



PLAN-IT X
TOWN AND COUNTRY PLANNING SERVICES

Stoke Golding Neighbourhood Plan

Consultation Statement

April 2021

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1. Introduction

Legal Requirements

- 1.1 This Consultation Statement has been prepared to fulfil the legal requirements of Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012 by:
- a) Detailing the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b) Outlining how these persons and bodies were consulted;
 - c) Providing a summary of the main issues and concerns raised;
 - d) Reviewing how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

Consultation Process

- 1.2 Throughout the process of producing the Stoke Golding Neighbourhood Plan a more in-depth consultation process has been undertaken than the minimum standards set out in the Neighbourhood Planning (General) Regulations 2012.
- 1.3 The aims of the consultation process were to:
- 'Front-load' consultation and ensure that the Stoke Golding Neighbourhood Plan was fully informed by the views and priorities of local residents, businesses, and key local stakeholders.
 - Ensure that detailed consultation took place at all stages of the process, especially where key priorities needed to be set.
 - Engage with as broad a cross-section of the community as possible, using a variety of consultation and communication techniques.
 - Ensure consultation results were made publicly available and used to inform subsequent stages of the Neighbourhood Planning process.
- 1.4 Consultation and preparation of the plan has been led by a Neighbourhood Plan Advisory Committee on behalf of Stoke Golding Parish Council which is the Qualifying Body
- 1.5 The programme of consultations undertaken throughout the preparation of the Neighbourhood Plan, is summarised below.

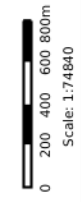
Activity	Date
Public Consultation Events	June to October 2016
Questionnaire: Household Survey and Young Persons Survey	March 2017
Public Open Event	25 January 2020
Pre-Submission Consultation on the Draft Plan	14 December 2020 – 5 February 2021

- 1.6 This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15 (2) of Part 5 of the Neighbourhood Planning (General) Regulations 2012.
- 1.7 In addition, throughout the plan preparation process, local people have been informed of progress through the website, presentations at Neighbourhood Plan Advisory Committee meetings, Parish Council meetings and update articles in The Stoker Magazine. The Parish Council has received advice and assistance from Hinckley and Bosworth Borough Council, in accordance with the Neighbourhood Planning Protocol.

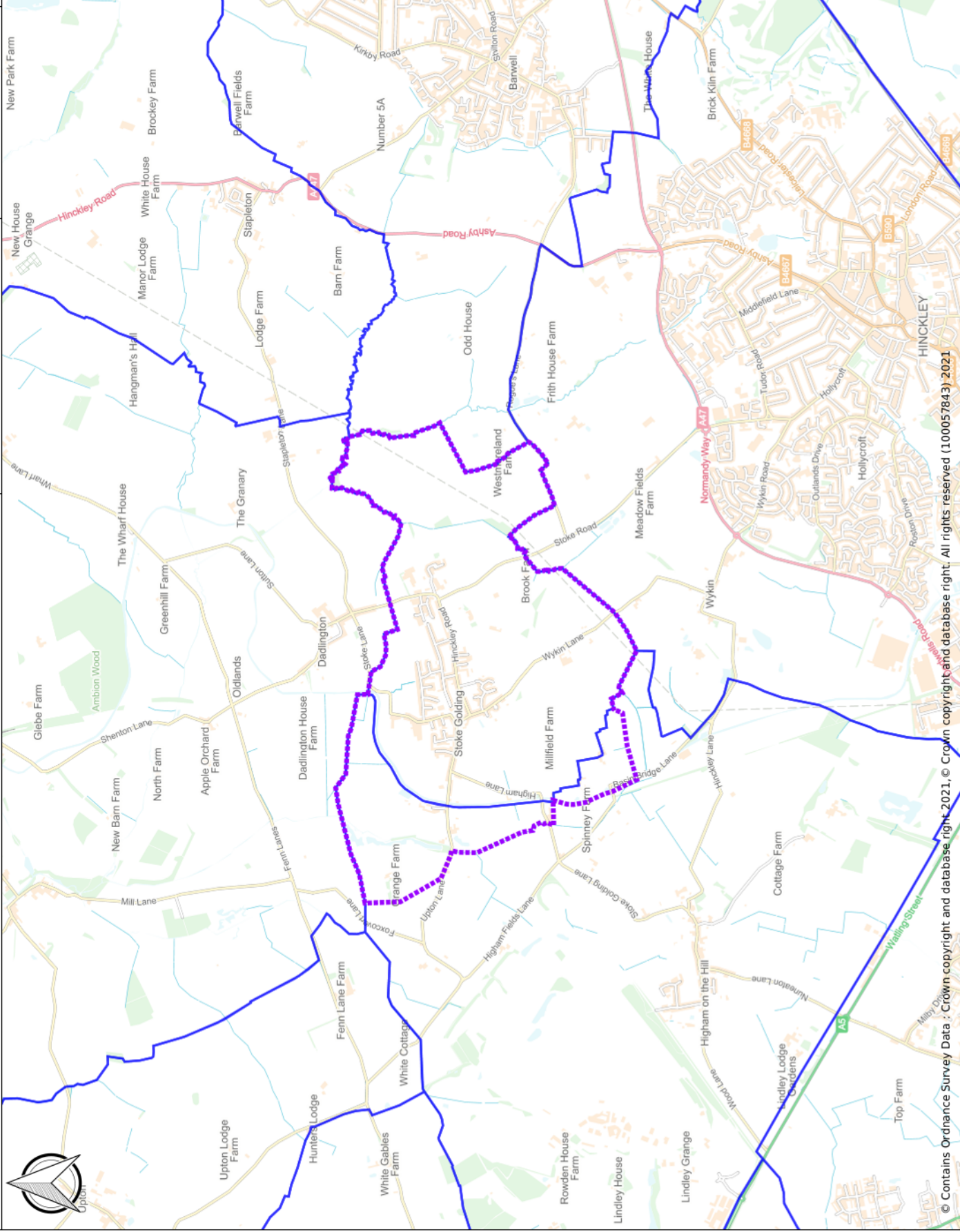
2. Neighbourhood Plan Area

Designation

- 2.1 The Neighbourhood Plan Area comprises the whole of the parish of Stoke Golding together with part of the neighbouring Parish of Higham on the Hill. It has been designated as a Neighbourhood Area following an application made by Stoke Golding Parish Council in April 2016, under Part 2, Section 5 of the Neighbourhood Planning (General) Regulations 2012.
- 2.2 A map showing the area to be covered by the plan can be viewed below.
- 2.3 In accordance with Regulations 5/ 5A of the Neighbourhood Planning (General) Regulations 2012 (as amended), the Neighbourhood Area was formally designated by Hinckley and Bosworth Borough Council on 15 June 2016



Author: 25/02/2021
Date:



Neighbourhood Area

Parish
□

3. Public Consultation Events

Date	June 2016 – Informal consultation with local businesses and groups. 26 October 2016, 7.00pm to 9.00pm and 29 October 2016 10.00am to 2.00pm
Venue	Methodist Church Hall and Baxter Hall
Format	Community Drop In Event
Publicity	Advertised on the Neighbourhood Plan pages of the Stoke Golding village website, www.stokegolding.co.uk/np/ Postcard drop to all households and businesses in the Neighbourhood Plan area. Advertised in The Stoker. Posters, flyers and social media.
Circulation	Parish Wide
Attendees	Over 100 attendees

Overview

- 3.1 These were the first consultation events held as part of the process of preparing the Stoke Golding Neighbourhood Plan. These initial open meetings were primarily held to inform local people about the neighbourhood plan process and receive views and opinions on the key issues that the Neighbourhood Plan should address. It was also used as an opportunity for attendees to register for email updates on the Neighbourhood Plan.



Who was consulted

- 3.2 The aim was to engage and consult with as many members of the community as possible. The event was advertised on the website and in the local publication The Stoker. A postcard drop was also made to all households and businesses in the parish. The event was open to residents, people who work in the Neighbourhood Area and those who use facilities in the area.

- 3.3 Prior to the event, in June 2016, local businesses and groups were contacted informally, to seek their views about how Stoke Golding should develop in the future. In addition, following the event 2 local schools, as well as a number of local landowners, were contacted for their comments and views.

How were people consulted

- 3.4 Members of the Parish Council were on hand to provide a background to the event and the Neighbourhood Plan. Throughout the event a rolling power point presentation was ongoing displaying relevant

information. A series of display boards were positioned around the room, asking several questions and replies could be made



anonymously. Maps were also displayed with opportunity for attendees to identify potential

housing sites as well as green spaces and an opportunity to identify why specific green spaces are valued.

Issues, priorities and concerns raised

- 3.5 Over 100 attendees participated in the community event. A summary of the comments received is provided below:

Likes

- Size of the village
- Green Areas
- Peaceful
- Clear separation from Dadlington

Don't Like

- Parking problems associated with the school
- Excessive levels of development
- Loss of village feel
- Lack of affordable housing

Areas of Improvement

- Halt Development
- Separation

- Sports Pavilion
- Low Cost Housing
- Creation of a Village Centre

Facilities wanted

- Café
- Starter Homes
- Sports facilities
- Infrastructure development
- Retail
- Parking provision

General Comments

- Important to retain the village feel
- Resist further development
- Provision of starter homes

3.6 A summary report detailing responses to the consultation with local business, stakeholder and landowners is available the Neighbourhood Plan pages of the Stoke Golding village website, www.stokegolding.co.uk/np/. Identification of the key issues is detailed below:

- Concerns over the continued levels of housing development
- Support provision of affordable housing to build a more balanced and sustainable community
- Protection of community, heritage, environment and wildlife
- New housing to be visually compatible with the character of the area
- Village Hall positively regarded and improvements supported
- Concerns raised over lack of car park facilities, poor internet and Wi-Fi provision, lack of café/bar facilities, and lack of facilities for young people and people with disabilities
- Anti-social behaviour
- Pressure on local facilities and services and poor maintenance of some footpaths and cycleways
- Increasing levels of traffic congestion and speeding traffic
- Lack of parking provision in the village.
- A positive community spirit.
- Protection of local heritage, including ridge and furrow

3.7 Younger residents in the parish were also engaged with and responses were received from several local youth and children organisations. Key issues that came out of these discussions are summarised as:

- Limit further housing development
- Protection of farms
- Like the rural feel and character

- Support community spirit
- Need for cycle paths and 20mph speed limit
- Support the provision of a range of new facilities in the village and affordable housing provision

How the Issues, Priorities and Concerns have been considered

- 3.8 The responses were used to identify the issues and topics that the Neighbourhood Plan could address and inform the preparation of a parish wide questionnaire.

4. Parish Wide Questionnaire (including Young Persons Questionnaire)

Dates	March 2017 – 14 April 2017
Format	Questionnaire with supporting information
Venues	Questionnaire Survey
Publicity	Pre-questionnaire postcards followed by a questionnaire distributed to all parishioners in the Neighbourhood Area. Advertised in the Stoker Magazine. Results of both the household and young person questionnaires are available on the Neighbourhood Plan pages of the Stoke Golding village website, www.stokegolding.co.uk/np/
Responses	258 Completed Questionnaires and a further 40 Completed Questionnaire in response to the Young Persons survey.

Overview

- 4.1 In March 2017, a questionnaire survey of local households and businesses was undertaken to identify the key issues that the neighbourhood plan needed to look at. It also provided an opportunity for local people to have a further say about the future of their area. A survey of young people was also undertaken.
- 4.2 The questionnaire was designed to give an opportunity to provide comment and identify views on matters and issues faced by the Parish. It focused on the following issues;
- Future housing requirement – provision, housing number and the location of development;
 - Transport – public transport provision, traffic volume and speed, parking;
 - Landscape setting, green spaces and heritage;
 - Leisure facilities and services – their usage, value and necessary improvements;
 - Economy – new provision and its location;
 - Energy Efficiency and Renewable Energy – acceptability of provision
 - Quality of Life Improvements
- 4.3 There was also opportunity to raise any additional issues not mentioned in the survey.

- 4.4 The Young Persons Questionnaire concentrated on a more concise number of issues focusing on:
- Likes and dislikes of living in Stoke Golding;
 - Schooling;
 - Public Transport;
 - Activities and Facilities;
 - Future facilities and services;
 - Mobile and broadband coverage.

Who was consulted

- 4.5 The aim was to engage and consult with as many members of the local community as possible. Therefore, a paper copy of the questionnaire was distributed to all households in the parish.

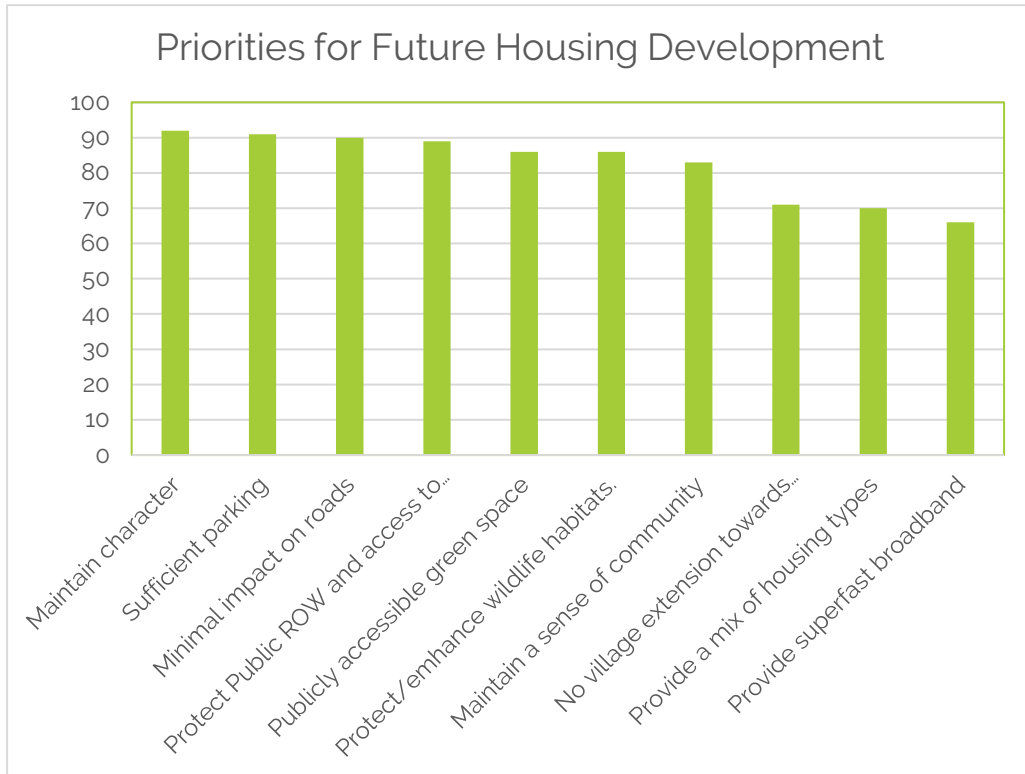
How were people consulted

- 4.6 The questionnaire was prepared by the Neighbourhood Plan Advisory Committee on behalf of Stoke Golding Parish Council. A paper copy of the questionnaire was delivered in March 2017 to every household in the Parish. All were encouraged to respond and all who responded were entered into a competition. There was also the option to complete the questionnaire online and this was encouraged. The closing date for responses was 14 April 2017 and completed paper copies of the questionnaire could be returned to a collection point in the village Post Office.

Issues, priorities and concerns raised

- 4.7 From a total of 863 surveys distributed, 258 questionnaires were completed and returned. The Neighbourhood Plan group commissioned the Rural Community Council to undertake an independent analysis and interpretation of the results. In terms of the profile of those who completed the questionnaires, 81% were over the age of 45 years, 65% had lived in Stoke Golding for over 10 years and 88% were owner occupiers.
- 4.8 The first section of the questionnaire concentrated on several housing issues. Responses firstly indicated that between 36% and 92% of residential properties could become available for a new occupants between 2017 and 2036. In addition, 65% suggested they or a member of their family maybe looking for a property in Stoke Golding between 2017 and 2036. The majority would be seeking a owner occupied property. When questioned over future housing need, 57% considered there to be a future need for housing for the elderly and 50% suggested a need for conventional housing.

4.9 Responses then identified their priorities when considering future housing development, from a list of 10 options. The majority of responses agreed with all 10 options. The most popular response along with the percentage that identified each of the issues as the most important is identified in the table below:



4.10 Other priorities suggested related to infrastructure and facilities, preservation of green spaces and countryside, defining house types, community spirit and use of renewable energy.

4.11 In terms of housing provision, a majority (64%) were of the view that at least up to 25 houses should be built for the period up to 2036. No clear priority was identified in terms of the size of a housing development, other than that no single development should be larger than 25 dwellings. However, a clear majority (79%) indicated that they would prefer a brownfield site to be developed in the first instance. Respondents also had the opportunity to rank a number of identified potential housing development sites.

4.12 When looking at transport, respondents confirmed that when travelling within Stoke Golding, they would either walk (to the shop and for leisure) or use the car to go to work. When travelling outside Stoke Golding the majority would use a car. In general bus services were considered a low to medium priority. When responding to other traffic matters, concerns were raised relating to on-street

parking, speeding traffic, volume of traffic at peak times and the use of Stoke Golding as a rat run.

- 4.13 For issues relating to the natural environment the majority (80%) of the respondents felt it is very important to consider the impact on the overall landscape setting of the village when determining Planning Applications. The majority (78%) of the respondents also felt it very important to take account of preserving existing and introducing new, green space. Responses also illustrate that overall the parish's green spaces are well used and valued. There was also support the creation of new green spaces and that all new developments should provide or enhance publicly accessible green space in and around Stoke Golding. A significant majority (92%) of the respondents consider that green areas around Stoke Golding and between neighbouring villages are important (9%) or very important (83%).
- 4.14 General comments also indicated that all old buildings and historic sites within and around the village are valued and should be preserved.
- 4.15 The parishes local services and facilities are overall well used, including the post office, local stores and public houses. Facilities that were considered to need improving can be grouped as sports facilities, shops and retail, healthcare and village centre facilities. In addition over half of the respondents (53%) identified that they would like a café to be provided in Stoke Golding. There was also support for the enhancement of sports facilities such as an all-weather sports pitch and/or community sports hall.
- 4.16 When looking at the economy, only 14% of respondents indicated that they work from home, only 6% work for a business in the neighbourhood area and only 5% have a business based in the neighbourhood area. The following uses were identified as the 4 most popular type of business considered suitable for the village:
- Shops and retail (48%);
 - Food and restaurant (45%);
 - Starter (small scale) units (40%); and
 - Tourism (40%).
- 4.17 Responses then identified their priorities when considering future commercial/business development, from a list of 8. The majority of responses (73%) agreed with all 8 options. Those identified as having the highest priority were:
- Developments should blend in with the natural surroundings;
 - Developments should not visually impact on views from the village;

- The development should not damage the characteristic aspects of the area; and
 - The development should not disturb areas of historic value.
- 4.18 A small majority (56%) of the respondents agreed new developments should have some means of harvesting surface water, and other respondents (47%) agreed that new developments should have some means of generating energy. A small majority (56%) of the respondents do not consider more wind turbines to be acceptable.
- 4.19 In terms of utilities, 84% of households are connected to the internet and the majority (67%) considered the internet service to be adequate. Although there were some who experienced intermittent service with variable speeds experienced. Most (86%) of the respondents use a mobile phone in the village although a considerable proportion (49%) of the respondents do not consider mobile service to be adequate. Poor signal was raised as a problem. Most respondents consider electricity, gas, sewerage/drainage, street lighting and pavements to be at least satisfactory. However, some 38% of respondents consider cycle ways to be inadequate.
- 4.20 With respect to the survey of young people undertaken, 40 completed questionnaires were returned. Responses were received from across the age ranges however most of the respondents (75%) were aged between 6 and 15 years.
- 4.21 The most popular reasons respondents like about living in Stoke Golding were identified as:
- Countryside and views;
 - Peaceful and quiet;
 - Park, playground and open spaces;
 - Friendliness; and
 - Schools.
- 4.22 The top things respondents like least about living in Stoke Golding were identified as:
- Not enough facilities;
 - Speeding;
 - Parking on the roads; and
 - Dog Fouling.
- 4.23 A considerable proportion (62.5%) of respondents would like to continue living in Stoke Golding in the future, for reasons such as it being a beautiful place to live, to be near friends and family and for the village atmosphere. Of those who did not want to continue living in Stoke Golding, the reasons given were because they would

like to live somewhere bigger with more opportunities and to experience living somewhere else.

- 4.24 A clear majority of respondents (82.5%) feel safe within Stoke Golding. Well over half (60%) of the respondents have indicated that they do not use public transport. Of those who use public transport around half (52.5%) of the respondents indicated that public transport currently available does meet their needs.
- 4.25 When considering access to facilities and activities, new activities sought included swimming, youth club facilities and BMX, skateboard and scooter riding. Of the existing facilities, those most used were the Village Hall Field (80%), the Village Hall Play Area (70%), and the Village Hall (55%). In terms of facilities a clear majority of respondents (70%) would like a Café in Stoke Golding. Over half of respondents would also like toilets at the Village Hall Field (55%) and 47% would like to see more cycleways and paths.

How the Issues, Priorities and Concerns have been considered

- 4.26 The responses from the questionnaire were used to inform and help prepare the (Pre-Submission) Draft Version of the Stoke Golding Neighbourhood Plan.

