section, each town or village which falls within the Forest includes the same bullet point which states: Development should meet the general design principles of the National Forest. The NFC considers that this should be amended to read: As this settlement falls within the National Forest, development should meet the general design principles of the National Forest as set out on page 122.</p> <p>The map of the extent of the National Forest overlaid by the Borough Boundary is incorrect. The Borough does not stretch that far north and the eastern extent of the Forest towards Leicester is within the Borough. While the inclusion of this plan is welcomed, it should be corrected.</p> <p>Table 2 is not clearly referred to in the text. The NFC considers that some explanation is required under the 'Design Objectives' section such as: Within the National Forest, Core Strategy Policy 21 expects a proportion of new development to be woodland planting and landscaping. The scale of development which triggers this requirement and the proportion of the site to be landscaped is set out in table 2.</p> <p>The NFC considers that a reference and link to the Guide for Developers and Planners would be useful as the Guide will shortly be re-issued and will contain more detailed information on how to achieve a National Forest Character and will include case studies of developments that have done this successfully. The 'Design Objectives' section could then include 'in addition to including National Forest landscaping, the changing character of the National Forest should be reflected within the design of buildings and green spaces through adopting the following principles:'</p> <p>On Page 123, under Ecological Design, there is a – in the first bullet point before the word 'meeting' which is not needed.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>The Council will look to amend the wording as suggested.</p> <p>The Council will seek to amend the map referenced.</p> <p>The Council will look to amend the wording as suggested.</p> <p>The Council will look to amend the wording as suggested.</p> <p>The Council will look to amend the wording as suggested.</p>

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	Market Bosworth Parish Council	<p>The Parish council applauds the principles and context for the recommendations.</p> <p>This is a high level document and raises concerns that it could override the Neighbourhood plan design brief. Neighbourhood plans are only mentioned once,</p> <p>The focus for each rural settlement is on the existing historic core. In some rural villages there is almost no opportunity to add to the built environment as most infill has already taken place. Little or no credence is given to larger scale development from the 1960s which have been prominent in rural locations.</p> <p>Market Bosworth identified different character areas in its NDP, however these have not been recognised.</p> <p>Design should be about integration and ensuring people who move into a new development feel part of a whole and not just part their development.</p> <p>A lack of understanding about ensuring there are adequate green space and recreational areas. There is no consideration as to how these might fit with similar areas on neighbouring developments, or of the substantive costs of maintenance and sustainability of such areas.</p>	<p>Noted.</p> <p>There has been a focus on design principles in the area specific design guidance that reflect the highest quality design and characteristics of an area, which is typically taken from the historic core, rather than post war development.</p> <p>The Council will refer to NDPs and it will be up to the developer to reflect the character areas designated through any made NDPs.</p> <p>Noted.</p> <p>The Good Design Guide makes reference to the Council's Play and Open Space study which supports Core Strategy Policy 19: Green Space and Play Provision, this looks at both provision and maintenance costs. Additionally the Council has a Green Infrastructure Strategy which supports Core Strategy Policy 20: Green Infrastructure to ensure the delivery of green infrastructure creates greater public benefit.</p>	<p>The Council will seek to include more reference to neighbourhood plans.</p> <p>No further actions.</p> <p>No further actions.</p> <p>These elements will be continued and updated through the Local Plan review.</p>
Valerie Bunting	HBBC - Strategic Housing and Enabling Officer	Querying the concept plan shown on page 25. The layout proposed shows affordable housing clustered together in one area. This would not be accepted on a scheme like this but a negotiation on 2 to 3 different areas across the whole site would be better.	Noted.	The concept plan on page 25 will be amended in line with comments.
Peter Reid	HBBC - Highway Consultant	A generic SuDS condition is often applied to a planning application and the developer is left to interpret national industry guidance. This is not usually an issue for larger developments where a drainage consultant is appointed at an early stage in the application process, but for the smaller house builder this regularly creates a problem often resulting in numerous iterations of the drainage proposals through the discharge of conditions stage, before approval is finally achieved - this makes the process quite inefficient for both the developer and LPA, and some local design guidance would help to address this issue.	Noted.	Seek to incorporate more design guidance specific to SUDS and drainage.