5. Public Open Event

Date	25 January 2020, 10am to 3pm
Venue	Baxter Hall
Format	Open Event
Publicity	Postcards publishing the event distributed to all parishioners in the Neighbourhood Area. Advertised on Facebook and on the Neighbourhood Plan pages of the Stoke Golding village website, www.stokegolding.co.uk/np/
Attendance	Over 100

Overview

- 5.1 The open event was arranged to enable residents and key stakeholders the opportunity to comment on the draft Neighbourhood Plan policies and proposals.

Who was consulted

- 5.2 The aim was to engage and consult with as many members of the local community as possible. Therefore, a postcard drop, publicising the event, was made to all households in the parish. The event was also advertised on the website and on Facebook.

How were people consulted

- 5.3 The Rural Community Council (RCC) helped facilitate the event. Members of the Parish Council were on hand to provide information on the Neighbourhood Plan. Copies of the draft Neighbourhood Plan were made available to view and a series of display boards were positioned around the room.

Issues, priorities and concerns raised

- 5.4 Over 100 attendees participated in the community event. Feedback received at the event illustrated overall support for the Neighbourhood Plan, its vision, key issues and policies although some raised concern over the amount of housing development, heritage, infrastructure and the need to maintain the rural character.

How the Issues, Priorities and Concerns have been considered

- 5.5 The responses from the event were used to help inform and help prepare the (Pre-Submission) Draft Version of the Stoke Golding Neighbourhood Plan.

6. Pre-Submission Consultation on the Draft Stoke Golding Neighbourhood Plan

Consultation Date:	14 December 2020 – 5 February 2021
Format	Response form
Publicity	A leaflet publicising the Pre-Submission Draft of the Plan was delivered to all premises in the Parish. Advertised on the Neighbourhood Plan pages of the Stoke Golding village website, www.stokegolding.co.uk/np/ and Facebook. Consultation emails.
Responses	19 Representations

Overview

- 6.1 As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council undertook a pre-submission consultation on the proposed Neighbourhood Plan.
- 6.2 Within this period the Parish Council:
- Publicised the draft neighbourhood development plan to all that live, work, or do business within the Parish.
 - Outlined where and when the draft neighbourhood development plan could be inspected.
 - Detailed how to make representations, and the date by which these should be received.
 - Consulted any statutory consultation body (referred to in Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012) whose interests may be affected by the proposals within the draft neighbourhood development plan.
 - Sent a copy of the proposed neighbourhood development plan to the local planning authority.

Who was consulted

- 6.3 The Parish Council publicised the draft neighbourhood plan to all those that live, work, or do business within the Parish and provided a variety of mechanisms to both view the plan and to make representations.
- 6.4 The Parish Councils also formally consulted the statutory consultation bodies identified within Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012. Appendix 1 sets out the bodies and organisations that were invited to make representations.

- 6.5 Representations from 23 individuals or organisations were received within the consultation period. A list and summary of these representations is attached in Appendix 2 and 3.

How were people consulted

- 6.6 A leaflet publicising the Pre-Submission Draft of the Plan was delivered to all premises in the Parish. It provides a summary of the Pre-Submission Plan, explained the consultation process, how a copy of the Plan could be accessed and how to make representation.
- 6.7 Statutory consultation bodies and other key stakeholders, including landowners and local businesses, were contacted individually and invited to make representations on the draft Neighbourhood Plan.
- 6.8 Representations on the draft Plan were invited using a standard representation form, available on the website to download. Responses could then be returned by email or post. The Draft Plan could be viewed on the Neighbourhood Plan pages of the Stoke Golding village website, www.stokegolding.co.uk/np/ and hard copies of the Draft Plan were available on request.
- 6.9 Consultation was undertaken during the COVID-19 pandemic and government guidance has made it clear that all members of society must adhere to guidance to help combat the spread of the coronavirus. This therefore had implications for the public consultation. On this basis no public events, drop-in session or exhibitions were arranged.
- 6.10 It is not mandatory that engagement is undertaken using face -to-face methods. However, Neighbourhood Planning Groups are required to undertake publicity in a manner that is likely to bring it to the attention of people who live, work or carry on businesses in the Parish. Therefore, the summary leaflet was prepared to ensure that all groups in the community were sufficiently engaged, including those without internet. In addition, for those unable to download the document from the website, hardcopies were available on request. The consultation period on the pre-submission version of the neighbourhood plan was also extended from a statutory minimum six-week consultation.

Issues, Priorities and Concerns Raised

- 6.11 The representations received have been reviewed and the detailed summary of representations (Appendix 3) provides an explanation of

why changes have or have not been made to the Neighbourhood Plan.

- 6.12 Several comments gave rise to changes to the Draft Neighbourhood Plan in relation to a range of issues. These have been incorporated into the Submission version of the Neighbourhood Plan. Most of the changes have been minor and have not required major amendments to Plan policies or proposals. The changes made can be summarised as amendments to policies, supporting paragraphs and mapping to provide detail, clarification or flexibility as well as website changes to provide access to supporting information.

How the Issues, Priorities and Concerns have been considered

- 6.13 All comments received were considered and used to develop and improve the Neighbourhood Plan and the changes made have been incorporated into the Submission Version of the Neighbourhood Plan.

7. Conclusion

- 7.1 The publicity, engagement and consultation undertaken to support the preparation of the Stoke Golding Neighbourhood Plan has been open and transparent, with many opportunities provided for those that live, work and do business within the Neighbourhood Area to contribute to the process, make comment, and to raise issues, priorities and concerns.

- 7.2 All statutory requirements have been met and a significant level of additional consultation, engagement, and research has been completed.

- 7.3 This Consultation Statement has been produced to document the consultation and engagement process undertaken and are considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012

Appendix 1: Pre-submission Stoke Golding Neighbourhood Plan – Consultees

Department of Communities and Local Government
Hinckley and Bosworth Borough Council
Hinckley and Bosworth Borough Council MP
Sutton Cheney Parish Council
Barwell Parish Council
Stoke Golding Parish Council
Higham on the Hill Parish Council
Leicestershire County Council
Leicestershire County Council
Stoke Golding Borough Councillor
Hinckley Trinity Ward Cllrs
Homes England
Homes and Communities Agency
Ancient Monuments Society
Natural England
LLEP
The Environment Agency - Planning Advisor
CPRE Leicestershire
English Heritage
Historic England
The Coal Authority
Network Rail
Health & Safety Executive
Highways England
Western Power Distribution
Mobile Operators Association
BT Openreach
Three
EE Corporate and Financial Affairs Dept
Vodafone and 02
West Leicestershire CCG
Barwell & Hollycroft Medical Centre Barwell Medical Centre
Saint Martin's Catholic Academy
St Margaret's Church of England Primary School
National Grid
British Gas Connections Ltd
British Gas Business
Severn Trent Water
Arriva Bus Service- 66
Federation of Small Businesses
Country Land & Business Association
National Farmers Union

GATE (Gypsy & Traveller Equality)
Interfaith Forum for Leicestershire
Federation of Muslim Organisations, Leics
Action for Blind People merged with RNIB
Vista Blind
Action Deafness
Leicestershire Centre for Integrated Living
Age UK Leicestershire & Rutland
Interfaith Forum for Leicestershire
Voluntary Action LeicesterShire
Local Policing Unit
Sport England
Leicester-Shire & Rutland Sport
East Midlands Ambulance Service NHS
Leicestershire Fire & Rescue
Marrons
Pegasus Group
CERDA Principal Planner
Richborough Estates

Appendix 2: Pre-Submission Stoke Golding Neighbourhood Plan – Representors

Tracey Chadwick

Robert Gaskin

Dr Luke Evans MP

Natural England

Springbourne Homes Ltd

Stronghold Homes

Davidsons Developments Ltd

Richborough Estates

Severn Trent

Environment Agency

Leicestershire County Council

The Coal Authority

National Grid

Hinckley and Bosworth Borough Council

Robert Crowfoot

Everards Brewery

Mrs Jean Quinney, Mrs Elaine Fotheringham, Mrs Karen Sewell & Mr Andrew Quinney

Historic England

Sport England

Appendix 3: Pre-submission Stoke Golding Neighbourhood Plan – Summary of Consultation Responses

Stoke Golding Neighbourhood Plan: Pre-Submission Consideration of Representations



Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
Tracey Chadwick		General		There are a few places where the references to map cite the wrong pages - eg 4.24 states map 3 is on page 19 whereas it is on page 20, but I'm sure these will move around once you have added any feedback/updates prior to the next stage of the approval process	Noted	The Draft Neighbourhood Plan be reviewed to ensure consistency in cross-referencing.
Robert Gaskin		General		The 'Plan' has been a huge and onerous task not helped by the lack of an up-to-date Local Plan.	Noted	No change
Dr Luke Evans MP		General		Thank you for the copy of the Stoke Golding Neighbourhood Plan Consultation letter and the continued work of the Parish Council during these difficult times and good luck with the consultation. I understand all the work gone into the plan and recently how things have been difficult to say the least, but I want you to know that as Member of Parliament for Bosworth, and on behalf of all those I represent in our constituency, we are hugely grateful for the contribution you make. Good luck with the consultation and please do keep me updated.	Noted	No change
Natural England		General		Thank you for your consultation on the above dated 04 December 2020 which was received by Natural England on 13 January 2020 Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England has reviewed the draft Stoke Golding Neighbourhood Plan (the Plan). We have the following comments to make.	Noted	No change
Springbourne Homes Ltd		General		We write on behalf of our client, Springbourne Homes Ltd in response to the Neighbourhood Plan Pre-Submission consultation, which is being	Noted	No change

Stoke Golding Neighbourhood Plan: Pre-Submission Consideration of Representations



Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				undertaken between 14th December 2020 and 5th February 2021.		
Stronghold Homes		General		We write on behalf of our client, Stronghold Homes, in respect of 'Land at Mulberry Farm, High Street'. The purpose of this letter is to respond to the Neighbourhood Plan Pre-Submission consultation, which is being undertaken between 14th December 2020 and 5th February 2021. We have reviewed the Pre-Submission Neighbourhood Plan and have a number of comments to support the Neighbourhood Plan group in creating a sustainable and policy compliant strategy for the Parish.	Noted	No change
Davidsons Developments Ltd		General		Davidsons Developments Ltd welcome the opportunity to make observations and comment in respect of the Stoke Golding Neighbourhood Plan 2020-2039 (Pre-Submission Regulation 14 Consultation) (hereafter referred to as 'the Neighbourhood Plan') and the accompanying Strategic Environment Assessment ('SEA'), October 2020, produced by AECOM. Davidsons Developments Ltd is supportive of the proactive approach being taken by Stoke Golding Parish Council and the Neighbourhood Plan Advisory Committee in preparing a Neighbourhood Plan for Stoke Golding to identify and deliver the aspirations of the local community. Davidsons Developments has current land interests within the Neighbourhood Area at land to the east of Wykin Lane, Stoke Golding.	Noted	No change
Richborough Estates		General		These representations have been prepared on behalf of the Richborough Estate in respect of their land interests at Hinckley Road, Stoke Golding, a proposed reserve site in the Regulation 14 Stoke Golding Neighbourhood Plan, hereafter referred to as	Noted	No change

Stoke Golding Neighbourhood Plan: Pre-Submission Consideration of Representations



Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>Stokesfield Farm. An illustrative masterplan (Appendix A) has been prepared in support of the site and is illustrated on Figure 1 below to show how a policy compliant scheme can be brought forward. Richborough Estates are a respected midlands-based residential land promoter, with a previous track record of working with communities and Councils to deliver high-quality local developments. Richborough Estates welcome the opportunity to engage with the Neighbourhood Plan process and would be happy to meet with the Neighbourhood Plan Group to discuss these proposals and provide any assistance requested.</p> <p>These representations follow the order of the policies within the Draft Neighbourhood Plan, where we have not commented, we have no specific comments at this stage. If you have any questions regarding these representations, please contact the author.</p>		
Severn Trent		General		<p>Thank you for the opportunity to comment on the Stoke Golding Neighbourhood Plan Pre-Submission Consultation, Severn Trent are generally supportive of the principles outlined within the Neighbourhood Plan, however there are a few area that we would recommend a few amendments to assist in the delivery of the Neighbourhood Plan Objectives and supporting wider benefits.</p>	Noted	No change
Environment Agency		General		<p>Thank you for giving the Environment Agency the opportunity to comment on the Stoke Golding pre-submission Neighbourhood Plan.</p> <p>I have reviewed the extent of the Stoke Golding Neighbourhood Plan area with regard to those environmental constraints for which we have a remit. Whilst there are areas of flood zone associated with watercourses to the West, North, and East of the Plan Boundary I note that there are no proposed</p>	Noted	No change

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				Allocations within areas identified as being at flood risk. We welcome this and have no further comment to make on the documents submitted.		
Leicestershire County Council		General		While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2016-2020 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for engagement and consultation work. A copy of the strategy can be view at: www.leicestershire.gov.uk/sites/default/files/field/pdf/2017/1/30/equality-strategy2016-2020.pdf	Noted	An Equalities Impact Assessment of the Neighbourhood Plan be undertaken.
Leicestershire County Council		General		The plan makes no reference to flooding and the alleviation of flooding (if applicable).	Noted	No change
The Coal Authority		General		Having reviewed your document, I confirm that we have no specific comments to make on it.	Noted	No change
National Grid		General		National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network, so it can reach homes and businesses. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. Following a review of the above document we have identified that one or more proposed development	Gas Transmission Pipeline (Blaby to Alrewas) lies wholly outside the Neighbourhood Area.	No change

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				sites have been identified as being crossed or in close proximity to National Grid assets.		
Severn Trent		General		<p>As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site-specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.</p> <p>Sewage Strategy Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.</p> <p>Surface Water and Sewer Flooding We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective</p>	Noted	No change

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				<p>management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.</p> <p>We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.</p> <p>To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/</p> <p>Water Quality</p> <p>Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water</p>		

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				<p>Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.</p> <p>Water Supply When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.</p> <p>Water Efficiency Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations. We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> • Single flush siphon toilet cistern and those with a flush volume of 4 litres. • Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute. • Hand wash basin taps with low flow rates of 4 litres or less. 		

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				<ul style="list-style-type: none"> Water butts for external use in properties with gardens. <p>To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/ We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.</p>		
Leicestershire County Council		General		<p>The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the onsite drainage systems are designed in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution. The LLFA is not able to:</p>	Noted	No change

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				<ul style="list-style-type: none"> • Prevent development where development sites are at low risk of flooding or can demonstrate appropriate flood risk mitigation. • Use existing flood risk to adjacent land to prevent development. • Require development to resolve existing flood risk. <p>When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points:</p> <ul style="list-style-type: none"> • Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea)). • Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map). • Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding. • How potential SuDS features may be incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff. • Watercourses and land drainage should be protected within new developments to prevent an increase in flood risk. <p>All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used to improve the</p>		

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				<p>bio-diversity and amenity of new developments, including benefits to surrounding areas. Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path and are retained in public open space to ensure that access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained. LCC, in its role as LLFA will not support proposals contrary to LCC policies. For further information it is suggested reference is made to the National Planning Policy Framework (March 2012), Sustainable drainage systems: Written statement - HCWS161 (December 2014) and the Planning Practice Guidance webpage. Flood risk mapping is readily available for public use at the links below. The LLFA also holds information relating to historic flooding within Leicestershire that can be used to inform development proposals. Risk of flooding from surface water map: https://flood-warning-information.service.gov.uk/long-term-flood-risk/map Flood map for planning (rivers and sea): https://flood-map-for-planning.service.gov.uk/</p>		
Leicestershire County Council		General		<p>The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development. Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned</p>	<p>Minerals Consultation Areas (MCA) covering the resources within Mineral Safeguarding Areas have been defined. The MCA also covers the safeguarding of</p>	No change

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				minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood. You should also be aware of Minerals and Waste Safeguarding Areas, contained within the adopted Minerals and Waste Local Plan. These safeguarding areas are there to ensure that non-waste and non-minerals development takes place in a way that does not negatively affect minerals resources or waste operations. The County Council can provide guidance on this if your neighbourhood plan is allocating development in these areas or if any proposed neighbourhood plan policies may impact on minerals and waste provision. In this instance, the reserve housing site is located within a Sand and Gravel Mineral Consultation Area (MCA). A Minerals Assessment would be required under Policy M11 of the Leicestershire Minerals and Waste Local Plan in order to assess the risk of potential mineral reserves being sterilised non-mineral development should a planning application be submitted.	mineral sites and associated infrastructure. Much of the land to the south and east of Stoke Golding village is in Safeguarding Area. This has been considered in the allocation of potential housing sites.	
Leicestershire County Council		General		Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district area and Leicestershire County Council. The County's Waste Management team considers proposed developments on a case by case basis and when it is identified that a proposed development will have a detrimental effect on the local HWRC infrastructure then appropriate projects to increase the capacity to off-set the impact have to be initiated. Contributions to fund these projects are requested in accordance with Leicestershire's Planning Obligations Policy (2019) and the relevant Legislation Regulations.	The nearest Recycling and Household Waste Site is in Barwell. It is over 3.6miles from Stoke Golding and outside the Neighbourhood Area.	No change

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Hinckley and Bosworth Borough Council		General		<p>Comments are made about maps in the detailed policy comments above, including the need for clearer, more detailed maps of the housing allocations / reserve sites and of public rights of way and the need for Local Wildlife Sites and Local Heritage Assets to be referenced on maps. Consider what base map and scale are appropriate for the purpose of the map, so that the geographic information displayed can be easily interpreted by the users of the document.</p> <p>Where maps are busy, for example the Policies maps, it may be beneficial to use A3 pages.</p>	<p>Maps have been produced at the most appropriate, recognisable scale for the information they show. The Policies Maps are at A3 size.</p>	No change
Hinckley and Bosworth Borough Council		General		<p>As per the new Accessibility Act, all documents published on publically accessible websites must comply with the Website Accessibility Directive (2018).</p> <p>The Borough Council now has to comply with this directive, and this means that's all council websites (and documents on that website available for download) must be accessible to customers who may have a disability. These disabilities include: hearing impairment/deaf, visual impairment/blind, mobility issues, dexterity issue (for example difficulty using their hands) and cognitive disability (for example dyslexia or autism). This means that all PDF, Word and Excel documents published on our website after Sep 2018 must comply. Overall all the documents on our website must comply by the end of 2020. We now need to make sure any new documents meet the criteria, and it is the responsibility of the author to create an accessible document.</p> <p>If you have Microsoft Word 2016 or newer an easy way to check accessibility in a word document is as follows: Click on File in the top left corner, go to Info,</p>	<p>All Neighbourhood Plan documents have been checked to make sure they comply with the Website Accessibility Directive (2018).</p>	No change

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				<p>and click on Check for Issues under the Inspect Document function. You can then click on Check Accessibility. This will scan the document for any areas that may be difficult for people to read if they are using specific software to read the document out loud etc.</p> <p>Unfortunately we do not have the resources to amend documents for you, so please ensure that all neighbourhood plan documents, including the plan itself, comply with the accessibility standards before submitting the plan to the LPA at Regulation 15 ready for the Regulation 16 Consultation. If we find that there are extensive parts of the plan that have not been checked for their accessibility, the plan will be returned to the group.</p> <p>Prior to formal submission (Reg 15) it would be advisable for the group to send the document to the Local Planning Authority to do an initial check that the document is accessible. The LPA can then raise any further areas for amendment with the group before it is formally submitted.</p>		
Hinckley and Bosworth Borough Council		General		<p>In the preparation of neighbourhood plans a number of Neighbourhood Plan Groups have highlighted non-planning issues or the need for community projects. There are a number of ways these can be included within a Neighbourhood Plan, Sheepy NDP included them as an Appendix whereas Burbage NDP included them as Community Action Points within the relevant document section. The Group may wish to see if there are any actions arising from the plan preparation which you wish to have more prominence similar to Burbage and Sheepy. For example local aspirations for improved bus services, traffic management and parking could be included.</p>	<p>Wider community aspirations than those relating to the development and use of land cannot form part of the statutory development plan. Any such matters will be taken up by Stoke Golding Parish Council.</p>	No change

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Hinckley and Bosworth Borough Council		General		In the recent Burbage Examiner's Report it was recommended that where the NP makes reference to adopted Borough Council Local Plan policies, these should be removed as they repeat policy. This recommendation was agreed and taken forward. The NP is an opportunity to refine and add more detail to general policy requirements, particularly where local circumstances give reason to apply a general policy requirement differently. Sometimes, it will be appropriate to list relevant local circumstances or features that ought to be taken into account when applying a Local Plan policy. Such matters may be better set out in the supporting text with appropriate cross references to relevant policy.	The references to relevant Local Plan Policies do not duplicate existing policy but provide useful cross-referencing.	No change
Hinckley and Bosworth Borough Council		General		The need for evidence is outlined in Planning Practice Guidance and this sets out that proportionate, robust evidence should support the choices made and the approach taken. Planning policies need to be based on clear planning rationale and proper understanding of the place they relate to, if they are to be relevant, realistic and to address local issues effectively. The data and analysis about a place is called the evidence base. This can include social, economic and environmental data.	The evidence supporting the preparation of the Stoke Golding Neighbourhood Plan can be found on our website at https://www.stokegolding.co.uk/np/evidence/	No change
Davidsons Developments Ltd	1			In providing comment, the emerging Neighbourhood Plan has been considered against the basic conditions relevant to the preparation of a neighbourhood plan as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 and as applied by section 38A of the Planning and Compulsory Purchase Act 2004: a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;	A Basic Conditions Statement will be prepared to accompany the Neighbourhood Plan. It will explain how the proposed Neighbourhood Plan has been prepared in accordance with the Neighbourhood	A Basic Conditions Statement be prepared.

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				<p>b) The 'making' of the neighbourhood plan contributes to the achievement of sustainable development;</p> <p>c) The 'making' of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);</p> <p>d) The 'making of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations and Human Rights Requirements; and</p> <p>e) Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.</p> <p>Our interpretation of these basic conditions is informed by recent neighbourhood plan examiners' reports and High Court Decisions, which have affirmed the status of neighbourhood plans in the planning process and identified the scope and intent of the basic conditions in terms of detailed planning policies.</p> <p>Davidsons Developments would welcome the opportunity to discuss further any matters raised in this representation and to address any questions that may be outstanding in terms of Davidsons' interests within the Parish. This includes land at east of Wykin Lane.</p> <p>The purpose of this representation is to highlight areas of the Neighbourhood Plan that are supported and draw attention to elements that do not meet the Basic Conditions. This representation is intended to be helpful in identifying a number of amendments that should be incorporated within the Neighbourhood Plan having regard to emerging</p>	<p>Planning General Regulations 2012 (as amended) (The Regulations) and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 have been met.</p>	

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				changes to national guidance which are likely to significantly influence plan-making at the local level.		
Hinckley and Bosworth Borough Council	2			The colours of the Parish boundary and Neighbourhood Plan (NP) boundary are very similar. Consider changing to make the two boundaries more distinctive.	Agree	Change colour of Neighbourhood Plan Area boundary to provide greater contrast with parish boundaries.
Hinckley and Bosworth Borough Council		1.6		To be precise, the NP must be in “general conformity” with the Development Plan for the area, which is a sterner test than “have regard to” applicable to the NPPF and NPPG. Hyperlink goes to Schedule 9 of the Localism Act 2011 when the basic conditions are set out in Schedule 10 (8(2)).	A Basic Conditions Statement will be prepared to accompany the Neighbourhood Plan. It will explain how the proposed Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 (as amended) (The Regulations) and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 have been met.	A Basic Conditions Statement be prepared. Hyperlink in paragraph 1.6 be revised. Third sentence of paragraph 1.6 be revised to read: <i>“In particular, a Neighbourhood Plan must have regard to the National Planning Policy Framework (NPPF), National Planning Practice Guidance and be in general conformity with the strategic policies contained in the development plan for the area.”</i>
Springbourne Homes Ltd		1.6		Only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are	A Basic Conditions Statement will be prepared to	A Basic Conditions Statement be prepared.

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				<p>set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. We have reviewed the Pre-Submission Neighbourhood Plan and wish to make the following representations to support the Neighbourhood Plan group in creating a sustainable and policy compliant strategy for the Parish.</p>	<p>accompany the Neighbourhood Plan. It will explain how the proposed Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 (as amended) (The Regulations) and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 have been met.</p>	
Davidsons Developments Ltd	4	1.15		<p>At the local level, the current strategic planning policy framework is set out within the Hinckley and Bosworth Borough Council Core Strategy DPD and the Site Allocations and Development Management Policies DPD. It should be noted that the Core Strategy DPD was adopted in 2009, prior to the introduction of new National Guidance set out in the National Planning Policy Framework (NPPF) in 2012 and therefore the Stoke Golding Neighbourhood Plan must not assume that all policies will represent an appropriate basis for providing certainty through the formulation of local policy.</p>	Noted	No change

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				<p>It is therefore encouraging to see that the Neighbourhood Plan is seeking to align itself with the plan period of the emerging Hinckley and Bosworth Local Plan Review (to 2039). This will serve to ensure that the plan is forward thinking and will remain up-to-date upon adoption of the Local Plan Review.</p> <p>There will nevertheless remain an obligation to review the Neighbourhood Plan to ensure that it remains up-to-date in future years.</p>		
Hinckley and Bosworth Borough Council		1.33		<p>From the point of view of planning officers dealing with planning applications they will know that all the policies of a “made” NP have to be considered in decision making as the NP forms part of the development plan. As such, paragraph 1.33 is not strictly necessary for decision making.</p> <p>Also, in line with the Planning Acts, decisions can be made contrary to the development plan where material considerations indicate otherwise, and on all planning applications a planning balance has to be applied such that proposals can be contrary to some policies but the benefits of a scheme may outweigh the harm.</p> <p>HBBC suggests the paragraph is either deleted or caveated to recognise other material considerations and the planning balance. Replacing “...will be applied.” With “...will be considered” would help.</p>	<p>Members of the community may not necessarily know that all the policies of a “made” NP have to be considered in decision making. Paragraph 1.32 makes it clear that in the Stoke Golding Neighbourhood Area, the policies in the Neighbourhood Plan will form the basis of planning decisions along with the adopted Local Plan and other material considerations.</p>	No change
Leicestershire County Council		3.5-3.7		<p>Information for Neighbourhood Planning groups regarding Strategic Environmental Assessments (SEAs) can be found on the Neighbourhood Planning website (www.neighbourhoodplanning.org) and should be referred to. As taken from the website, a Neighbourhood Plan must meet certain basic</p>	<p>This is addressed by paragraphs 3.5-3.7 of the Neighbourhood Plan.</p>	No change

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				<p>conditions in order to be 'made'. It must not breach and be otherwise compatible with EU obligations. One of these obligations is Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment' (Environmental Assessment of Plans and Programmes Regulations, 2004, available online). This is often referred to as the SEA Directive. Not every Neighbourhood Plan needs a SEA, however, it is compulsory to provide when submitting a plan proposal to the local planning authority either:</p> <ul style="list-style-type: none"> • A statement of reasons as to why SEA was not required • An environmental report (a key output of the SEA process). <p>As the UK has now left the EU, Neighbourhood Planning groups should remain mindful of any future changes which may occur to the above guidance.</p>		
Davidsons Developments Ltd	10	3.7		<p>The Neighbourhood Plan identifies that a SEA has been undertaken to demonstrate how the Plan will contribute to improvements in environmental, economic and social conditions and that consideration has been given to how any potential adverse effects arising from the proposals may be prevented.</p> <p>Paragraph 3.7 goes on to state that: "Several recommendations were made to enhance the positive effects of the draft plan and mitigate any negatives. These recommendations have been incorporated into this version of the Neighbourhood Plan where appropriate".</p> <p>It is suggested that this paragraph is expanded upon to make it clear exactly what the recommendations of the SEA were and how they have been incorporated into the Neighbourhood Plan.</p>	An Environmental Report, which accompanied the consultation on the Stoke Golding NDP, is available on the Stoke Golding Neighbourhood Plan website, www.stokegolding.co.uk/np/ .	The audit trail of changes resulting from the Environmental Report to be published to the Stoke Golding Neighbourhood Plan website.

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Hinckley and Bosworth Borough Council	11			Concise easy to understand infographic of the SGNP vision.	Noted	No change
Davidsons Developments Ltd		4.5		<p>The Neighbourhood Plan states that Hinckley and Bosworth Borough Council has been approached to provide an indicative housing provision for Stoke Golding Neighbourhood Area to 2039. This approach is supported and is reflective of paragraphs 65 and 66 of the NPPF. However, the Neighbourhood Plan goes on to state that the Borough Council has been "unable to do so as the housing requirement for the Borough has not yet been determined". This is not understood or supported by Davidsons. Housing need at the local level is determined nationally by the Standard Method which is updated annually. The current minimum local housing need (LHN) for Hinckley and Bosworth Borough as indicated by the Standard Method is 452 dwellings per annum (this figure is publicly available and is even stated at paragraph 4.10 of the Neighbourhood Plan). This local housing need represents the starting point for determining an appropriate housing requirement.</p> <p>Footnote 31 of the NPPF identifies instances where a figure may not be provided as being "because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted; or in instances where strategic policies for housing are out of date." Whilst the strategic policies for housing contained within the adopted Core Strategy are indeed out of date, paragraph 66 of the NPPF remains clear that: "Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if</p>	<p>The housing figures set out in the adopted Core Strategy are out of date and can no longer be relied upon for neighbourhood plan purposes. The emerging local plan will set out new figures for parishes however the plan is not sufficiently advanced to do this yet. In the meantime, Hinckley and Bosworth Borough Council has encouraged groups to explore options to set their own figures. Paragraph 66 of the NPPF states: "Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood</p>	<p>Modify paragraph 4.12 to read: <i>"Given that there will be little change in the Borough's annual housing provision or a development strategy that would suggest more growth in Stoke Golding, it is reasonable to apply the same level of housing growth to Stoke Golding i.e. at least three dwellings per annum, over the extended period 2020 to 2039. This requires a minimum housing allocation of 57 dwellings for Stoke Golding."</i></p>

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				<p>requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority."</p> <p>The Government's Planning for the Right Homes in the Right Places consultation (2017) provides advice in this regard by proposing an approach to provide certainty on the level of housing that should be planned for from the outset to allow neighbourhood plans to progress with confidence.</p> <p>Where a Local Plan is out-of-date, which is the case within Hinckley and Bosworth Borough, a simple formula-based approach should be used which apportions the overall housing need figure for the relevant local authority area (452 dwellings per annum in the case of Hinckley and Bosworth Borough) to the neighbourhood planning area. The proposed formula is simply to take the population of the neighbourhood planning area (which is 1,684 for the Stoke Golding Neighbourhood Area based on the 2011 Census) and calculate what percentage it represents of the overall population of the local planning area (which is 110,100 for Hinckley and Bosworth Borough based on the 2011 Census). Therefore, the population of the Stoke Golding Neighbourhood Area represents 1.53% of the population of the Borough as a whole.</p> <p>Utilising this information and following the proposed approach, the LHN figure for the Stoke Golding Neighbourhood Area would equate to 6.92 dwellings per annum (1.53% of 452 dwellings per annum).</p> <p>Over the proposed plan period of the emerging Neighbourhood Plan of 2020 to 2039 (11 years), the</p>	<p>planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority."</p> <p>The most recently available planning strategy of the local planning authority is the Hinckley and Bosworth Core Strategy.</p> <p>The annual housing requirement set out in both the Growth Plan and calculated using the standard method is very similar to the current Hinckley and Bosworth Local Plan Core Strategy requirement of 450 dwellings per annum over the period 2006 – 2026. The Core Strategy (Policy 11) provides for a</p>	

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				<p>LHN figure would equate to a minimum of 131 dwellings.</p> <p>To provide certainty that this level of growth is delivered within the neighbourhood area over the proposed plan period, it is necessary to provide a further buffer. A 20% buffer would assist in providing such certainty and ensuring choice and competition in the local market. Provision of a 20% buffer would increase the minimum housing supply figure to 157 dwellings.</p>	<p>housing allocation of a minimum of 60 new homes for Stoke Golding- the equivalent of at least three dwellings per annum.</p> <p>Given that there will be little change in the Borough's annual housing provision or a development strategy that would suggest more growth in Stoke Golding, it is reasonable to apply the same level of housing growth to Stoke Golding i.e. at least three dwellings per annum, over the plan period 2020 to 2039. This requires a minimum housing allocation of 57 dwellings for Stoke Golding.</p> <p>This methodology for calculating the housing requirement reflects the approach described by the examiner of the Sheepy Neighbourhood Plan,</p>	

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					<p>and is considered a sensible approach in advance of a figure being provided through the emerging Local Plan.</p> <p>The alternative, population-based, methodology proposed by Davidsons Developments Ltd has no regard for the most recently available planning strategy of the local planning authority. If applied across the Borough it could give rise to development in unsustainable locations.</p> <p>The Government's Planning for the Right Homes in the Right Places document was a consultation document. The Government considered the responses received and decided not to take forward a simple population-based approach to</p>	

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					apportion housing need to neighbourhood areas.	
Davidsons Developments Ltd	14	4.11-4.12		<p>The Neighbourhood Plan as currently drafted instead contrasts the housing requirements for the Borough as identified through the standard methodology (452 dwellings per annum) with the housing requirement figure identified in the current Core Strategy (450 homes per annum), noting the similarity in the figures. The Neighbourhood Plan goes on to state that:</p> <p>"Given that there will be little change in the Borough's annual housing provision or a development strategy that would suggest more growth in Stoke Golding, it is reasonable to apply the same level of housing growth to Stoke Golding i.e. at least three dwellings per annum, over the extended period 2006 to 2039. This requires a minimum housing allocation of 99 dwellings for Stoke Golding.</p> <p>This minimum housing allocation has already been exceeded by the recently completed Bosworth Manor development of 83 dwellings and the Convent Drive development containing 59 homes.</p> <p>Having regard to the latest evidence of local housing need, the most recently available planning strategy for the area and housing supply, there is no requirement for the Stoke Golding Neighbourhood Plan to allocate additional housing site(s). However, it is considered that the Neighbourhood Plan should provide for around 25 dwellings."</p> <p>This approach is not supported as set out above. Furthermore, Paragraph 4.21 of the Neighbourhood Plan indicates that "although Hinckley and Bosworth Borough Council is unable to provide an indicative</p>	<p>At its meeting of 8 December 2020, Hinckley and Bosworth Borough Council's Planning Committee resolved to grant outline planning permission for up to 65 dwellings on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement).</p>	<p>Modify paragraph 4.13 to read: <i>"This minimum housing allocation has already been exceeded by the recently permitted development of 65 dwellings on land east of Roseway (20/00779/OUT) (Subject to a S106 Agreement). This development was granted against the wishes of local people and contrary to the provisions of the emerging neighbourhood Plan. We have updated the Neighbourhood Plan to take account of it."</i></p>

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				<p>housing provision, it has suggested that its new Local Plan may require Stoke Golding to provide for more than the 25 dwellings allocated." This statement underlines the importance of Hinckley and Bosworth Borough Council providing a figure for the Neighbourhood Plan, otherwise there is a significant risk that the Neighbourhood Plan will provide for less development than that required in the forthcoming Local Plan Review. The Neighbourhood Plan would subsequently fail to meet Basic Conditions b) and c). Lastly, notwithstanding the above, the 'Convent Drive' development (Ref: 10/00358/OUT) was granted planning permission in 2010, whilst the 'Bosworth Manor' development (Ref: 14/00262/OUT) was granted planning permission in 2015. Both developments were subsequently constructed and completed prior to 2020 i.e. prior to the start of the Neighbourhood Plan plan period (2020). It is therefore not appropriate to include these dwellings as having met housing needs arising during the timeframe of the Neighbourhood Plan (2020-2039).</p> <p>As such, if the above method were to be used, the minimum housing requirement for the Neighbourhood Plan period would be 57 dwellings (3 dwellings per annum across a 19-year plan period). The Neighbourhood Plan currently does not meet this requirement (see below).</p>		
Hinckley and Bosworth Borough Council		4.11-4.12		<p>In terms of the Neighbourhood Plan's method of calculating Stoke Golding's housing requirement, there is a simple logic to extrapolating the 3 dwellings per annum of the Core Strategy as a minimum, and the Leicestershire Growth Plan (2018) has a very similar annual housing requirement for HBBC as the Core Strategy (2009).</p>	<p>Paragraph 66 of the NPPF states: "Where it is not possible to provide a requirement figure for a neighbourhood area, the local</p>	<p>Modify paragraph 4.12 to read: <i>"Given that there will be little change in the Borough's annual housing provision or a development strategy</i></p>

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				<p>However, it is now necessary to calculate housing requirements in line with the “Standard Method” of the Ministry of Housing Communities and Local Government (MHCLG). As a first step, HBBC has used the Standard Method to calculate a borough wide housing need of 8,588 dwellings for the period 2020-39. HBBC have recommended an approach to setting a housing requirement for neighbourhood plans of apportioning this across the borough by population.</p> <p>So If this need is apportioned to parishes according to population based on the Mid-Year Estimates of 2017, Stoke Golding’s housing need would be 144 dwellings for 2020-39. HBBC have also recommended that neighbourhood plans include an additional buffer to give flexibility to the plan. For example this would help if sites did not come forward for development as anticipated and/or if the local plan, once adopted, set a different housing requirement for the parish. A 10% buffer has been recommended and for Stoke Golding this would give a housing requirement of 158 2020-2039. It could also help to address any requirement for the Borough to accommodate unmet housing need from the city of Leicester.</p> <table border="0"> <tr> <td>Borough population</td> <td>111,370</td> </tr> <tr> <td>Stoke Golding population</td> <td>1,861</td> </tr> <tr> <td>Percentage</td> <td>1.7%</td> </tr> <tr> <td>Borough Need</td> <td>8,588</td> </tr> <tr> <td>1.7% to Stoke Golding</td> <td>144</td> </tr> <tr> <td>10% uplift</td> <td>9,447</td> </tr> <tr> <td>1.7% to Stoke Golding</td> <td>158</td> </tr> </table>	Borough population	111,370	Stoke Golding population	1,861	Percentage	1.7%	Borough Need	8,588	1.7% to Stoke Golding	144	10% uplift	9,447	1.7% to Stoke Golding	158	<p>planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority." The most recently available planning strategy of the local planning authority is the Hinckley and Bosworth Core Strategy. The annual housing requirement set out in both the Growth Plan and calculated using the standard method is very similar to the current Hinckley and Bosworth Local Plan Core Strategy requirement of 450</p>	<p><i>that would suggest more growth in Stoke Golding, it is reasonable to apply the same level of housing growth to Stoke Golding i.e. at least three dwellings per annum, over the extended period 2020 to 2039. This requires a minimum housing allocation of 57 dwellings for Stoke Golding.</i></p>
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				<p>HBBC recommends that the Stoke Golding NP makes 158 dwellings its housing requirement for the period 2020 – 39. This accords with the “Standard Method”, reflects the approach described by the examiner of the Burbage Neighbourhood Plan, and is considered a sensible approach in advance of a figure being provided through the emerging Local Plan.</p> <p>Should an alternative approach to the above be pursued through the Neighbourhood Plan this would need to be based on sound evidence and justified so satisfy the examiner of the Neighbourhood Plan.</p> <p>As noted above the Borough may need to accommodate unmet housing need from the City of Leicester. In December 2020 the Standard Method for establishing housing need for Local Planning Authorities was revised so that the housing need for the 20 largest cities in England, including Leicester, was increased by 35%. This is likely to lead to a significant increase in the level of unmet housing need arising in Leicester. Whilst work is ongoing across Leicester and Leicestershire to agree a method of apportioning this unmet need it is possible that the Borough may be expected to accommodate part of this additional 35% uplift. It is therefore considered important that neighbourhood plans in the borough are flexible enough to respond to a potentially higher housing need figure in the emerging local plan. Without flexibility it is possible that neighbourhood plans may quickly become out of date.</p>	<p>dwellings per annum over the period 2006 – 2026. The Core Strategy (Policy 11) provides for a housing allocation of a minimum of 60 new homes for Stoke Golding- the equivalent of at least three dwellings per annum.</p> <p>Given that there will be little change in the Borough’s annual housing provision or a development strategy that would suggest more growth in Stoke Golding, it is reasonable to apply the same level of housing growth to Stoke Golding i.e. at least three dwellings per annum, over the plan period 2020 to 2039. This requires a minimum housing allocation of 57 dwellings for Stoke Golding. This methodology for calculating the housing requirement</p>	

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					<p>reflects the approach described by the examiner of the Sheepy Neighbourhood Plan, and is considered a sensible approach in advance of a figure being provided through the emerging Local Plan.</p> <p>The alternative, population-based, methodology recommended by Hinckley and Bosworth Borough Council has no regard for the most recently available planning strategy of the local planning authority. If applied across the Borough it could give rise to development in unsustainable locations.</p> <p>In considering responses to its Planning for the Right Homes in the Right Places consultation document, the Government decided not to take forward a</p>	

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					simple population-based approach to apportion housing need to neighbourhood areas.	
Hinckley and Bosworth Borough Council		4.12		HBBC is encouraging neighbourhood plans currently under preparation to plan for the period 2020-39. It is logical and standard practice for housing requirements and planning supply to apply to the plan period; this means that both annual requirements and housing completions for the preceding period should not be included.	Agreed.	Modify paragraph 4.12 to read: <i>“Given that there will be little change in the Borough’s annual housing provision or a development strategy that would suggest more growth in Stoke Golding, it is reasonable to apply the same level of housing growth to Stoke Golding i.e. at least three dwellings per annum, over the extended period 2020 to 2039. This requires a minimum housing allocation of 57 dwellings for Stoke Golding.”</i>
Hinckley and Bosworth Borough Council		4.13		Past completions prior to April 2020 should not count towards housing supply in the period 2020-2039, so the completions at Bosworth Manor and Convent Drive would not count; however, they could contribute toward a windfall allowance – see below.	Agreed. However, the granting of planning permission for the Convent Drive and Bosworth Manor developments off Hinckley Road demonstrate that the Stoke Golding Neighbourhood Plan	Modify last sentence of paragraph 4.3 to read: <i>“This minimum requirement was exceeded by the recently completed Bosworth Manor development of 83 dwellings and the Convent Drive</i>