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Economic Growth Team	Leicestershire County Council (LCC)	<p>Pages 6 and 7 - Could examples be given of maximising use of sustainable energy and minimising energy consumption and not just on an individual dwelling basis. No mention of this on a site wide basis through examples of district heating schemes. No mention of maximising sustainable energy in the commercial section.</p> <p>Page 29 - No mention of creating sense of community through existing settlements although it is mentioned on page 122 of the Building for Life assessment.</p> <p>Page 48 - subdividing small farm buildings is unlikely to be considered appropriate as it works against the County Tourism strategy and how does this link with HBBC Tourism Group. Through the Leicestershire Rural Partnership LCC are encouraging farmers to diversify to increase sustainability of their business and the subdivision of farm buildings for tourism goes against this. This is the same for reference to chimneys and hanging baskets in, not wanting to lose the sense of an agricultural business. Page 54 - Same comment about the lack of gardens.</p> <p>Page 59 - Retail - As town centres are shrinking, should the document not emphasise the need to try and re-use existing buildings rather than build new units and new units should be limited to SUEs.</p> <p>Page 73 - No mention of the SUE and how this will be dealt with. Page 85 - No mention of the SUE and how this will be dealt with.</p> <p>Page 122 - Good to see mention of the National Forest.</p>	<p>Noted.</p> <p>After further investigation there is no County Tourism Strategy in Place. The proposed conversion of agricultural building does not go against HBBC's Tourism agenda.</p> <p>The role of town centres and the re-use of existing buildings is a matter for the Local Plan review and not The Good Design Guide.</p> <p>here has been a focus on design principles in the area specific design guidance that reflect the highest quality design and characteristics of an area, which is typically taken from the historic core. Any new development will need to consider these design principles.</p>	<p>The Council will consider inserting reference to creating a sense of community through existing settlements, earlier in the document.</p> <p>No action required.</p> <p>No action required.</p>
Transport Policy	Leicestershire County Council (LCC)	<p>Page 6 and 7 - Policy context, no reference to the Leicestershire Design Guide.</p> <p>Page 8 - Planning and design process - The case for good design: need to talk about sustaining the quality of development throughout the years.</p> <p>Page 10 - Design Philosophy: general support of however the document needs to say more about involving other parties, including the Highway Authority, in the design process.</p> <p>page 22 - New residential development: reflecting the design point previously mentioned, more should be said about how developers will propose that bespoke or non-standard materials or features in the public highway will be maintained. In the Local Highways Authority no</p>	<p>Noted.</p> <p>Sustaining the quality of development can be done through several elements such as materials, landscaping, layout and these elements are dealt with throughout the document.</p> <p>Noted.</p> <p>Noted.</p>	<p>The Council will seek to include reference to the Leicestershire Highway Design Guide.</p> <p>No action required.</p> <p>The Council will seek to include reference to relevant stakeholders.</p> <p>The Council will seek to include wording regarding the maintenance of bespoke materials on the public highway.</p>

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		<p>longer receives pro-rata increases in its maintenance grant from Department for Transport to reflect increases in the length of road of its network.</p> <p>Page 57 - Commercial development: in developments that generate HGVs, the use of traffic calming should generally be avoided for reasons of noise, vibration and on-going maintenance problems.</p>	<p>This is a matter for the Highway Authority and can be raised through the public consultation process of the planning applications.</p>	<p>No action required.</p>
Highways Development Management	Leicestershire County Council (LCC)	<p>No reference to good design for pedestrians/cyclists to reduce the need to travel by car.</p> <p>Few negative comments regarding parking dominating developments but if adequate off-street parking is not provided, this will overflow on to the public highway and increase conflicts with pedestrians and cyclists.</p>	<p>Noted.</p> <p>The Good Design Guide seeks well designed developments and reduce situations that would increase conflict between cars and pedestrians/cyclists ensuring that the need to park on the highway is reduced. This is also a matter that the Highways Authority can resist during the consultation period of relevant planning applications.</p>	<p>The Council will seek to include wording regarding the reference to pedestrian/cyclist access to reduce the need to travel by car.</p> <p>No actions required.</p>
Environment Policy and Strategy Team	Leicestershire County Council (LCC)	<p>Page 9: very light on environmental values of good design.</p> <p>Page 10: The Design Philosophy should have more emphasis on how to minimise the environmental impact of design/development and have a net positive impact if possible. The environmental considerations seem to be more about the physical appearance of the environment rather than its intrinsic value and the critical support services that the environment provides such as carbon capture, oxygen generation, flood management, ecological services, physical and mental health benefits, pollution control etc. Could not see any mention about reducing the embedded carbon of developments.</p> <p>Page 18: Mention of enhancing biodiversity in the context of the National Forest is mentioned but this should apply to the whole borough. Doesn't seem to take into account sufficiently the impact on the environment or the impact from the environment which will become an increasingly significant issue as the impacts of climate change take effect.</p> <p>Page 25: Designs seem to be car centric.</p> <p>Page 29: Good to see mention of grow food.</p> <p>Page 32: Good to see electric charging points mentioned but only says 'should be considered' with a ban on petrol and diesel cars potentially being introduced by 2035 at the latest it should be a</p>	<p>Noted.</p> <p>The Core Strategy Policy 20: Green Infrastructure to ensure the delivery of green infrastructure creates greater public benefit by enhancing and improving existing environmental assets.</p> <p>The example on page 25 is an illustration of a concept plan. Other examples throughout the chapter include matters surrounding car parking as that is an area of development that creates many issues for residents and therefore needs to be suitably addressed at the design phase if possible.</p> <p>The Good Design Guide is a guide and not policy making. It may be a requirement sought through the Local Plan Review but can not be a requirement through the Good Design Guide.</p>	<p>The Council will seek to increase more reference to climate change and ways in which a development can contribute positively to the environment.</p> <p>No action required.</p> <p>No action required.</p> <p>The Council will seek to add reference to electric charging points in the retail and economic development sections of the Good Design Guide.</p>