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					is in general conformity with the strategic policies of the Hinckley and Bosworth Local Plan.	<i>development containing 59 homes."</i>
Robert Crowfoot		4.14		Landowners of field East of Roseway should now be approached to see if they are willing to work with NP committee in getting this site worked into the NP as the primary building site.	<p>Just a couple of days prior to consultation on the Draft Neighbourhood Plan, Hinckley and Bosworth Borough Council's Planning Committee resolved to grant outline planning permission for up to 65 dwellings on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement).</p> <p>The Neighbourhood Plan needs to be modified to take account of this decision.</p> <p>The minimum housing allocation of 57 dwellings for Stoke Golding has now been met.</p> <p>Therefore, the proposed Housing Reserve Site at</p>	<p>Modify paragraph 4.13 to read:</p> <p><i>"This minimum housing allocation has already been exceeded by around 14% by the approval of 65 dwellings on land east of Roseway (20/00779/OUT). This planning application was granted permission by Hinckley and Bosworth Borough Council in December 2020 (Subject to a S106 Agreement) against the wishes of the Parish Council and local people, and contrary to the provisions of the then emerging Neighbourhood Plan. The Neighbourhood Plan has now been updated to take account of it."</i></p> <p>The Policies Maps be modified to show land east of Roseway as a committed housing site and the Settlement</p>

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					Stokesfield Farm can be deleted. Further, the site at Mulberry Farm, High Street to become a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.	<p>Boundaries be extended to include the permitted site.</p> <p>Policy SG2: Land at Mulberry Farm, High Street be modified to identify site as a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p> <p>Policy SG3: Housing Reserve Site: Land at Stokesfield Farm and supporting text to be deleted.</p>
Robert Gaskin		4.14		<p>Unfortunately, events are overtaking the Plan (through no fault of the team writing it) which may negate the need for any additional housing and this needs to be considered as things progress. Will we still need a Reserve Site if the Roseway Site is developed?</p> <p>The main objective of the Housing section all along has been to slow-down and limit development. Rapid growth was a major concern for residents.</p> <p>If the 50 houses mentioned in the Plan are exceeded before the Plan is finalised then the Plan needs to be</p>	Just a couple of days prior to consultation on the Draft Neighbourhood Plan, Hinckley and Bosworth Borough Council's Planning Committee resolved to grant outline planning permission for up to 65 dwellings on land east of	<p>Modify paragraph 4.13 to read:</p> <p><i>"This minimum housing allocation has already been exceeded by around 14% by the approval of 65 dwellings on land east of Roseway (20/00779/OUT). This planning application is granted permission by Hinckley and Bosworth</i></p>

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				flexible enough to reflect this and allowed to state 'housing numbers met'.	<p>Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement). The Neighbourhood Plan needs to be modified to take account of this decision. The minimum housing allocation of 57 dwellings for Stoke Golding has now been met. Therefore, the proposed Housing Reserve Site at Stokesfield Farm can be deleted. Further, the site at Mulberry Farm, High Street to become a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p>	<p><i>Borough Council in December 2020 (Subject to a S106 Agreement) against the wishes of the Parish Council and local people, and contrary to the provisions of the then emerging Neighbourhood Plan. The Neighbourhood Plan has now been updated to take account of it."</i></p> <p>The Policies Maps be modified to show land east of Roseway as a committed housing site and the Settlement Boundaries be extended to include the permitted site.</p> <p>Policy SG2: Land at Mulberry Farm, High Street be modified to identify site as a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p>

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						Policy SG3: Housing Reserve Site: Land at Stokesfield Farm and supporting text to be deleted.
Leicestershire County Council		4.14		20/00779/OUT - Land East of Roseway - 65 dwellings. Permitted subject to S106 on 8.12.20	<p>Just a couple of days prior to consultation on the Draft Neighbourhood Plan, Hinckley and Bosworth Borough Council's Planning Committee resolved to grant outline planning permission for up to 65 dwellings on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement). The Neighbourhood Plan needs to be modified to take account of this decision. The minimum housing allocation of 57 dwellings for Stoke Golding has now been met. Therefore, the proposed Housing</p>	<p>Modify paragraph 4.13 to read: <i>"This minimum housing allocation has already been exceeded by around 14% by the approval of 65 dwellings on land east of Roseway (20/00779/OUT). This planning application was granted permission by Hinckley and Bosworth Borough Council in December 2020 (Subject to a S106 Agreement) against the wishes of the Parish Council and local people, and contrary to the provisions of the then emerging Neighbourhood Plan. The Neighbourhood Plan has now been updated to take account of it."</i></p> <p>The Policies Maps be modified to show land east of Roseway as a committed housing site</p>

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					Reserve Site at Stokesfield Farm can be deleted. Further, the site at Mulberry Farm, High Street to become a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.	<p>and the Settlement Boundaries be extended to include the permitted site.</p> <p>Policy SG2: Land at Mulberry Farm, High Street be modified to identify site as a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p> <p>Policy SG3: Housing Reserve Site: Land at Stokesfield Farm and supporting text to be deleted.</p>
Hinckley and Bosworth Borough Council		4.14-4.15		Rewording is recommended to reflect there being a housing requirement of 158 dwellings 2020-39. An allowance for windfall development can be made based on past trends. HBBC calculates that from 2006 to 2020 there were 38 windfall dwellings delivered in Stoke Golding giving 2.7 windfall dwellings a year which would equate to 51 dwellings over the plan period. A word of caution is that the figure might need to be reduced if there is cause to believe that opportunities for windfall development will reduce over the plan period.	Given that there will be little change in the Borough's annual housing provision or a development strategy that would suggest more growth in Stoke Golding, it is reasonable to apply the same level of	<p>Paragraphs 4.14 to 4.15 and other related text and maps be modified to reflect:</p> <ol style="list-style-type: none"> 1. That the minimum housing allocation of 57 dwellings for Stoke Golding has now been met. 2. The proposed Housing Reserve Site at

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					<p>housing growth to Stoke Golding i.e. at least three dwellings per annum, over the plan period 2020 to 2039. This requires a minimum housing allocation of 57 dwellings for Stoke Golding. This minimum housing allocation has now been met following Hinckley and Bosworth Borough Council's Planning Committee resolution to grant outline planning permission for up to 65 dwellings on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement). The Neighbourhood Plan needs to be modified to take account of this decision.</p> <p>Policy SG4: Infill Housing Development allows for continued windfall development</p>	<p>Stokesfield Farm is to be deleted.</p> <p>3. The site at Mulberry Farm, High Street is to become a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p>

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					within the Stoke Golding Settlement Boundary. No specific allowance for windfall development has been made.	
Davidsons Developments Ltd		4.16		<p>Land at Wykin Lane The Site Land at Wykin Lane (“the site”) is located to the south of the village of Stoke Golding, east of Wykin Lane/Stoke Lane, and covers an area of circa 2.12ha. It comprises a single field currently in agricultural use. The site is bounded by residential properties to the north at Stoneley Road/Arnold Road, the playing fields associated with Stoke Golding Village Hall to the north-east and by a 2.7MW solar farm to the east. The boundaries to the site are defined by field hedgerows some of which include small groups of trees, notably the south-western and north-eastern boundaries. A small agricultural holding is located adjacent to the south of the site. Social Infrastructure and Accessibility The site is located approximately 400m to the south of the centre of the village, (circa 5 minute walk) and is therefore within close proximity to the local services and facilities. Stoke Golding includes a local shop, village hall, two public houses, a social club, two churches and an Indian restaurant/takeaway. St Margaret’s CofE Primary School is located approximately 450m to the north of the site, whilst St Martin’s Catholic Academy is located approximately 750m to the north-east.</p>	<p>Fifteen housing sites were put forward by landowners and developers. Most were identified by Hinckley and Bosworth Borough Council in its Strategic Housing Land Availability Assessment (SHELAA). Basic information was gathered for each site and we appraised each option for its suitability, availability and achievability using clearly defined sustainability criteria. Factors such as access to services and facilities, heritage, nature conservation and landscape have been considered.</p>	No change

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				<p>Stoke Golding is served by the number 66 bus which connects Hinckley and Nuneaton, via MIRA Technology Park, running between approximately 06:00 to 19:00 Monday-Friday and 08:00 and 18:00 on Saturdays, with no service on Sundays.</p> <p>Suitability</p> <p>The site is located outside of, but adjacent to, the settlement boundary of Stoke Golding. The settlement boundary abuts the northern boundary of the site defined by the rear of the back gardens along Stoneley Road/Arnold Road. It is clear that the development of this site would make a logical extension to the settlement of Stoke Golding along Stoke Lane.</p> <p>There are no statutory designations covering the site. Any localised ecological considerations could provide a green infrastructure framework that would contribute towards achieving environmental sustainability, whilst at the same time working within the natural features of the site.</p> <p>The site is located entirely within Flood Zone 1, the area at least risk from flooding. Any development proposal would seek to utilise Sustainable Drainage Systems (SuDS) in developing the most appropriate strategy for drainage of the site.</p> <p>The site is bound by existing landscape features, namely hedgerows and some mature trees. It is considered that development of the site would be well contained from the wider open countryside with residential development located directly to the north and west.</p> <p>There are no listed buildings or structures on or within the immediate vicinity of the site. Two Grade II Listed structures are located within approximately 200m of the site; the Royal Observer Corps</p>	<p>The land at Wykin Lane was ranked as 4th equal.</p> <p>Development here would extend the built-up area into the countryside with an adverse impact on the landscape setting of Stoke Golding and important local views. Impact on trees and hedgerows. Site capacity exceeds housing requirements. Bus stop more than 400m away. Unsuitable access to site with single-track lane and traffic issues. Distant from village centre and facilities.</p>	

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				<p>underground monitoring post to the west and Stoke Golding War Memorial to the north. A medieval farmstead is located approximately 200m to the north-west of the site and is a designated scheduled monument.</p> <p>With regards to access the proposed development would be accessed from Wykin Lane via a new priority junction. This would be designed to accommodate visibility splays for surveyed vehicles speeds. The level of traffic generated by a development of this scale will not materially impact upon the operation of the local highway network. Pedestrians would be able to access the site along existing footpaths to Wykin Lane. The site also offers the potential to create a pedestrian link to the playing fields to the north. The pedestrian linkages offer the opportunity for residents to walk to Stoke Golding village centre and the variety of facilities that it offers within a reasonable walking distance from the site.</p> <p>It is considered that there are no infrastructure constraints or requirements to bring forward this site for residential development. The village is well served by all utilities and broadband.</p> <p>There are no known ground contamination issues on this site.</p> <p>If the site were to come forward for residential development this would not impact upon the amenity of neighbouring properties. The predominant land use around the site is residential and agricultural. There are no other uses in the immediate vicinity that may be compromised if a development was to come forward on this site.</p> <p>Achievability</p>		

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				<p>The site is capable of coming forward for residential development in the next five years. The site is within single ownership and is being promoted by Davidsons Developments Ltd. Residential development on this site is viable and therefore the site is considered achievable.</p> <p>Availability The site is within single ownership and is being promoted by Davidsons Developments Ltd. There are no ownership issues that would prevent development coming forward on this site.</p> <p>Illustrative Masterplan Pegasus Group has prepared an Illustrative Masterplan on behalf of Davidsons Developments Ltd, included at Appendix B, to demonstrate how the site might come forward for residential development. The Masterplan shows the possible developable area on the edge of Stoke Golding to allow for approximately 55 dwellings to be accommodated with 40% affordable provision (approximately 22 homes). The layout shows how a mix of housing types and tenures could be accommodated on site, including smaller 1, 2 and 3-bedroom properties ideal for 'first time buyers', younger couples/families and 'downsizers'. The market and affordable housing mix provided on site will be broadly in accordance with the mix identified within the Leicestershire Housing and Economic Development Needs Assessment (HEDNA) January 2017.</p> <p>The Proposed Illustrative Masterplan shows that a new area of on-site public open space could be provided with the potential to incorporate a new children's play area. This proposed area of on-site open space would complement the wider network of</p>		

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				<p>open space being delivered by the new residential developments to the north.</p> <p>The site would be accessed via Wykin Lane with a new priority junction in favour of the proposed development.</p> <p>Regarding the wider highway network, there are 13 surfaced passing places along Wykin Lane and Stoke Lane, as well as numerous field gateways and driveways where vehicles wait for an oncoming vehicle to pass. Despite these existing passing places, there are areas along the length of both Wykin Lane and Stoke Lane with carriageway/verge damage where vehicles have overrun the highway verges when passing each other. As such, it is proposed to improve six of the passing places by lengthening and surfacing them, whilst providing an additional 10 new passing places along Stoke Lane, within the extent of the adopted highway.</p> <p>The total of 23 designated passing places along Wykin Lane and Stoke Lane would mitigate the impact of the additional vehicle movements generated by the proposed development.</p> <p>In terms of landscape character, Hinckley and Bosworth Borough Council has produced a Landscape Character Assessment (September 2017) to appraise the landscape types which characterise the Borough. The assessment identifies the Site as falling within the Rolling Farmland Landscape Character Type (LCT), which is further subdivided into Landscape Character Areas (LCAs), with the Site located within the Stoke Golding Rolling Farmland (e) LCA. Also of relevance is the definition and characterisation of the urban area to which the site is directly adjacent,</p>		

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				<p>defined by the guidance as 'UCA 11 – Stoke Golding'.</p> <p>The assessment includes a number of Landscape Strategies relating to the Stoke Golding Rolling Farmland LCA. The Illustrative Layout Plan has taken these strategies into consideration, incorporating existing boundary vegetation as well as planting additional native and new specimen trees and hedges.</p> <p>In terms of the effect of the proposals upon the receiving landscape character, the LVIA identifies that there would be two stages of impact; that during the construction phase of the development (temporary) and that upon completion (permanent). Overall, the permanent physical landscape impacts are identified as being direct and limited to the extent of the site (and therefore the settlement edge of Stoke Golding). There would be no additional direct impacts on the wider areas around Stoke Golding or to the wider landscape context of the 'Stoke Golding Rolling Farmland'.</p> <p>Any development would instead only occupy a small pocket of the wider LCA; at a location that is heavily contained by existing built form and green infrastructure. Physically this represents a very small-scale parcel of the LCA and this change would not be perceptible from the majority of the wider LCA nor, generally, from the immediate locality.</p> <p>The assessment of impacts on landscape character has determined that the magnitude of impact within the study area will be negligible. Assessed alongside the medium to high sensitivity, this will result in a negligible adverse effect.</p> <p>In terms of visual impact, the greatest degree of impact will be from two key locations immediately</p>		

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				<p>adjacent to the site, including Wykin Lane (and the junctions with local public footpaths) and the public open space immediately to the east of the site. Such impacts are not unique to this site and are common to development on a settlement edge.</p> <p>Furthermore, there would also be impacts on residential receptors are generally limited to the dwellings overlooking the site to the north, including properties off Wykin Lane and Stoneley Road, some of which currently have an open aspect across the site.</p> <p>Consequently, and notwithstanding some very localised receptors which are subject to a greater degree of impact, visual effects are not considered to be significant overall. At this level, it is concluded that that the magnitude of impact on the site and its immediate context would be low to medium.</p> <p>Assessed alongside the low to medium sensitivity, this will result in a minor to moderate adverse effect. Given the limited adverse landscape and visual effects, these are not considered to be significant overall and, on balance, the development of this site is considered acceptable in landscape and visual terms.</p> <p>Benefits of Development</p> <p>The National Planning Policy Framework (NPPF) sets out three dimensions to sustainable development which the any development should be assessed against.</p> <p>Economic benefits</p> <p>A number of economic benefits would be created by developing the site, notably:</p> <ul style="list-style-type: none"> • Construction employment opportunities. • Contribution of the construction phase to economic output. 		

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				<ul style="list-style-type: none"> • Contribution of the permanent jobs to economic output. • Household expenditure associated with residents of the new dwellings. • Contribution to Council Tax. • New Homes Bonus income. <p>These benefits are not limited to those immediately impacted by the development, but also cascade down the supply chain through indirect and induced effects during the construction phase.</p> <p>Social benefits</p> <p>In terms of social benefits, the development would deliver a mix of market properties that is aligned to the indicative mix requirements established through the HEDNA. The provision of market housing will also contribute towards meeting the wider housing needs arising within the District, contributing towards the Council's housing land supply.</p> <p>The provision of 40% affordable housing on this site would also make a significant contribution to Hinckley and Bosworth Borough Council's annual affordable housing requirement.</p> <p>These are clear social benefits.</p> <p>Environmental benefits</p> <p>Any development would seek to make the most efficient use of this greenfield site whilst providing environmental benefits, including strengthening existing hedgerows and planting new trees and providing suitable habitats for breeding birds, foraging and commuting bats and great crested newts. Any proposed development will result in net gains for biodiversity, in accordance with the requirements of the NPPF.</p> <p>Adverse Impacts of Development</p>		

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				<p>It is acknowledged that any proposed development would inevitably result in a degree of landscape change within the immediate context of the site, however, this is not considered to be so great as to significantly or demonstrably outweigh the benefits of the scheme.</p> <p>Planning Balance</p> <p>The development of this Site would promote a sustainable pattern of development and would protect the character and appearance of the area, in accordance with the environmental aspect of sustainable development.</p> <p>The development of the Site would also have economic and social benefits through job creation and would enhance the vitality of the local community and its services through spending from future residents, as well as New Homes Bonus Scheme funding for the Council.</p> <p>Any development would also make a significant contribution towards boosting the supply of both market and affordable housing.</p> <p>The adverse impacts of developing the Site would be limited to the loss of a green field site adjacent to an established settlement, as well as conjunction with a degree of landscape change within the immediate context of the Site.</p> <p>The adverse impacts of any development would therefore not significantly and demonstrably outweigh these benefits, as per paragraph 11 of the NPPF.</p> <p>It is therefore submitted that the Site represents a suitable, achievable and available development opportunity and should accordingly be allocated within the Stoke Golding Neighbourhood Plan.</p> <p>Conclusions</p>		

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				<p>Davidsons Developments supports the preparation of the Stoke Golding Neighbourhood Plan as it provides a positive opportunity for the local community to have greater influence on the form and location of new development.</p> <p>The comments provided within this Representation are made in the context of the basic conditions relevant to the preparation of a neighbourhood plan as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.</p> <p>In this regard a number of issues have been raised by Davidsons Developments in respect of the Neighbourhood Plan as currently drafted, chief among which is the housing requirement contained therein. It is submitted that a suitable figure should be provided by Hinckley and Bosworth Borough Council, otherwise there is a significant risk that the Neighbourhood Plan will provide for less development than that required in the forthcoming Local Plan Review.</p> <p>Based upon current ONS data, it has been demonstrated that this figure should be in the order of 157 dwellings, inclusive of a 20% buffer. The Neighbourhood Plan currently relies on dwellings delivered before the start of the plan period to justify a significant under provision of new housing.</p> <p>The Neighbourhood Plan demonstrates how the village is constrained in a number of ways which would restrict the provision of new housing, including Bosworth Battlefield and the identification of an area of separation between the village and Dadlington to the north, green infrastructure assets to the east and the conservation area to the west. The only remaining suitable development options are available to the south. To this end, land east of</p>		

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				<p>Wykin Lane, Stoke Golding, offers the opportunity to allocate land to sustainable residential development that is away from the conservation area. No local listed buildings or local heritage assets would be affected by the development in line with the draft neighbourhood plan.</p> <p>Davidsons Developments welcomes the opportunity to comment on the Stoke Golding Neighbourhood Plan Pre-Submission document and would welcome further positive dialogue with the Stoke Golding Neighbourhood Plan Group and local community in respect of the emerging Neighbourhood Plan.</p>		
Leicestershire County Council		4.16		<p>19/01324/OUT - Land at Wykin Lane - 45 dwellings this application has been refused by the Local Planning Authority, including on highways grounds, and the applicant has submitted an appeal. The LHA did not advise refusal and advised a condition for a number of passing bays along Wykin Lane/ Stoke Lane was advised.</p>	<p>Fifteen housing sites were put forward by landowners and developers. Most were identified by Hinckley and Bosworth Borough Council in its Strategic Housing Land Availability Assessment (SHELAA). Basic information was gathered for each site and we appraised each option for its suitability, availability and achievability using clearly defined sustainability criteria. Factors such as access to services</p>	No change

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					and facilities, heritage, nature conservation and landscape have been considered. The land at Wykin Lane was ranked as 4th equal. Development here would extend the built-up area into the countryside with an adverse impact on the landscape setting of Stoke Golding and important local views. Impact on trees and hedgerows. Site capacity exceeds housing requirements. Bus stop more than 400m away. Unsuitable access to site with single-track lane and traffic issues. Distant from village centre and facilities.	
Hinckley and Bosworth Borough Council		4.16-4.18		Site Selection Evidence of how the sites were appraised is set out in background evidence paper "Site Selection and Evaluation Process" (ref: H03) and a series of documents (EV1-4) setting out the chronology and methodology for site selection. Criteria for assessing the sites derived from feedback at drop-in sessions	The site selection process has been transparent, objective and robust. The supporting evidence can be found on our website at	No change

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				<p>(EV1), from the approach used at Brigstock (EV2) and from assistance of the Rural Communities Council (RCC). Eight overall criteria were established:</p> <ol style="list-style-type: none"> 1) Any new development should be of small to medium scale, limited to 25 dwellings on an individual site. 2) The village character should be preserved and heritage assets protected. 3) Valued landscapes and the overall landscape setting of the village should be protected. 4) Green and open spaces should be enhanced and protected. 5) Access to the countryside should be protected and enhanced. 6) Wildlife habitats and biodiversity should be protected and enhanced. 7) There should be good pedestrian connectivity to key local services and amenities. 8) The impact of traffic should be minimised and sustainable transport choices enhanced. <p>These were fleshed out into 39 detailed criteria against which the sites were RAG rated (EV4). Twelve key criteria (1a – 1e and averages of criteria 2 – 8) generated the final scores. The results of the evaluation are set out in a table (EV7) with the top scoring sites being White Swan, Mulberry Farm and AS540 (Land south of Hinckley Road, adjacent to Pine Close).</p> <p>A comprehensive set of maps are provided. The location of the sites can be seen on SHELAA Map Oct 2018 (ref H04) and Map of Sites for Housing Allocation Assessment (ref H05). Individual site maps and proformas of key site characteristics are</p>	<p>https://www.stokegolding.co.uk/np/evidence/</p> <p>The process is summarised within the SEA Environmental Report.</p>	

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				<p>provided for all the sites set out in HBBC's SHELAA, but not for the 3 additional sites considered by the Neighbourhood Group, including the two sites of Mulberry Farm and White Swan that scored best in the assessment.</p> <p>Further consultation with HBBC resulted in the White Swan site being considered inappropriate for housing development for conservation reasons and the open land comprising of the northern part of the Mulberry Farm site being withdrawn because of impact on the designated Bosworth Battlefield.</p> <p>HBBC comments are as follows: The RAG assessment has merit as a locally determined assessment of local preferences. But there will be questions over the subjective nature of the scoring and the detailed reasoning is not readily apparent. For example, how was it concluded that the Mulberry Farm site, including both the land with farm buildings the open land, should be scored Amber rather than Red in terms of impact on the designated Bosworth Battlefield? There is reference to the process of scoring being carried out at public meetings that were minuted, but the examiner will want to understand the scoring without having to trawl through minutes of several meetings. It would be better if the reasoning behind site scoring could be assembled in one place.</p>		
Leicestershire County Council		4.17		<p>The NPPF encourages the effective use of brownfield land for development, provided that it is not of high environmental/ecological value. Neighbourhood planning groups should check with Defra if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological value of these sites then the Neighbourhood Plan could include policies that</p>	<p>Agricultural land quality was an important consideration in the identification of housing sites.</p>	No change

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				<p>ensure such survey work should be carried out to assess the ecological value of a brownfield site before development decisions are taken. Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They should be enhanced in value and protected from adverse effects of unacceptable levels of pollution. Within the governments “Safeguarding our Soils” strategy, Defra have produced a code of practice for the sustainable use of soils on construction sites which could be helpful to neighbourhood planning groups in preparing environmental policies.</p> <p>High quality agricultural soils should, where possible be protected from development and where a large area of agricultural land is identified for development then planning should consider using the poorer quality areas in preference to the higher quality areas. Neighbourhood planning groups should consider mapping agricultural land classification within their plan to enable informed decisions to be made in the future. Natural England can provide further information and Agricultural Land classification.</p>		
Tracey Chadwick			SG1	<p>I read a note somewhere that you will amend the plan to accommodate the planning permission that has recently been granted on Roseway, but just wanted to acknowledge that there is an opportunity to reflect this in the NP.</p>	<p>Just a couple of days prior to consultation on the Draft Neighbourhood Plan, Hinckley and Bosworth Borough Council’s Planning Committee resolved to grant outline planning permission for up to 65 dwellings</p>	<p>Modify paragraph 4.13 to read: <i>“This minimum housing allocation has already been exceeded by around 14% by the approval of 65 dwellings on land east of Roseway (20/00779/OUT). This planning application was granted permission by</i></p>

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					<p>on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement). The Neighbourhood Plan needs to be modified to take account of this decision. The minimum housing allocation of 57 dwellings for Stoke Golding has now been met. Therefore, the proposed Housing Reserve Site at Stokesfield Farm can be deleted. Further, the site at Mulberry Farm, High Street to become a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p>	<p><i>Hinckley and Bosworth Borough Council in December 2020 (Subject to a S106 Agreement) against the wishes of the Parish Council and local people, and contrary to the provisions of the then emerging Neighbourhood Plan. The Neighbourhood Plan has now been updated to take account of it."</i></p> <p>The Policies Maps be modified to show land east of Roseway as a committed housing site and the Settlement Boundaries be extended to include the permitted site.</p> <p>Policy SG2: Land at Mulberry Farm, High Street be modified to identify site as a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the</p>

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						<p>new Hinckley and Bosworth Local Plan.</p> <p>Policy SG3: Housing Reserve Site: Land at Stokesfield Farm and supporting text to be deleted.</p>
Natural England			SG1	<p>The Plan states that additional housing provision for Stoke Golding is 25 dwellings. Natural England would advise that we would only expect to consider the potential for significant effects on the Kendall's Meadow Site of Special Scientific Interest (located to the north of the Neighbourhood Area) if a threshold of 50 houses outside a settlement and 100 houses within a settlement were to be proposed.</p> <p>We note that 'Policy SG3: Housing Reserve Site: Land at Stokesfield Farm' is in response to the position of Hinckley and Bosworth Borough Council being currently unable to provide an indicative housing provision. It had suggested that its new Local Plan may require Stoke Golding to provide for more than the 25 dwellings allocated and this site will be made available for housing development if it becomes necessary.</p>	Noted	No change
Everards Brewery			SG1	<p>The wording of Policy SG1 suggests a definitive allowance of 25 houses across Stoke Golding until 2039. Restricting development solely to 25 dwellings is likely to limit the natural growth of the village, preventing sustainable sites from being bought forward in the future. This is also likely to inhibit the ability to react to changing circumstances in local housing requirements. By allowing for the designation of a reserve site at Stokesfield Farm, as per Policy SG3, and supporting the development of</p>	<p>Given that there will be little change in the Borough's annual housing provision or a development strategy that would suggest more growth in Stoke Golding, it is reasonable to</p>	<p>Policy SG1: Housing Provision be modified to read:</p> <p><i>"The housing requirement for Stoke Golding for the period 2020 to 2039 is a minimum of 57 dwellings. This will be met by the committed development of 65 dwellings on land</i></p>

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				<p>windfall sites in Policy SG4, the council are accepting need for additional housing provision above the 25 allowed for in Policy SG1.</p> <p>Whilst the inclusion of a reserve site is a sensible, it is important to clarify Policy SG1 to confirm the allowance for a minimum 25 dwellings to be delivered prior to requirement of the Stokesfield site being bought forward. Thus, delaying the requirement for developing outside of the proposed settlement boundary and allowing for appropriate windfall sites to be developed first.</p> <p>The restriction of development implied by the wording of Policy SG1 creates a potential inconsistency throughout the proposed Neighbourhood Plan, particularly in relation to Policies SG2 and SG4. Policy SG2 states the allocated site at Mulberry Farm should provide 25 dwellings which would meet the definitive requirement currently outlined by Policy SG1.</p> <p>However, the plan goes on to state its support for the development of infill sites within the settlement boundary in Policy SG4. The development of both the land allocated at Mulberry Farm along with any infill sites would result in a provision of over 25 dwellings. This further highlights the requirement to carefully consider the wording of Policy SG1 to ensure the clarity and effectiveness of the proposed Neighbourhoods Plan is optimised. We suggest the policy should instead be worded as “The additional housing provision for Stoke Golding to 2039 should be a minimum of 25 dwellings. This will be met by the allocation of housing sites in accordance with Policies SG2 and SG4.”</p>	<p>apply the same level of housing growth to Stoke Golding i.e. at least three dwellings per annum, over the extended period 2020 to 2039. This requires a minimum housing allocation of 57 dwellings for Stoke Golding.</p> <p>This minimum housing allocation has already been exceeded by the recently permitted development of 65 dwellings on land east of Roseway (20/00779/OUT) (Subject to a S106 Agreement). However, the Plan will continue to support development of infill sites within the settlement boundary in Policy SG4.</p>	<p><i>east of Roseway (20/00779/OUT) and infill development in accordance with Policy SG4.”</i></p>

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Stronghold Homes			SG1	<p>Policy SG1 identifies that the additional housing provision for Stoke Golding to 2039 is 25 dwellings. The background to this housing figure is set out in paragraphs 4.1-4.15 of the Plan. Paragraph 4.5 makes clear that the Neighbourhood Plan group approached the Borough Council to provide an indicative housing provision for Stoke Golding Neighbourhood Area to 2039, but the Borough Council was unable to do so, as the housing requirement for the Borough's emerging Local Plan has not yet been determined. As you will no doubt be aware, Paragraph 29 of the National Planning Policy Framework (NPPF) sets out that Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies¹⁶. Footnote 16 is relevant in this case, as it requires Neighbourhood Plans to be in general conformity with the strategic policies contained in any development plan that covers their area. The Neighbourhood Plan seeks to respond to this through a housing requirement assessment based upon the Hinckley and Bosworth Local Plan Core Strategy, The Strategic Growth Plan and the Standard Method for the Borough. This seems to be a reasonable approach given the Borough Council's inability to provide the housing provision for the Neighbourhood Area between 2020-2039. However, the Neighbourhood Plan must have the flexibility to accord with the Borough Council's New Local Plan when adopted. The housing requirement for the Borough at that time remains unknown, but has potential to be higher than any of the scenarios examined in the Plan.</p>	<p>Given that there will be little change in the Borough's annual housing provision or a development strategy that would suggest more growth in Stoke Golding, it is reasonable to apply the same level of housing growth to Stoke Golding i.e. at least three dwellings per annum, over the extended period 2020 to 2039. This requires a minimum housing allocation of 57 dwellings for Stoke Golding. This minimum housing allocation has already been exceeded by the recently permitted development of 65 dwellings on land east of Roseway (20/00779/OUT) (Subject to a S106 Agreement). However, the Plan will continue to support development of infill sites within the</p>	<p>Policy SG1: Housing Provision be modified to read: <i>"The housing requirement for Stoke Golding for the period 2020 to 2039 is a minimum of 57 dwellings. This will be met by the committed development of 65 dwellings on land east of Roseway (20/00779/OUT) and infill development in accordance with Policy SG4."</i></p> <p>The Policies Maps be modified to show land east of Roseway as a committed housing site and the Settlement Boundaries be extended to include the permitted site.</p> <p>Policy SG2: Land at Mulberry Farm, High Street and supporting text be modified to identify site as a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding</p>

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				<p>This potential is highlighted by the ‘Government response to the local housing need proposals in “Changes to the current planning system” published 16th December 2020. This response sets out that a 35 per cent uplift to the post-cap number generated by the standard method is to be applied to Greater London and to the local authorities which contain the largest proportion of the other 19 most populated cities and urban centres in England. Leicester is one such urban centre impacted by the uplift. The Leicester annual housing requirement under the 2020 Standard Method, including urban uplift, is 2,341 dwellings. This is a dramatic rise from the adopted Local Plan figure of 1,280 dwellings per annum and has the potential to impact Hinckley and Bosworth through the Duty to Co-operate, or indeed whatever crossboundary working mechanism is required should Duty to Co-operate become abolished through the Planning White Paper. This may result in the Borough accepting a proportion of the unmet need of Leicester, as the City Council has already indicated that it cannot accommodate its own housing need within its boundary. This is just one such example to demonstrate the need for flexibility within Neighbourhood Plans to allow for subsequently adopted Local Plans.</p> <p>Additionally, it is imperative that Neighbourhood Plans have regard to the wider needs of the District/ Boroughs in assessing housing numbers and not just the requirement of the Parish in which the Plan is located. This was highlighted in a recent appeal decision in Braintree District, in which an Inspector only afforded modest weight to a recently examined Neighbourhood Plan as a result of uncertainty in whether its policies met its identified housing need.</p>	<p>settlement boundary in Policy SG4. Further flexibility will be provided by the proposed Housing Reserve Site at Mulberry Farm, High Street which will be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p>	<p>in accordance with the new Hinckley and Bosworth Local Plan.</p> <p>Policy SG3: Housing Reserve Site: Land at Stokesfield Farm and supporting text to be deleted.</p>

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				<p>In this case the District Council were unable to provide a housing requirement figure to the Parish and the Neighbourhood Plan only sought to consider the requirements of the Parish as a proportion of the whole District's need, without clear regard to the wider needs of the District. The Stoke Golding Neighbourhood Plan must be aware of this fact and be assured they have assessed their housing provision accordingly.</p> <p>We consider that given the lack of certainty provided by the Borough Council, and indeed the need for flexibility with the plan, that Policy SG1 should seek to provide for a minimum of 25 dwellings to 2039.</p>		
<p>Mrs Jean Quinney Mrs Elaine Fotheringham Mrs Karen Sewell Mr Andrew Quinney</p>			SG1	<p>The wording of Policy SG1 suggests a definitive allowance of 25 houses across Stoke Golding until 2039. Restricting development solely to 25 dwellings is likely to limit the natural growth of the village, preventing sustainable sites from being bought forward in the future. This is also likely to inhibit the ability to react to changing circumstances in local housing requirements. By allowing for the designation of a reserve site at Stokesfield Farm, as per Policy SG3, and supporting the development of windfall sites in Policy SG4, the Council are accepting need for additional housing provision above the 25 allowed for in Policy SG1. To enable this housing provision to be achieved where necessary it is important appropriate land for development is not restricted by the Neighbourhood Plan. The restriction of development implied by the wording of Policy SG1 creates a potential inconsistency throughout the proposed Neighbourhood Plan, particularly in relation to Policies SG2 and SG4. Policy SG2 states the allocated site at Mulberry Farm should provide 25 dwellings which would meet the definitive</p>	<p>Given that there will be little change in the Borough's annual housing provision or a development strategy that would suggest more growth in Stoke Golding, it is reasonable to apply the same level of housing growth to Stoke Golding i.e. at least three dwellings per annum, over the extended period 2020 to 2039. This requires a minimum housing allocation of 57 dwellings for Stoke Golding. This minimum housing allocation</p>	<p>Policy SG1: Housing Provision be modified to read: <i>"The housing requirement for Stoke Golding for the period 2020 to 2039 is a minimum of 57 dwellings. This will be met by the committed development of 65 dwellings on land east of Roseway (20/00779/OUT) and infill development in accordance with Policy SG4."</i></p>

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				<p>requirement currently outlined by Policy SG1. However, the plan goes on to state its support for the development of infill sites within the settlement boundary in Policy SG4. The development of both the land allocated at Mulberry Farm along with any infill sites would result in a provision of over 25 dwellings. This further highlights the requirement to carefully consider the wording of Policy SG1 to ensure the clarity and effectiveness of the proposed Neighbourhoods Plan is optimised. We suggest the policy should instead be worded as “The additional housing provision for Stoke Golding to 2039 should be a minimum of 25 dwellings. This will be met by the allocation of housing sites in accordance with Policies SG2 and SG4.”</p>	<p>has already been exceeded by the recently permitted development of 65 dwellings on land east of Roseway (20/00779/OUT) (Subject to a S106 Agreement). However, the Plan will continue to support development of infill sites within the settlement boundary in Policy SG4.</p>	
Davidsons Developments Ltd			SG1	<p>Policy SG1: Housing Provision states that 25 additional dwellings will be provided to 2039, via the allocation of housing through Policy SG2. Davidsons Developments objects to this Policy on the following grounds:</p> <p>1) Housing figure of 25 dwellings is not justified - Whilst a number of 'reasons' are provided to support the provision of 'around 25' dwellings, such as meeting local housing needs, providing affordable housing, supporting local services, none of these reasons actually relate to the figure of '25 dwellings'. Those reasons are equally applicable to allocating any other major development (10+ dwellings).</p> <p>2) Any housing figure should be stated as a 'minimum' - It is common practice for both local and neighbourhood plans to identify any housing requirement as a 'minimum', in accordance with national guidance, to ensure that housing needs are met.</p>	<p>Given that there will be little change in the Borough's annual housing provision or a development strategy that would suggest more growth in Stoke Golding, it is reasonable to apply the same level of housing growth to Stoke Golding i.e. at least three dwellings per annum, over the extended period 2020 to 2039. This requires a minimum housing allocation of 57 dwellings for Stoke Golding.</p>	<p>Policy SG1: Housing Provision be modified to read: <i>“The housing requirement for Stoke Golding for the period 2020 to 2039 is a minimum of 57 dwellings. This will be met by the committed development of 65 dwellings on land east of Roseway (20/00779/OUT) and infill development in accordance with Policy SG4.”</i></p>

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					This minimum housing allocation has already been exceeded by the recently permitted development of 65 dwellings on land east of Roseway (20/00779/OUT) (Subject to a S106 Agreement). However, the Plan will continue to support development of infill sites within the settlement boundary in Policy SG4.	
Richborough Estates			SG1	The Neighbourhood Plan Group have set out their preferred approach in relation to housing delivery within Chapter 4. This sets out that the housing requirement for Stoke Golding over the period 2006 to 2026 is 60 dwellings, derived from Core Strategy Policy 11. This equates to delivery averaging 3 dwellings per annum. Given the Group have not been assigned an updated housing requirement and the emerging Local Plan is still some distance from completion, to deliver a housing requirement for the period up to 2039, the Group have assumed a continuation of 3 dwellings per annum as derived from the Core Strategy. Over the period 2006-2039, this equates to 99 dwellings. The Group set out that by virtue of large-scale completions on the Bosworth Manor development (83 dwellings) and the Convent Drive development (59 dwellings), that this total has already been	Given that there will be little change in the Borough's annual housing provision or a development strategy that would suggest more growth in Stoke Golding, it is reasonable to apply the same level of housing growth to Stoke Golding i.e. at least three dwellings per annum, over the extended period 2020 to 2039. This requires a minimum housing allocation of	Policy SG1: Housing Provision be modified to read: <i>"The housing requirement for Stoke Golding for the period 2020 to 2039 is a minimum of 57 dwellings. This will be met by the committed development of 65 dwellings on land east of Roseway (20/00779/OUT) and infill development in accordance with Policy SG4."</i>

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				<p>greatly exceeded. Despite this, the Group positively allocate 25 dwellings. This growth is seen to have the following benefits/rationale.</p> <ul style="list-style-type: none"> • New housing will assist in meeting a local need for smaller households (2-3 bedrooms) • The delivery of a site of more than 10 dwellings will provide affordable homes (and other tariff style contributions such as education, healthcare etc). Multiple smaller schemes of under 10 units can deliver the same quantum of housing, without the requisite contributions to the provision of infrastructure and service capacity. • Residents accept a housing figure of 25 dwellings. • Growth will support local services and facilities. • The provisions of paragraph 14 will apply for the two years following referendum, which will prevent speculative applications on the basis of the presumption in favour (something which is likely to be a risk until the new Local Plan is adopted). • Stoke Golding will contribute to meeting Borough wide housing needs. <p>The Group are commended for adopting this pragmatic approach; however, the following factors are worthy of consideration. Firstly, the Plan period is 2020-2039, and as such any provision from before this period cannot be used to offset future requirements. As such, according to the Group's adopted methodology the housing requirement should be a minimum of 57 dwellings, assuming three dwellings per annum over the Plan period. Secondly, as the Group are aware, there is a resolution to grant consent for 65 dwellings under reference 20/00779/OUT at land east of Roseway, Stoke Golding. Whilst this would in theory meet this entire housing requirement, it is necessary to</p>	<p>57 dwellings for Stoke Golding. This minimum housing allocation has already been exceeded by the recently permitted development of 65 dwellings on land east of Roseway (20/00779/OUT) (Subject to a S106 Agreement). However, the Plan will continue to support development of infill sites within the settlement boundary in Policy SG4. The alternative, population-based, methodology recommended by Richborough Estates has no regard for the most recently available planning strategy of the local planning authority. If applied across the Borough it could give rise to development in unsustainable locations.</p>	

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				<p>consider wider matters and the influence this may have on future housing needs.</p> <p>The Group are correct in that the Standard Methodology figure for Hinckley and Bosworth (452 dwellings per annum) is very similar to that established by the Local Housing Need derived from HEDNA (454 dwellings per annum) and that by the Core Strategy (450 dwellings), as such the Group's methodology is to adopt a similar housing requirement for the settlement as that established through the Core Strategy. This approach is potentially suitable, but the Group are encouraged to engage with the Borough Council in order to ascertain an up to date understanding of how the Borough Council is intending to distribute housing growth in the future. There is no guarantee that the Council will seek a similar pattern of growth moving forward, which could influence the quantum of development directed to the various tiers of the spatial hierarchy.</p> <p>An alternative approach adopted regularly by Neighbourhood Plans in the lack of an up to date housing requirement is to deliver a housing requirement based on a percentage of the Borough's population, i.e. if a Neighbourhood Plan area made up 1% of the Borough population it should seek to meet 1% of the Borough's housing requirement. The Local Housing Need for Hinckley and Bosworth, as established by the Standard Methodology (December 2020), is 452 dwellings (as published on Gov.co.uk). Over the 20-year Plan period, this equates to a Local Housing Need of 9,040 dwellings. Stoke Golding represents 1.6% of the population of Hinckley and Bosworth in the 2011 census, with the 2019 population estimations from ONS setting out</p>	<p>In considering responses to its Planning for the Right Homes in the Right Places consultation document, the Government decided not to take forward a simple population-based approach to apportion housing need to neighbourhood areas. Flexibility will be provided by the proposed Housing Reserve Site at Mulberry Farm, High Street which will be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p>	