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		<p>requirement. Also need to consider the installation of public charge points as part of bigger and urban develops particularly in towns and villages.</p>		

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Asset and Major Programmes	Leicestershire County Council (LCC)	<p>The document appears to be well put together and uses the relevant industrial standards for assessment and simple effective vision images and checklists.</p> <p>Page 9: more reference to the environmental aspects of design relating to renewable energy, adaptation to climate change and associate cost implications.</p> <p>Page 14: More emphasis on long term maintenance and management of completed proposal is vital and needs factoring in at the early design stages.</p> <p>Page 35: As non-standard or high quality materials can be costlier to maintain, resources should be secured to fund ongoing long-term maintenance.</p> <p>Chapter 3: Creating urban structure refers to illustrating large trees/avenues next to buildings. Sufficient space between proposed trees and buildings is vital. Reference to NHBC guidelines may be useful. Emphasise the underground services including drainage in the public highway which will restrict where certain features can be located.</p> <p>There is an opportunity to emphasise the importance of enhancing biodiversity and habitat connectivity across the Borough.</p> <p>Reference should be made to: Hinckley Public Realm Masterplan, The Strategic Growth Plan including evidence, Barwell and Earl Shilton SUEs.</p> <p>The main concern is the choice of materials being promoted and the impact on the long term maintenance, however if there were commuted sums available, there is less of a concern.</p> <p>Public art and sculptures would need to be added to the Asset Register and should be easily maintainable at a reasonable cost. Figure 7 - Add 'maintainable' to the list. Local authorities no longer have the budgets to maintain areas with expensive materials., therefore the use of expensive materials, creation of jitties should be kept to a minimum. Choose durable materials with longer life spans.</p> <p>Consider SuDS so that surface water drains back in to the ground where possible. As built information must be provided to the County Council once construction has been completed, providing a complete asset register for integration into the Council Asset Register.</p> <p>On major arterial or classified A, B or C class roads,</p>	<p>Noted.</p> <p>Noted.</p> <p>This method may be to the detriment of good design and may be counterproductive to the aims of the Good Design Guide.</p> <p>Noted.</p> <p>The Core Strategy Policy 20: Green Infrastructure to ensure the delivery of green infrastructure creates greater public benefit by enhancing and improving existing environmental assets.</p> <p>Noted although the Strategic Growth Plan is a much higher level of development than the Good Design Guide.</p> <p>Maintenance will be considered however the request for commuted sums can not be dealt with through the Good Design Guide.</p> <p>Noted.</p> <p>Noted.</p>	<p>The Council will seek more reference to climate change.</p> <p>The Council will seek to include reference to the consideration of maintenance at the early phases of development.</p> <p>No action required.</p> <p>The Council will seek to include reference to: NHBC guidelines; and Council policy documents and masterplans.</p> <p>No action required.</p> <p>No action required</p> <p>The Council will seek to include reference to the consideration of maintenance at the early phases of development.</p> <p>No action required.</p> <p>The Council will include more reference and guidance on Flooding and SUDS and it's inclusion in the design process.</p> <p>Noted.</p>

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		consider whether buses can manoeuvre or a gritting vehicle could easily navigate the development without having to reverse or navigate around parked vehicles.	This information is provided through the Leicestershire Highway Design Code.	