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				<p>that Stoke Golding represents 1.7% of the population. 1.6% of the Borough LHN equates to 145 dwellings, whilst 1.7% equates to 154 dwellings. This is considered to represent a robust starting point for the purposes of progressing this Neighbourhood Plan.</p> <p>Local Housing Need however is only the starting point in establishing a housing requirement and uplifts can be applied by local authorities for a number of reasons, including to deliver economic growth, to deliver additional affordable homes, to assist in delivering infrastructure and to meet unmet needs arising for neighbouring authorities. Of particular relevance in Hinckley and Bosworth is the latter, relating to Leicester City.</p> <p>In September 2020 Leicester City Council published its housing supply and expected unmet needs. This amounted to 7,742 dwellings up to the period to 2036, although projecting no unmet needs until 2030. Recent revisions to the Standard Methodology for assessing Local Housing Need however have delivered an 35% increase to the 20 biggest cities and towns in England. In terms of Leicester City, against their published supply, this means that unmet needs will increase to 18,435 dwellings, with unmet needs existent now, and throughout the Plan period. On this basis, it is considered inevitable that six Leicestershire Authorities (assuming Oadby and Wigston will not be able to assist in meeting unmet needs) will need to increase their housing requirements to deliver this total. This total will be established through cooperative working between the Councils and as such only predictions can be made at this stage. However, on the basis of an equal split Hinckley and</p>		

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				<p>Bosworth will need to increase their housing requirement by c.3,073 dwellings. On the basis of a population split, i.e. unmet need being distributed depending on population levels, Hinckley and Bosworth will need to increase the housing requirement by circa 3,263 dwellings. Whilst the eventual split will likely be more nuanced, it does show the potential level of increase needed from the base Local Housing Need.</p> <p>An increase of 3,073 dwellings (equal basis split) from Local Housing Need (9,040 dwellings) would equate to 12,113 dwellings, a 34% increase in housing requirement from that established by the Standard Method.</p> <p>An increase of 3,263 dwellings (population split basis) from Local Housing Need (9,040 dwellings) would equate to 12,303 dwellings, a 36% increase in housing requirement from that established by the Standard Method.</p> <p>Given the above likely increases to the Borough requirements, it is essential that Neighbourhood Plan Groups give consideration to likely increases to their own housing requirements and apply a buffer. Assuming a median 35% increase to Stoke Golding, the Neighbourhood Plan requirement would increase from 145-154 dwellings to 196-208 dwellings. In that regard, the Neighbourhood Plan's approach to allocate 25 dwellings to meet the Housing Requirement (with a supporting reserve site & commitments) would leave a significant shortfall, even when having regard for the newly approved scheme at Roseway. Whilst the full 35% may not be applied to the Neighbourhood Plan areas, i.e. much of the development may be directed towards Hinckley as the principal settlement, Neighbourhood</p>		

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				<p>Plan Group's should be applying at least a 10-20% buffer. This would increase the requirement from 145-154 dwellings to 160-185 dwellings.</p> <p>A robust housing requirement will assist in ensuring the Group has the final say on allocations through this Neighbourhood Plan. If sufficient development is not allocated within this Neighbourhood Plan, then Hinckley and Bosworth may need to impose further allocations as part of its own emerging Local Plan. If there is the desire therefore to ensure the community have first choice on sites, then the Neighbourhood Plan must positively identify sufficient land, otherwise risk having sites imposed by the Borough Council. In this regard, it is important to critically evaluate the level of development to be delivered, having regard for local circumstances. Stoke Golding, like many rural communities is showing signs of an ageing population, with 22% of parish residents over the age of 65, higher than both the Borough (18%) and National (16%) averages. To encourage younger people to be able to stay or move back to the village, there must be the development of new family housing, inclusive of affordable housing. With regards to affordable housing in particular, this is generally allotted via a cascade mechanism, in which local people are offered new housing first. This cascade system can also be included in Neighbourhood Plan policy, to ensure that first refusal on new affordable housing is given to any local people wishing to move into their own property, or those who have been previously forced out can seek to return, subject to still having local connections. This will provide real and tangible</p>		

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				<p>benefits for local people, which cannot be overlooked.</p> <p>Another potential issue with an ageing community is a lack of suitable accommodation for downsizing. The delivery of such units can free up underoccupied dwellings for younger families to move in to. As set out in the Plan, the older person population of Leicestershire is projected to significantly increase. In not providing sufficient properties for downsizing, older people may be forced to either move out of a village to find suitable accommodation or will simply continue to over occupy larger dwellings due to lack of local alternative and not wishing to leave their community. It is imperative therefore, that sufficient new development comes forward to give such opportunity for people to have suitable accommodation in their own community, as recognised within the Plan itself.</p> <p>Whilst communities can be cautious of new development, without sufficient development to ensure a vibrant and healthy mixed community, adverse impacts can take hold. The CLA's paper Strong Foundations: Sustainable Villages – Making Communities Fit for the Future (2018) outlines the negative impacts faced where tight planning rules prevent the growth of villages. It states that where villages are unable to grow and have development restricted, they end up in a “cycle of decline”. This is likely to be the case in areas of high house prices, as younger people are forced to move away to secure affordable housing. Without suitable growth, communities are likely to age, with associated social economic issues. To ensure that there will be a balanced, healthy and vibrant community in Stoke</p>		

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				<p>Golding, a suitable level of new development of a suitable mix must be supported.</p> <p>Based on the above, there is considerable scope to sustainably increase the numbers of houses to ensure homes are delivered in a timely manner and to support and meet assessed local needs as established through the Standard Methodology, as required by the Framework. It is considered a housing requirement of at least 160 dwellings would form a robust housing requirement which would safeguard the Plan from future allocations being made by the Borough Council.</p>		
Springbourne Homes Ltd			SG1	<p>Policy SG1 quantifies additional housing provision for Stoke Golding to 2039 at only 25 dwellings, justified at paragraphs 4.1-4.15 of the Plan. Paragraph 4.5 confirms that the Council have been approached to provide an indicative housing provision for Stoke Golding Neighbourhood Area to 2039. The housing requirement for the Council's emerging Local Plan has not yet been determined and for this reason, the Council has not provided a figure.</p> <p>Paragraph 29 of the National Planning Policy Framework (NPPF) states that Neighbourhood Plans (NPs) should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Footnote 16 to Paragraph 29 is relevant, as it requires NPs to be in general conformity with the strategic policies contained in any development plan that covers their area.</p> <p>The NP responds to this through a housing requirement assessment based upon the aged Local Plan Core Strategy, the Strategic Growth Plan and the Standard Method for the Council. The Council's inability to provide a housing provision number for</p>	<p>Given that there will be little change in the Borough's annual housing provision or a development strategy that would suggest more growth in Stoke Golding, it is reasonable to apply the same level of housing growth to Stoke Golding i.e. at least three dwellings per annum, over the extended period 2020 to 2039. This requires a minimum housing allocation of 57 dwellings for Stoke Golding. This minimum housing allocation has already been</p>	<p>Policy SG1: Housing Provision be modified to read:</p> <p><i>"The housing requirement for Stoke Golding for the period 2020 to 2039 is a minimum of 57 dwellings. This will be met by the committed development of 65 dwellings on land east of Roseway (20/00779/OUT) and infill development in accordance with Policy SG4."</i></p>

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				<p>the Neighbourhood Area between 2020-2039 raises a difficulty with the suggested provision in the NP. The latter must have flexibility to accord with the Council's New Local Plan when adopted. The future housing requirement is highly likely to be higher than any of the scenarios examined in the Plan. The 'Government response to the local housing need proposals in "Changes to the current planning system"' published 16th December 2020 state that a 35 per cent uplift to the post-cap number generated by the standard method is to be applied to Greater London and to the local authorities which contain the largest proportion of the other 19 most populated cities and urban centres in England. Leicester is one such urban centre impacted by the uplift.</p> <p>The Leicester annual housing requirement under the 2020 Standard Method, including urban uplift, is 2,341 dwellings. This is a dramatic rise from the adopted Local Plan figure of 1,280 dwellings per annum and will impact Hinckley and Bosworth through the Duty to Co-operate. In drafting the revised Local Plan, the Council, will have to account for accepting a proportion of the unmet need of Leicester, as the City Council has already indicated that it cannot accommodate its own housing need within its boundary.</p> <p>Moreover, Neighbourhood Plans should account for the wider needs of the District/Boroughs in assessing housing numbers and not just the requirement of the Parish in which the Plan is located. This was highlighted in a recent appeal decision in Braintree District (Appeal Reference: APP/Z1510/W/20/3253661), in which an Inspector only afforded modest weight to a recently examined</p>	<p>exceeded by the recently permitted development of 65 dwellings on land east of Roseway (20/00779/OUT) (Subject to a S106 Agreement). However, the Plan will continue to support development of infill sites within the settlement boundary in Policy SG4. Flexibility will be provided by the proposed Housing Reserve Site at Mulberry Farm, High Street which will be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan. The recent appeal decision in Braintree District (Appeal Reference: APP/Z1510/W/20/3253661) is not</p>	

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				<p>Neighbourhood Plan as a result of uncertainty in whether its policies met its identified housing need. In this case the District Council were unable to provide a housing requirement figure to the Parish and the Neighbourhood Plan only sought to consider the requirements of the Parish as a proportion of the whole District's need, without clear regard to the wider needs of the District. The Stoke Golding Neighbourhood Plan should build in flexibility to ensure that it is not out of date at the point of adoption and enable a response to evidenced need for housing.</p> <p>The NPPF states at paragraph 60, to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. It goes onto state that in addition to the local housing need figure, “any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.”</p> <p>We consider that given the lack of certainty provided by the Borough Council, the need for flexibility with the plan, and to accord with the Framework's requirement to determine a minimum (not a maximum) number of homes, that Policy SG1 should seek to provide for a minimum of 25 dwellings to 2039.</p> <p>To reflect the flexibility set out at Policy SG5, we suggest the policy includes a modification that “new housing development shall provide for a number of houses that will be informed by the evidence of</p>	<p>relevant as in that case the local planning authority could not demonstrate a Framework compliant supply of housing land.</p>	

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				housing need unless more up-to-date housing need evidence indicates otherwise".		
Hinckley and Bosworth Borough Council			SG1	A title "Housing Requirement" would better reflect the intention of the policy, than "Provision" which can suggest supply. If a windfall allowance is included, Policy SG1 should set out the overall requirement figure, the windfall allowance and the remainder to be met by allocations.	Agreed	The title of Policy SG1: Housing Provision be modified by replacing 'Provision' with 'Requirement'.
Robert Crowfoot		4.19-420	SG2	Given the recent outline approval for at least 65 houses on land East of Roseway, Mulberry farm should now be considered as a reserve site.	Agreed	Policy SG2: Land at Mulberry Farm, High Street and supporting text be modified to identify site as a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan. Policy SG3: Housing Reserve Site: Land at Stokesfield Farm and supporting text to be deleted.
Robert Crowfoot			SG2	SG2: No longer Mulberry Farm but land East of Roseway.	Agreed	Policy SG2: Land at Mulberry Farm, High Street and supporting text be modified to identify site as a Housing Reserve Site to be made available for housing development

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						<p>if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p> <p>Policy SG3: Housing Reserve Site: Land at Stokesfield Farm and supporting text to be deleted.</p>
Robert Gaskin		4.19-420	SG2	It is important that the proposed site for development at Mulberry Farm (brownfield site) is given due consideration regards access. Any opportunity to incorporate land associated with the White Swan Public House should be 'taken' to aid access.	The White Swan, 47 High Street is currently the subject of a planning application (21/00070/FUL) for 6 detached dwellings. Access is not dependent upon the Mulberry Farm site. To facilitate access through the Mulberry Farm site it could not be a Housing Reserve.	No change
Richborough Estates			SG2	We note the groups preferred allocation at Mulberry Farm, High Street. This site forms a now "largely derelict" poultry farm, with a number of farm buildings, sheds, associated hardstanding and paraphernalia. Whilst we do not object to this site, the Group will need to provide evidence of deliverability at the NDP Examination, particularly in relation to accessing the site as well as viability,	The draft allocated land at Mulberry Farm is the subject of an Option Agreement with a house-builder.	No change

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				<p>given the need to clear the site ready for redevelopment. Depending on how animals were stored, including flooring and cleaning, and intensity of farming, there may also need to be site remediation.</p> <p>If there is a degree of uncertainty as to the delivery of this site, we consider the site can still be allocated, but should be complemented with the site at Stokesfield Farm being upgraded from a Reserve site to an allocation, to ensure the aims of the Neighbourhood Development Plan are met.</p> <p>A further concern is the site's location within the Battle of Bosworth Field Registered Battlefield. Clearly within such a location there is significant archaeological potential. As such, this site should be supported by archaeological evidence to satisfy an Examiner that its allocation would be acceptable. We fully support the decision to omit the rear fields as a reserve site, due to the conservation concerns referenced.</p>		
Stronghold Homes			SG2	<p>The Land at Mulberry Farm, High Street allocation relates to our client's land and we are supportive of the allocation and policy. We wish to make a number of comments to assist the Neighbourhood Plan in facilitating a development which is sustainable, viable and implementable.</p> <p>Criteria 5, states that the "development should seek to enhance the significance of heritage assets and their setting". This is not the correct test as identified within the NPPF which sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.</p>	<p>The minimum housing allocation has already been exceeded by the recently permitted development of 65 dwellings on land east of Roseway (20/00779/OUT) (Subject to a S106 Agreement). However, the Plan will continue to provide flexibility by allowing for the site at Mulberry Farm,</p>	<p>Policy SG2: Land at Mulberry Farm, High Street and supporting text be modified to identify site as a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p>

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				<p>Paragraph 194 states; “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”.</p> <p>Paragraph 196 adds further clarification, that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Criteria 5 should be amended to reflect the wording set out in the NPPF, rather than applying an over stringent restriction on development in this location. For example criteria 5 should reflect the wording set out below;</p> <p><i>5. Development proposals should be supported by a Heritage Statement including an appraisal of the likely impact of the design, materials, layout, scale, height and mass of the proposal on the Registered Battlefield, Stoke Golding Conservation Area, Church of St Margaret, the Grade I listed Church of St Margaret, Grade II listed The Birches and other designated and non-designated heritage assets and their setting. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal;</i></p> <p>Additionally, Policy SG2 must have the flexibility within it to allow for the creation of an appropriate access onto High Street, which is acknowledged within Criteria 3 and must be retained within the finalised Plan.</p>	<p>High Street to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan. Criterion 5 reflects the recommendations of the Strategic Environment Assessment Environmental Report, which accompanied the consultation on the Stole Golding NDP. The remainder of the Mulberry Farm site was excluded on the advice of Hinckley and Bosworth Borough Council’s Conservation Officer.</p>	

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				<p>Paragraph 4.22 identifies that the remainder of Mulberry Farm was considered the most suitable site for housing development, but following strong objections from the Borough Council for heritage reasons was discounted. We consider that the remaining land within Mulberry Farm can accommodate appropriate and sustainable development without substantial harm to designated heritage assets.</p> <p>More generally, we can confirm that the draft allocated land at Mulberry Farm is the subject of an Option Agreement with a house-builder, whose intention it is to progress a planning application immediately. As part of this process, engagement will be sought with the Neighbourhood Planning Steering Group and the Parish Council.</p>		
Davidsons Developments Ltd			SG2	<p>Policy SG2 allocates Land at Mulberry Farm, High Street, for around 25 dwellings. The supporting text to this Policy (Paragraphs 4.16-4.18) state: "Fifteen housing sites were put forward by landowners and developers. Most were identified by Hinckley and Bosworth Borough Council in its Strategic Housing Land Availability Assessment (SHELAA).</p> <p>Basic information was gathered for each site and we appraised each option for its suitability, availability and achievability using clearly defined sustainability criteria. Factors such as access to services and facilities, heritage, nature conservation and landscape have been considered.</p> <p>In January 2020, residents were provided with an opportunity to set out their views on the various housing site options. A 'drop-in' session was held at Baxter Hall on 25 January 2020, where members</p>	<p>The suggestion that the site selection process has not been undertaken in a justified fashion is rejected. The site selection process has been transparent, objective and robust. The supporting evidence can be found on our website at https://www.stokegolding.co.uk/np/evidence/</p>	No change

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				of the public could find out more about the proposed housing sites and the site selection process." Davidsons Development objects to Policy SG2 on the basis that the site selection process has not been undertaken in a robust, objective and justified fashion. Whilst it is noted that a public event took place in January 2020, a formal document is required as part of the Neighbourhood Plan evidence base which assesses all of the sites that were put forward against relevant, objective and measurable criteria. The result of such an exercise would indicate the most sustainable site/s. This document should be available for scrutiny by those not in attendance at the public event.		
Historic England			SG2	If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, "Housing Allocations in Local Plans" as this relates equally to neighbourhood planning.	Noted	No change
Hinckley and Bosworth Borough Council		4.19	SG2	HBBC welcomes the extent to which the allocation has been scaled back to include the recognised improvement area only, as this greatly reduces the potential of negative effects on the historic environment. Is there evidence of the remaining site being deliverable within the plan period? As Mulberry Farm is the only proposed allocation, this is likely to be a question of the Examiner. The NP Group may wish to explore whether the landowner can provide evidence of current developer interest in the site? Criterion 1: the policy needs to be clear on the minimum number of dwellings achievable Criterion 2: unnecessary duplication. Can rely on Policy SG5 without repetition here	The draft allocated land at Mulberry Farm is the subject of an Option Agreement with a house-builder. Further, the housebuilder is meet the Neighbourhood Planning Steering Group and the Parish Council about bringing the site forward. Criterion 1requires the development to provide around 25	No change

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				<p>Criterion 3: the Examiner will want to know if access is possible off High Street. Has the highway authority given an opinion?</p> <p>Criterion 4: Remove the proviso, “unless removal is necessary to provide a safe and suitable access”. This presumes that the locally listed building will need to be demolished to provide access, presenting a fait accompli.</p> <p>Criterion 8: The requirement for a LVIA would be excessive considering that the acceptability of housing development in principle has already been established by the allocation, which implies that the impact of housing development on the wider landscape is acceptable. A Design and Access Statement will be required for the planning application. An assessment of street scenes and heritage would be more appropriate than a LVIA.</p> <p>Criterion 9: Duplicates the Development and Design policy (DM10a+b) of HBBC’s Site Allocations and DM Policies Plan 2016. Are there any other site specific issues of amenity, other than impact of the White Swan PH covered in criterion 10 that will be unique to this site?</p> <p>Criterion 12: Duplicates the Preventing Pollution policy (DM7e) of HBBC’s Site Allocations and DM Policies Plan 2016</p> <p>Criterion 13: Duplicates the Development and Design policy (DM10h) of HBBC’s Site Allocations and DM Policies Plan 2016. Are there any site specific drainage issues that could be identified?</p>	<p>dwellings. This is an indicative capacity and there is no requirement to express a minimum. Criterion 2 provides guidance on housing mix for the avoidance of doubt.</p> <p>Criterion 3- The developer’s agent has confirmed that a suitable access can be achieved. The Highway Authority has no objection to the allocation of this site. Criterion 4 reflects the Stoke Golding Conservation Area Management Plan which makes it clear that every effort should be made to retain the traditional brick buildings at Mulberry Farm if it is redeveloped. Mulberry Farm is not a Locally Listed Building. Criterion 8 reflects the recommendations of the Strategic Environment</p>	

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					<p>Assessment Environmental Report, which accompanied the consultation on the Stole Golding NDP. Criterion 9 does not duplicate Site Allocations and Development Management Policies DPD Policy DM10 but compliments it by giving site specific guidance.</p> <p>Criterion 12 does not duplicate Site Allocations and Development Management Policies DPD Policy DM7.</p> <p>Criterion 13 does not duplicate Site Allocations and Development Management Policies DPD Policy DM10.</p> <p>The Lead Local Flood Authority, Environment Agency and Severn Trent Water have been consulted and none have any further</p>	

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					observations on the drainage of this site.																					
Hinckley and Bosworth Borough Council			SG2	<p>Given a housing requirement of 158, a windfall allowance of 51 and question marks over the deliverability of Mulberry Farm, other allocations will need to be considered. The most obvious opportunities for additional allocations include the proposed reserve site at Stokesfield Farm (South of Hinckley Road) and the recent outline permission for development of up to 65 dwellings on Land East Of Roseway (20/00779/OUT). If the deliverability of Mulberry Farm cannot be demonstrated, there would be a shortfall that would need to be met by a further allocation. Also, increased flexibility would be provided if a new reserve site could be identified to replace Stokesfield Farm.</p> <table border="0"> <tr> <td>Housing requirement</td> <td></td> <td>-158</td> <td></td> </tr> <tr> <td>Windfall allowance</td> <td>51</td> <td>-107</td> <td></td> </tr> <tr> <td>East of Roseway</td> <td>65</td> <td>-42</td> <td></td> </tr> <tr> <td>Stokesfield Farm</td> <td>25</td> <td>-17</td> <td></td> </tr> <tr> <td>Mulberry Farm</td> <td>25?</td> <td>+8</td> <td></td> </tr> </table> <p>Although permission has been granted in outline, it would still be worth setting out a Policy for Land East of Roseway similar to Policy SG2, to guide the form of development. Many detailed matters are still to be agreed if the outline permission is pursued, and one cannot be sure that there will not be further outline or full planning applications in the future that the NP could influence.</p>	Housing requirement		-158		Windfall allowance	51	-107		East of Roseway	65	-42		Stokesfield Farm	25	-17		Mulberry Farm	25?	+8		<p>Given that there will be little change in the Borough's annual housing provision or a development strategy that would suggest more growth in Stoke Golding, it is reasonable to apply the same level of housing growth to Stoke Golding i.e. at least three dwellings per annum, over the extended period 2020 to 2039. This requires a minimum housing allocation of 57 dwellings for Stoke Golding. This minimum housing allocation has already been exceeded by the recently permitted development of 65 dwellings on land east of Roseway (20/00779/OUT) (Subject to a S106 Agreement). However, the Plan will continue to support</p>	<p>Policy SG1: Housing Provision be modified to read: <i>"The housing requirement for Stoke Golding for the period 2020 to 2039 is a minimum of 57 dwellings. This will be met by the committed development of 65 dwellings on land east of Roseway (20/00779/OUT) and infill development in accordance with Policy SG4."</i></p> <p>The Policies Maps be modified to show land east of Roseway as a committed housing site and the Settlement Boundaries be extended to include the permitted site.</p> <p>Policy SG2: Land at Mulberry Farm, High Street and supporting text be modified to identify site as a Housing Reserve Site to be made available for housing development if it becomes necessary to</p>
Housing requirement		-158																								
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					development of infill sites within the settlement boundary in Policy SG4. Further flexibility will be provided by the proposed Housing Reserve Site at Mulberry Farm, High Street which will be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan. The policies of the Neighbourhood Plan in combination with the planning conditions are considered to be sufficient to guide the development of land east of Roseway. The committed development will be reflected in amendments to Policy SG1.	<p>provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p> <p>Policy SG3: Housing Reserve Site: Land at Stokesfield Farm and supporting text to be deleted.</p>
Severn Trent			SG2	It is noted that bullet point 13 details the need for surface and foul water strategies to be devised in	Agreed	Policy SG2: Land at Mulberry Farm, High

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				<p>consultation with the relevant infrastructure bodies and utilise SuDS. Whilst Severn Trent are support of this approach, we would recommend that bullet point 13 also references the Drainage Hierarchy. Some example wording is provided below to assist with the interpretation of this recommendation.</p> <p><i>Development of the Land at Mulberry Farm shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible.</i></p> <p>The drainage Hierarchy is defined in Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) as:</p> <p>“Generally the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:</p> <ol style="list-style-type: none"> 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer.” <p>We would also recommend that the SuDS statement is expanded to highlight the principles of good SuDS design, so that these expectations of the development are understood from an early stage of the design process.</p> <p><i>Development of the Land at Mulberry Farm shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are put in place unless demonstrated to be inappropriate. All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and</i></p> 		<p>Street be modified by replacing criterion 13 with the following criteria:</p> <p><i>“Development of the Land at Mulberry Farm shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible.</i></p> <p><i>Development of the Land at Mulberry Farm shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are put in place unless demonstrated to be inappropriate. All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape.</i></p>

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				<p><i>Biodiversity, and the SuDS and development will fit into the existing landscape.</i></p> <p><i>The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity.</i></p> <p><i>Where possible, all non-major development should look to incorporate these same SuDS principles into their designs.</i></p> <p>It may also be beneficial for the supporting text for policy SG2 to highlight the following: Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.</p> <p>Severn Trent would note that as the Lead Local Flood Authority (LLFA) are the statutory Consultee to the planning process they should be consulted in relation to the wording of any SuDS policies.</p> <p>We would also highlight that to ensure that development is sustainable it should be carried out with Water Efficiency measures and technology incorporated. Water Efficiency supports a number of aspects of sustainable development such as:</p> <ol style="list-style-type: none"> 1. Water efficiency – reducing water consumption 2. Sewerage requirements – with less water used there is less waste water requiring treatment. 		<p><i>The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity.</i></p> <p><i>Development of the Land at Mulberry Farm shall demonstrate that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, should not exceed 110 litres/person/day.”</i></p>

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				<p>3. Energy Efficiency – the implementation of a number of water efficient appliances such as washing machines, dishwashers and taps. Require less water to be heated reducing energy consumption.</p> <p>We would therefore recommend wording to the effect of</p> <p><i>Development of the Land at Mulberry Farm shall demonstrate that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, should not exceed 110 litres/person/day.</i></p>		
Robert Crowfoot			SG3	SG3: No longer Land at Stocksfield farm but now becomes Mulberry Farm.	<p>Just a couple of days prior to consultation on the Draft Neighbourhood Plan, Hinckley and Bosworth Borough Council's Planning Committee resolved to grant outline planning permission for up to 65 dwellings on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement).</p> <p>The Neighbourhood Plan needs to be modified to take account of this decision.</p>	<p>Modify paragraph 4.13 to read:</p> <p><i>"This minimum housing allocation has already been exceeded by around 14% by the approval of 65 dwellings on land east of Roseway (20/00779/OUT). This planning application was granted permission by Hinckley and Bosworth Borough Council in December 2020 (Subject to a S106 Agreement) against the wishes of the Parish Council and local people, and contrary to the provisions of the then emerging Neighbourhood Plan. The Neighbourhood Plan has now been</i></p>

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					<p>The minimum housing allocation of 57 dwellings for Stoke Golding has now been met. Therefore, the proposed Housing Reserve Site at Stokesfield Farm can be deleted. Further, the site at Mulberry Farm, High Street to become a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p>	<p><i>updated to take account of it."</i></p> <p>The Policies Maps be modified to show land east of Roseway as a committed housing site and the Settlement Boundaries be extended to include the permitted site.</p> <p>Policy SG2: Land at Mulberry Farm, High Street and supporting text be modified to identify site as a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p> <p>Policy SG3: Housing Reserve Site: Land at Stokesfield Farm and supporting text to be deleted.</p>
Robert Gasking		4.21-4.22	SG3	The Reserve Site must remain the 'reserve' and not be developed ahead of the Mulberry Farm site.	Just a couple of days prior to consultation on the Draft Neighbourhood Plan,	<p>Modify paragraph 4.13 to read: <i>"This minimum housing allocation has already</i></p>

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					<p>Hinckley and Bosworth Borough Council's Planning Committee resolved to grant outline planning permission for up to 65 dwellings on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement). The Neighbourhood Plan needs to be modified to take account of this decision. The minimum housing allocation of 57 dwellings for Stoke Golding has now been met. Therefore, the proposed Housing Reserve Site at Stokesfield Farm can be deleted. Further, the site at Mulberry Farm, High Street to become a Housing Reserve Site to be made available for housing development if it becomes</p>	<p><i>been exceeded by around 14% by the approval of 65 dwellings on land east of Roseway (20/00779/OUT). This planning application was granted permission by Hinckley and Bosworth Borough Council in December 2020 (Subject to a S106 Agreement) against the wishes of the Parish Council and local people, and contrary to the provisions of the then emerging Neighbourhood Plan. The Neighbourhood Plan has now been updated to take account of it."</i></p> <p>The Policies Maps be modified to show land east of Roseway as a committed housing site and the Settlement Boundaries be extended to include the permitted site.</p> <p>Policy SG2: Land at Mulberry Farm, High Street and supporting text be modified to identify site as a Housing Reserve</p>

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					necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.	<p>Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p> <p>Policy SG3: Housing Reserve Site: Land at Stokesfield Farm and supporting text to be deleted.</p>
Everards Brewery			SG3	Policy SG3 highlights the site at Stokesfield Farm as the housing reserve site to provide a further 25 dwellings. Whilst we agree it is sensible for the allowance of a reserve site its inclusion supports the suggestion that limiting development to 25 dwellings as per Policy SG1 would be inappropriate.	Just a couple of days prior to consultation on the Draft Neighbourhood Plan, Hinckley and Bosworth Borough Council's Planning Committee resolved to grant outline planning permission for up to 65 dwellings on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement). The Neighbourhood Plan needs to be modified to take	<p>Modify paragraph 4.13 to read:</p> <p><i>"This minimum housing allocation has already been exceeded by around 14% by the approval of 65 dwellings on land east of Roseway (20/00779/OUT). This planning application was granted permission by Hinckley and Bosworth Borough Council in December 2020 (Subject to a S106 Agreement) against the wishes of the Parish Council and local people, and contrary to the provisions of the then emerging Neighbourhood Plan. The Neighbourhood</i></p>

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					<p>account of this decision. The minimum housing allocation of 57 dwellings for Stoke Golding has now been met. Therefore, the proposed Housing Reserve Site at Stokesfield Farm can be deleted. Further, the site at Mulberry Farm, High Street to become a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p>	<p><i>Plan has now been updated to take account of it."</i></p> <p>The Policies Maps be modified to show land east of Roseway as a committed housing site and the Settlement Boundaries be extended to include the permitted site.</p> <p>Policy SG2: Land at Mulberry Farm, High Street and supporting text be modified to identify site as a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p> <p>Policy SG3: Housing Reserve Site: Land at Stokesfield Farm and supporting text to be deleted.</p>
Mrs Jean Quinney			SG3	Policy SG3 highlights the site at Stokesfield Farm as the housing reserve site to provide a further 25 dwellings. Whilst we agree it is sensible for the	Just a couple of days prior to consultation on the Draft	Modify paragraph 4.13 to read:

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Mrs Elaine Fotheringham Mrs Karen Sewell Mr Andrew Quinney				allowance of a reserve site its inclusion supports the suggestion that limiting development to 25 dwellings as per Policy SG1 would be inappropriate. As the inclusion of this reserve site suggests an expectance of greater housing demands we recommend the Council consider including appropriate sites within the settlement boundary to delay the need to develop this reserve site. In this instance we suggest an amendment to the settlement boundary set out in Map 3 to include the land the North of Roseway. It is important to consider all opportunities for development have been considered before the release of the reserve site. Given its relationship to the built form of the settlement we believe the land to the North of Roseway would fall into this category	Neighbourhood Plan, Hinckley and Bosworth Borough Council's Planning Committee resolved to grant outline planning permission for up to 65 dwellings on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement). The Neighbourhood Plan needs to be modified to take account of this decision. The minimum housing allocation of 57 dwellings for Stoke Golding has now been met. Therefore, the proposed Housing Reserve Site at Stokesfield Farm can be deleted. Further, the site at Mulberry Farm, High Street to become a Housing Reserve Site to be made available for housing development	<p>"This minimum housing allocation has already been exceeded by around 14% by the approval of 65 dwellings on land east of Roseway (20/00779/OUT). This planning application was granted permission by Hinckley and Bosworth Borough Council in December 2020 (Subject to a S106 Agreement) against the wishes of the Parish Council and local people, and contrary to the provisions of the then emerging Neighbourhood Plan. The Neighbourhood Plan has now been updated to take account of it."</p> <p>The Policies Maps be modified to show land east of Roseway as a committed housing site and the Settlement Boundaries be extended to include the permitted site.</p> <p>Policy SG2: Land at Mulberry Farm, High Street and supporting text</p>

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					if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan. Settlement Boundaries have been prepared following an appropriate methodology.	<p>be modified to identify site as a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p> <p>Policy SG3: Housing Reserve Site: Land at Stokesfield Farm and supporting text to be deleted.</p>
Richborough Estates			SG3	<p>We fully support the Group's recognition that the site at Stokesfield Farm is the second most suitable development site in the Parish, having regard for availability and deliverability, and support its identification as a reserve housing site, albeit having regard for the above we consider it should come forward as an allocation to meet any increase to the housing requirement.</p> <p>The Stokesfield Farm site is bound by residential development on the northern and western sides and is defined by an existing farm track on the eastern side also, creating a logical development parcel adjacent to Stoke Golding. The site benefits from further containment by Stokesfield farmyard to the south east.</p> <p>The site is adjacent to existing bus stops, which are served by the regular 6 service between Nuneaton, Hinckley and Burbage. The site is also short walk from the existing services and facilities of Stoke</p>	<p>Just a couple of days prior to consultation on the Draft Neighbourhood Plan, Hinckley and Bosworth Borough Council's Planning Committee resolved to grant outline planning permission for up to 65 dwellings on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement). The Neighbourhood Plan needs to be</p>	<p>Modify paragraph 4.13 to read:</p> <p><i>"This minimum housing allocation has already been exceeded by around 14% by the approval of 65 dwellings on land east of Roseway (20/00779/OUT). This planning application was granted permission by Hinckley and Bosworth Borough Council in December 2020 (Subject to a S106 Agreement) against the wishes of the Parish Council and local people, and contrary to the provisions of the then</i></p>

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				<p>Golding. As such, residents would not be reliant on a personal car to access employment, education, services or facilities.</p> <p>This site is located away from Stoke Goldings' Conservation Area and Bosworth Battlefield. It is also located away from Stoke Goldings' Listed Buildings, particularly the Grade I Listed Church of St Margaret. Vehicular access is achievable without undue impacts on safety or the operation of Hinckley Road. The site is located in Flood Zone 1. As such the site is considered to be largely unconstrained.</p> <p>We support the site as being recognised as a reserve site ahead of the two sites on Stoke Lane, AS537 and LPR41, which are the next best scoring. Whilst the site's scores are close, with the Stoke Lane sites scoring 4th and 5th behind Stokesfield Farm which was scored 3rd before being upgraded to second, development of these sites would extend the pattern of built form away from the centre of the village, extruding the village to the south. This would clearly be undesirable when compared to the site at Stokesfield Farm, which better relates to the built form of Stoke Golding and would not extend the village any further south or east than existing built form of the settlement. It is also considered that Stokesfield Farm, being to the east of the village, will not encourage the use of the narrow Wykin Lane, instead residents will likely use Stoke Road to head southbound towards</p> <p>Hinckley. This location also means residents will not need to travel through the village centre to travel towards Hinckley.</p> <p>It is understood that there is an ongoing appeal in relation to the northern part of AS537, following refusal of planning permission in June 2020 on the</p>	<p>modified to take account of this decision.</p> <p>The minimum housing allocation of 57 dwellings for Stoke Golding has now been met.</p> <p>Therefore, the proposed Housing Reserve Site at Stokesfield Farm can be deleted. Further, the site at Mulberry Farm, High Street to become a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p>	<p><i>emerging Neighbourhood Plan. The Neighbourhood Plan has now been updated to take account of it."</i></p> <p>The Policies Maps be modified to show land east of Roseway as a committed housing site and the Settlement Boundaries be extended to include the permitted site.</p> <p>Policy SG2: Land at Mulberry Farm, High Street and supporting text be modified to identify site as a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p> <p>Policy SG3: Housing Reserve Site: Land at Stokesfield Farm and supporting text to be deleted.</p>

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				<p>basis of impacts on Wykin Lane and on settlement character.</p> <p>In respect of the site-specific criteria contained within Policy SG3, these are generally considered to be appropriate. We do however consider that an amendment to the policy text should be made in respect of criterion 5. It should be made clear that a field evaluation, such as trial trenching, should only be a requirement for a full or reserved matter planning consent. Such intrusive and expensive works are not necessary for an outline application. This ensures that such works are still required prior to a full, implementable permission being granted, but clarifies at the stage when they would be expected. As such we consider that criterion 5 should be amended to read as follows:</p> <p>As a site potentially containing heritage assets of archaeological interest, developers should submit a desk-based assessment with an outline planning application or full application, supplemented with a field evaluation as part of a reserved matters application or full planning application.</p> <p>An illustrative masterplan, at Appendix A, has been prepared which shows how a scheme can be delivered in accordance with the site-specific criteria as follows:</p> <p>It shows how a scheme of 25 dwellings can be delivered on site;</p> <p>It shows an inclusive of a mix of housing types, sizes and tenures;</p> <p>The illustrative masterplan advanced illustrates the following mix however this is not fixed, and we are happy to engage with the Group on a preferred housing mix for this site.</p>		

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				<p>It shows the principal access off Hinckley Road which is staggered from Greenwood Road following highway consultant advice;</p> <p>It demonstrates that the layout is self-contained;</p> <p>An archaeological desk-based assessment will be submitted with the scheme;</p> <p>The scheme has been prepared having regard for the requirement to retain and protect existing trees and hedgerows;</p> <p>New landscaping will be provided along the southern and eastern boundaries including native species to maintain a soft development edge;</p> <p>(A suitable drainage scheme will be advanced in line with best practices, that will offer biodiversity enhancements to the site.</p> <p>The existing bus shelter is retained and a new pedestrian footway is proposed to provide access to it, alongside the site frontage. It is clearly in the benefit of both existing and any future residents that it should be remain in easy access;</p> <p>Residential amenities of nearby residents are protected with adequate set-backs achievable.</p> <p>The low voltage overhead power lines along the eastern field boundary will be diverted / undergrounded; and</p> <p>Both surface water and foul water drainage strategies will form part of the scheme including an appropriately designed sustainable drainage system for the site.</p> <p>The site will be able to deliver a policy compliant level of affordable housing and will be able to make appropriate contributions to infrastructure and services, including education. There are no</p>		

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				<p>known issues with viability or deliverability and the site could be brought forward quickly to respond to a lack of housing land supply.</p> <p>Whilst we consider the site could be elevated to a full allocation, if the site remains a reserve site, it is necessary to consider the mechanisms by which the site will be released. Such criteria must be clear, so that any subsequent application can be determined quickly and easily. The current release wording is as follows:</p> <p>“This site will be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan”.</p> <p>We consider there are other scenarios where this site may be suitable to come forward. For example, if the Group’s preferred allocation is non-deliverable. Another scenario may be if the Council commits to adopting a higher housing requirement to assist Leicester City in meeting its unmet needs or to reflect updated guidance on the Standard Method which would facilitate the delivery of this further site. As such, we would request the above be amended, to read as per the following:</p> <p>“This site will be released for housing development in the event that:</p> <p>A) Hinckley and Bosworth adopt a higher housing requirement which would necessitate additional growth in Stoke Golding i.e. to meet unmet needs arising from Leicester City)</p> <p>B) The housing allocation at Mulberry Farm is no longer considered likely to come forward for development.”</p> <p>Similarly, if the Group agrees with our considerations in respect of providing for, and controlling the</p>		

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				provision of additional homes, there is scope to extend the reserve site to make additional provision for approximately 68 dwellings in total on land available to the south of the current reserve allocation. If this is of interest, we can prepare a masterplan illustrating such a scheme, which can form the basis for consideration and discussion with the Neighbourhood Plan Group.		
Davidsons Developments Ltd			SG3	<p>Policy SG3 allocates land at Stokesfield Farm, as a housing reserve site, to come forward "... if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan."The site is identified as providing "around 25 dwellings".</p> <p>Again, Davidsons Development objects to Policy SG3 on the basis that the site selection process has not been undertaken in a robust, objective and justified manner. No justification is provided as to why this site was selected above any others.</p> <p>Furthermore, as set out above, in the absence of a housing requirement figure being provided by Hinckley and Bosworth Borough Council, the Stoke Golding Neighbourhood Plan should make land available for a minimum of 157 dwellings.</p> <p>Taken collectively, allocations SG2 and SG3 fall some 107 dwellings short of this requirement. The Neighbourhood Plan accordingly fails to plan for its minimum identified housing requirement and therefore does not achieve sustainable development, thus failing Basic Condition b).</p>	<p>The suggestion that the site selection process has not been undertaken in a justified fashion is rejected. The site selection process has been transparent, objective and robust. The supporting evidence can be found on our website at https://www.stokegolding.co.uk/np/evidence/</p>	No change
Historic England			SG3	<p>If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, "Housing Allocations in Local Plans" as this relates equally to neighbourhood planning.</p>	Noted	No change

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Hinckley and Bosworth Borough Council		4.21-4.22	SG3	<p>Following the logic of the above comment, paras 4.21 – 4.23 and Policy SG3 would need to be recast to present land at Stokesfield Farm as an allocation rather than a reserve site.</p> <p>The explanatory chronology of proposing then withdrawing the remainder of Mulberry Farm in paragraph 4.22 is unnecessary baggage. It will have seemed an important step in plan preparation over the last year, but will soon be forgotten. For the record, the reasons for the change have been set out in the Site Selection background evidence.</p> <p>HBBC supports the principle of having a reserve site (as a replacement for Stokesfield Farm) available for release if necessary. The following comments on the wording of Policy SG3 can apply to Stokesfield Farm as an allocation or could be carried forward to a new reserve site:</p> <p>Current wording says the site will be made available if it becomes necessary to provide additional homes in accordance with the new Local Plan. To avoid any dispute about when a reserve site becomes available it would be worth adding wording to clarify at what point in the process of Local Plan preparation the site is released for development.</p> <p>Criterion 1: policy needs to be clear on the minimum number of dwellings achievable</p> <p>Criterion 2: unnecessary duplication. Can rely on Policy SG5 without repetition here</p> <p>Criteria 3 and 7: applicable to the Stokesfield Farm site, the Examiner will want to know if access is possible off Hinckley Road and implications for the bus stop. Has the highway authority given an opinion? Acceptable highway access will also need to be demonstrated on any new reserve site.</p>	<p>Just a couple of days prior to consultation on the Draft Neighbourhood Plan, Hinckley and Bosworth Borough Council's Planning Committee resolved to grant outline planning permission for up to 65 dwellings on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement).</p> <p>The Neighbourhood Plan needs to be modified to take account of this decision.</p> <p>The minimum housing allocation of 57 dwellings for Stoke Golding has now been met. Therefore, the proposed Housing Reserve Site at Stokesfield Farm can be deleted. Further, the site at Mulberry Farm, High Street to</p>	<p>Modify paragraph 4.13 to read:</p> <p><i>"This minimum housing allocation has already been exceeded by around 14% by the approval of 65 dwellings on land east of Roseway (20/00779/OUT). This planning application was granted permission by Hinckley and Bosworth Borough Council in December 2020 (Subject to a S106 Agreement) against the wishes of the Parish Council and local people, and contrary to the provisions of the then emerging Neighbourhood Plan. The Neighbourhood Plan has now been updated to take account of it."</i></p> <p>The Policies Maps be modified to show land east of Roseway as a committed housing site and the Settlement Boundaries be extended to include the permitted site.</p>

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				<p>Criterion 4: This clause should not be used in relation to any allocation or reserve site as a policy cannot be used to preclude further development in the future. Criterion 5: Unless recommended by LCC Archaeology the exact level of Archaeological work should not be specified as a requirement. This should be left to the statutory consultee. The criterion should just state that an archaeological assessment may be required.</p> <p>Criterion 6: The requirement for a LVIA would be excessive considering that the acceptability of housing development in principle has already been established by either allocation or reserving the site, which implies that the impact of housing development on the wider landscape is acceptable. A Design and Access Statement will be required for the planning application. An assessment of street scenes and heritage would be more appropriate than a LVIA.</p> <p>Criteria i, ii and iii under point 6 should be given their own numbers (rather than being a sub-set of 6.) as they concern separate issues.</p> <p>Criterion 8: Duplicates the Development and Design policy (DM10a) of HBBC's Site Allocations and DM Policies Plan 2016. Are there any site specific issues of amenity that will be unique to this site?</p> <p>Criterion 9: This criterion may not be needed if a new reserve site does not sit below power cables. The criterion is laudable for reasons of visual amenity, but is it known whether the replacement of the overhead cabling with underground cabling is necessary to allow the development to go ahead and whether the cost can be realistically covered by the development? It may not be a planning matter, rather a matter for the statutory undertaker.</p>	<p>become a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p>	<p>Policy SG2: Land at Mulberry Farm, High Street and supporting text be modified to identify site as a Housing Reserve Site to be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan.</p> <p>Policy SG3: Housing Reserve Site: Land at Stokesfield Farm and supporting text to be deleted.</p>

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				<p>Criterion 10: Duplicates the Development and Design policy (DM10h) of HBBC's Site Allocations and DM Policies Plan 2016. Are there any site specific drainage issues that could be identified?</p> <p>6. to a surface water body; 7. to a surface water sewer, highway drain, or another drainage system; 8. to a combined sewer.”</p> <p>We would also recommend that the SuDS statement is expanded to highlight the principles of good SuDS design, so that these expectations of the development are understood from an early stage of the design process.</p> <p><i>Development of the Land at Stokesfield Farm shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are put in place unless demonstrated to be inappropriate. All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape.</i></p> <p><i>The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity.</i></p> <p><i>Where possible, all non-major development should look to incorporate these same SuDS principles into their designs.</i></p> <p>It may also be beneficial for the supporting text for policy SG2 to highlight the following: Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure</p>		

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				<p>that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.</p> <p>Severn Trent would note that as the Lead Local Flood Authority (LLFA) are the statutory Consultee to the planning process they should be consulted in relation to the wording of any SuDS policies. We would also highlight that to ensure that development is sustainable it should be carried out with Water Efficiency measures and technology incorporated. Water Efficiency supports a number of aspects of sustainable development such as:</p> <p>4. Water efficiency – reducing water consumption 5. Sewerage requirements – with less water used there is less wastewater requiring treatment. 6. Energy Efficiency – the implementation of a number of water efficient appliances such as washing machines, dishwashers and taps. Require less water to be heated reducing energy consumption.</p> <p>We would therefore recommend wording to the effect of</p> <p><i>Development of the Land at Stokesfield Farm shall demonstrate that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, should not exceed 110 litres/person/day</i></p>		
Severn Trent			SG3	It is noted that bullet point 10 details the need for surface and foul water strategies to be devised in	Just a couple of days prior to consultation	Policy SG3: Housing Reserve Site: Land at

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				<p>consultation with the relevant infrastructure bodies and utilise SuDS. Whilst Severn Trent are support of this approach, we would recommend that bullet point 10 also references the Drainage Hierarchy. Some example wording is provided below to assist with the interpretation of this recommendation. Development of the Land at Stokesfield Farm shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible.</p> <p>The drainage Hierarchy is defined in Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) as:</p> <p>“Generally the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:</p> <p>5. into the ground (infiltration);</p>	<p>on the Draft Neighbourhood Plan, Hinckley and Bosworth Borough Council’s Planning Committee resolved to grant outline planning permission for up to 65 dwellings on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement). The Neighbourhood Plan needs to be modified to take account of this decision. The minimum housing allocation of 57 dwellings for Stoke Golding has now been met. Therefore, the proposed Housing Reserve Site at Stokesfield Farm can be deleted.</p>	<p>Stokesfield Farm and supporting text to be deleted.</p>
Everards Brewery		4.24		<p>We strongly support the new proposed settlement boundary set out in Map 3 and referenced in Paragraph 4.24 and Policy SG4. With the land at Mulberry Farm being allocated within this</p>	<p>Noted but Historic England consider that the scheme would harm the significance</p>	<p>No change</p>

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				Neighbourhood Plan (Policy SG2) the inclusion of land to the rear of The White Swan creates a more logical boundary to that set out in the existing Local Plan, as it successfully acts to square off village along what is already a natural border. By altering the settlement boundary it is allowing for future sustainable development within what is a natural boundary and facilitating the effective use of the land available.	of the Registered Battlefield. Whilst it is not objecting, this harm must have clear and convincing justification and be outweighed by the public benefits of the scheme. Opportunities to reduce impact, create a less harmful scheme, and better reveal and enhance significance should all be considered.	
Mrs Jean Quinney Mrs Elaine Fotheringham Mrs Karen Sewell Mr Andrew Quinney		4.24		We note that the Parish Council has recognised the need to make amendments to the existing settlement boundary to provide the flexibility to secure opportunities for further appropriate growth and to identify logical edges to the settlement form. We support this as a positive and sensible response to the plan making process. We would suggest, however that a further change should be made to be consistent with this approach through the inclusion of the land to the North of Roseway within the amended settlement boundary proposed in Map 3. Previous promotion of this site was carried out as part of the 2014 SHLAA and was allocated a site reference number As542. By including this land a more appropriate and balanced settlement boundary will be achieved. The inclusion of this land, which is ready for development, will also provide a potential sustainable housing windfall site with scope for	Just a couple of days prior to consultation on the Draft Neighbourhood Plan, Hinckley and Bosworth Borough Council's Planning Committee resolved to grant outline planning permission for up to 65 dwellings on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement). The Neighbourhood Plan needs to be	The Policies Maps be modified to show land east of Roseway as a committed housing site and the Settlement Boundaries be extended to include the permitted site.

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				approximately twenty new dwellings close to village centre of Stoke Golding.	modified to take account of this decision.	
Hinckley and Bosworth Borough Council	20			Add "Settlement Boundary" to the title of Map 3. The Settlement Boundary ought to be drawn round the site of the outline planning permission for housing at Land East of Roseway.	Just a couple of days prior to consultation on the Draft Neighbourhood Plan, Hinckley and Bosworth Borough Council's Planning Committee resolved to grant outline planning permission for up to 65 dwellings on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement). The Neighbourhood Plan needs to be modified to take account of this decision. Map Title does not need to be changed as Map 3 addresses the housing policies of the plan.	The Policies Maps be modified to show land east of Roseway as a committed housing site and the Settlement Boundaries be extended to include the permitted site.
Hinckley and Bosworth Borough Council	21			Map 4 at 1:5000 scale reads as a location plan for the proposed allocation and reserve site. If someone were interested in precise boundaries, for example wanting to know if a tree or fence lay inside or outside the site they would struggle at this scale. If	The policies maps of the Hinckley and Bosworth Local Plan show the boundaries	No change

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				individual site maps could be provided at either 1:1000 or 1:500, more detail about each site would be apparent. Map 3 serves adequately to show the locations of the sites within the village.	of land allocations at much lower scale.	
Everards Brewery			SG4	We fully support this policy along with the proposed update to the settlement boundary it includes. However, for this to be achievable the wording of Policy SG1 should be reconsidered. By altering the settlement boundary and allowing the usage of windfall sites to provide residential development it would facilitate the natural and sustainable growth of the village.	Noted	No change
Davidsons Developments Ltd			SG4	<p>Policy SG4 identifies a number of instances whereby housing within the defined settlement boundary may be acceptable. Davidsons Developments would comment that the majority of this Policy is reflective of either national policy or permitted development rights.</p> <p>However, the final paragraph of the Policy states: "Housing development outside Stoke Golding Settlement Boundary should significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area."</p> <p>The requirement to 'significantly enhance' the immediate setting of a development is not in accordance with national policy and is not supported by Davidsons.</p> <p>The relevant test in respect of landscape contained at Paragraph 127 c) of the NPPF which requires planning polices and decisions to ensure that developments:</p> <p>" are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or</p>	Agree	<p>The last paragraph of Policy SG4: Infill Housing Development be modified to read:</p> <p><i>"Housing development outside Stoke Golding Settlement Boundary should be sympathetic to its immediate setting and be sensitive to the defining characteristics of the local area."</i></p>

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				discouraging appropriate innovation or change (such as increased densities)." The relevant test in respect of impact upon landscape setting is therefore for development to be 'sympathetic', not to 'significantly enhance'.		
Hinckley and Bosworth Borough Council		4.25	SG4	The subject matter of Policy SG4 concerns housing development inside and outside of the Settlement Boundary. As such it goes beyond what the title, "Infill Development" suggests. Consider using a new title that better reflects the purposes of the policy. Point 3 should make reference to the NPPF (para 19) as this is where this text originates and is normally the only reason to have to include such exception. Of the exceptions where development outside the Settlement Boundary may be permissible listed in Policy SG4, several merely duplicate Site Allocations and Development Management Policies: 4 (DM5), 5 (DM14) and 6 (DM15). If a cross reference to the relevance of SADM policies is desired, paragraph 4.25 could be added to: "...will not normally be supported with the exception of the instances specified in Policy SG4 and the exceptions allowable under Local Plan policies: <ul style="list-style-type: none"> • Rural worker accommodation (Policy DM5) • Replacement dwellings (Policy DM14) • Re-use and adaption of redundant rural buildings (DM15) and • Exception sites for affordable housing (CS17)" 	We believe that the full list of housing development types that are appropriate in the countryside, along with appropriate cross-referencing is helpful to the reader.	Title of Policy SG4: Infill Housing Development and section heading be modified to read: <i>'Windfall Development'</i>
Tracey Chadwick	23			Whilst accepting forecasts that the older person population of Leicestershire is projected to increase significantly during the period of the NP, do we know whether the high proportion of older households in SG compared with Hinckley for example is a function of the type of housing we already have (i.e. lots of	Around 22% of homes in Stoke Golding area are bungalows- significantly higher than the average of	No change

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				bungalows), rather than indicating that there is a greater need for downsize housing? i.e. if we build more housing for older people, then will the mix of population in the village be further skewed. This is not a comment on whether this would be a negative or a positive, just a thought.	14% for Hinckley and Bosworth Borough. The housing mix reflects the preferences of local people who, in response to our 2017 Household Survey said that the most wanted house types were 2-3 bed houses and 2 bed bungalows.	
Hinckley and Bosworth Borough Council		4.26-4.30		The information in the Housing and Economic Development Need Assessment 2017 has been superseded by the HBBC Housing Needs Study. Refer to the above for updated information on housing mix and size – update table at 4.27 with new information. The table also needs a title and source Policy SG5 could refer to the housing needs study and subsequent updates.	Noted	Paragraphs 4.26 to 4.27 and housing mix table be updated to reflect Hinckley and Bosworth Borough Council Housing Needs Study 2019
Springbourne Homes Ltd		4.29		It is acknowledged that responses to the 2017 Household Survey showed that the most wanted house types were 2-3 bed houses and 2 bed bungalows. Whilst there is some regard paid to the problems facing an older population, evidence referred to is generic, and not specific to the locality, thus failing to enable an accurate identification of shortfalls in choice and type of accommodation. NP policies miss an opportunity to give greater encouragement to the development of housing for older people and ensuring sites are available, specifically for this type of housing. We recommend that the plan policies should be amended to emphasise the key	Paragraph 4.28 contains evidence of housing needs relating to Stoke Golding Parish.	No change

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				importance of the provision of housing for older people in both local authority plan making and decision taking (Paragraph 61 of the NPPF).		
Leicestershire County Council		4.29-4.30		It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people's choices are often limited by the lack of suitable local options.	Paragraphs 4.29 to 4.30 specifically refers to the housing needs of older people.	No change
Everards Brewery			SG5	Whilst we agree in principle with the requirement of an appropriate housing mix as set out in Policy SG5, we disagree with its restrictive wording. Policy SG5 suggests that all new residential development must meet the required housing mix. The wording of this policy fails to consider the requirements of individual sites where it may not be sustainable to achieve this housing mix. A more logical approach to achieving the required housing mix would be to spread the requirement across the whole settlement as certain development sites will be more able to deliver a greater range of housing types. By clarifying this policy to allow for this, it will prevent potential sustainable development sites from being rejected as they cannot viably achieve a housing mix.	The options for achieving a housing mix that meets the housing needs of local people in Stoke Golding are limited. However, as the threshold for generating a requirement for affordable housing is set out in Policy 15 of the Core Strategy at four houses we will adopt that as the threshold for the need to trigger applicants to have to demonstrate how they meet the housing requirement for the plan area.	Policy SG5: Housing Mix be modified by inserting "of more than four dwellings" after "New housing development".

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Mrs Jean Quinney Mrs Elaine Fotheringham Mrs Karen Sewell Mr Andrew Quinney			SG5	As is detailed in point four of paragraph 4.28 there is a desire for a better mix of housing types to be delivered within Stoke Golding. By allowing for only one allocated site for residential development and small scale infill sites to deliver the necessary homes the Council is restricting the development of mixed housing developments. Whilst important, small infill sites are unlikely to be able to deliver schemes with recommended housing mixes sustainably. To allow for appropriate affordable housing provision and housing mixes to be achieved in line with Policies 5 and 6 the proposed settlement boundary should be considered to include a suitable range of allocated and windfall sites which will allow for developments which can achieve the required housing types.	Just a couple of days prior to consultation on the Draft Neighbourhood Plan, Hinckley and Bosworth Borough Council's Planning Committee resolved to grant outline planning permission for up to 65 dwellings on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement). This development and the Mulberry Farm allocation provide opportunities to achieve a housing mix that meets the housing needs of local people. However, as the threshold for generating a requirement for affordable housing is set out in Policy 15 of the Core Strategy at four houses we will adopt that as the threshold for the	Policy SG5: Housing Mix be modified by inserting "of more than four dwellings" after "New housing development".

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					need to trigger applicants to have to demonstrate how they meet the housing requirement for the plan area.	
Davidsons Developments Ltd			SG5	<p>Policy SG5 requires new housing development to provide a mix of housing that will be informed by 'the above evidence' (in reference to the supporting text to the Policy), unless more up-to-date evidence indicates otherwise.</p> <p>The supporting text refers to the Leicester and Leicestershire Housing and Economic Development Need Assessment (HEDNA) (January 2017), which sets out a specific mix for Hinckley and Bosworth Borough.</p> <p>Davidsons Developments supports the use of the 2017 HEDNA, until further updated evidence suggests otherwise.</p> <p>However, the supporting text to Policy SG5 then goes on to refer to the Leicestershire Joint Strategic Needs Assessment (2018-2021), the specific housing profile of Stoke Golding (assumed to have been derived from ONS data) and results of the Neighbourhood Plan household survey.</p> <p>The Neighbourhood Plan appears to suggest that these data sources support the provision of a greater number of 2-3 bed houses as well as the provision of bungalows. However, there is no specific guidance as to exactly how this evidence influences the results of the 2017 HEDNA. For example, is the Neighbourhood Plan supporting deviation away from the percentage thresholds suggested within the HEDNA and, if so, by how much? It is also not clear what is expected in respect of bungalow provision.</p>	<p>The Leicester and Leicestershire Housing and Economic Development Need Assessment (HEDNA) has been superseded by the Hinckley and Bosworth Borough Council Housing Needs Study 2019 which should now form the basis for determining an appropriate housing mix for Stoke Golding.</p> <p>While the Housing Needs Study 2019 should be the starting point for deciding housing mix, variation to it would be acceptable if supported by evidence of localised housing need.</p>	<p>Policy SG5: Housing Mix be modified by identifying the Hinckley and Bosworth Borough Council Housing Needs Study 2019 as the starting point for deciding housing mix. The Policy should be expanded to identify other considerations including evidence of localised housing need.</p>

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				<p>Davidsons Developments submits that, at this time, this Policy is not in accordance with Paragraph 16 d) of the NPPF, which requires plans to "contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals."</p> <p>The Policy therefore requires further articulation to be clear as to exactly what is expected from development, whilst retaining the existing flexibility to allow for future housing evidence to suggest an updated mix.</p> <p>Any specific percentage requirements for bungalows or an increased quantum of 2-3 beds should be based upon clearly evidenced need.</p>		
Springbourne Homes Ltd			SG5	<p>The policy states simply that "New housing development shall provide for a mix of housing types that will be informed by the above evidence of housing need unless more up-to-date housing need evidence indicates otherwise."</p> <p>The suggested housing mix relies on the 2017 Leicester and Leicestershire Housing and Economic Development Need Assessment identifies a range of factors which influence the need for different types of homes. This includes demographic trends, and in particular a growing older population, market dynamics and affordability.</p> <p>The suggested mix is taken directly from that regional assessment, and in seeking to apply the regional recommendations, it wrongly assumes that housing mix in Stoke Golding is an identikit microcosm. The NP is to identify an appropriate mix of housing, a localised study is appropriate in order to effectively service the plan period.</p> <p>Although reference is made to evidence of an aging population, the policy fails to identify or acknowledge</p>	<p>The options for achieving a housing mix that meets the housing needs of local people in Stoke Golding are limited. However, as the threshold for generating a requirement for affordable housing is set out in Policy 15 of the Core Strategy at four houses we will adopt that as the threshold for the need to trigger applicants to have to demonstrate how they meet the</p>	<p>Policy SG5: Housing Mix be modified by inserting "of more than four dwellings" after "New housing development".</p>

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				<p>the growing and overwhelming need for housing for older people; encompassing the definition set out at page 69 of the NPPF including people over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.</p> <p>We support the flexible provision in the policy to account for up-to-date housing need evidence. Increasing the choice of housing for an aging population warrants further examination of the changing demographics in the NP Area. Specialist housing for an aging population will ultimately release existing family housing onto the market and by providing a choice of housing will enable existing residents to stay in the community longer.</p>	housing requirement for the plan area.	
Hinckley and Bosworth Borough Council		4.31-4.33		<p>The data in paragraph 4.33 could be updated to state that at 30th October 2020 there were 72 people on the register. The following sentence stating that none of these specifically sought a plot in Stoke Golding could be extended to note however that 22 people stated a preference for a rural location.</p> <p>Is it assumed that the NDP will defer to the local plan on self-build policies?</p>	Noted. As none of those on the Borough Council's self-build register specifically mention requiring a plot in Stoke Golding, a Self-Build and Custom Housebuilding is unnecessary for Stoke Golding.	The first sentence of paragraph 4.33 be replaced with: <i>"As of the 13 March 2020 there are 72 people on the Borough Council's self-build register."</i>
Hinckley and Bosworth Borough Council		4.34-4.36		<p>Policy SG6 almost duplicates requirements of Core Strategy policies CS15 (Affordable Housing) and CS17 (Rural Needs). One difference is that Policy SG6 expects occupation of all affordable housing provided in Stoke Golding to be subject to a local connections priority, whereas this is only a</p>	Core Strategy policies CS15 (Affordable Housing) is out of date in several respects. For example, the	No change

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				<p>requirement for affordable housing secured for Rural Needs (CS17) in the case of Core Strategy policy. Another difference is that Policy SG6 defines local connection as including "...close family ties..." whereas Policy CS17 defines this as an existing family connection. A further difference is that Policy SG6 describes Rural Exception sites as being possible within the Settlement Boundary. It is generally the case that to be "exceptional" these sites have to be proposed in locations where permission would not normally be granted, which would fit with locations outside the Settlement Boundary of Stoke Golding, but not within. Duplication would be reduced if:</p> <p>i) the supporting text made cross reference to Local Plan policy requirements for affordable housing and</p> <p>ii) Policy SG6 were reworded to set out only the aspects of the affordable housing requirement that are different in Stoke Golding.</p>	<p>threshold of four dwellings or more is not NPPF compliant. Policy CS15 is silent with regards to allocation of affordable housing. Given that the provision of new housing in the village has been justified on the basis that it will help provide for local housing needs, it is appropriate to require all affordable housing to be subject to conditions to ensure that when homes are allocated or sold, priority is given to people with a local connection to Stoke Golding Parish.</p>	
Davidsons Developments Ltd		4.35-4.36		<p>Policy SG6 concerns affordable housing and reflects the requirements defined within the Borough Council's Development Plan. Davidsons Developments accordingly has no comment to make in respect of the Policy itself. However, Davidsons Developments disagrees with the assertion at supporting paragraphs 4.35-4.36 which state:</p> <p>"The Bosworth Manor development provides 16, two and three bedroom units for affordable rent on site. The allocated and reserve housing sites will also be</p>	<p>Just a couple of days prior to consultation on the Draft Neighbourhood Plan, Hinckley and Bosworth Borough Council's Planning Committee resolved to grant outline planning permission for up to 65 dwellings</p>	<p>Paragraph 4.35 and 4.36 need to be updated to reflect latest information on the supply of affordable housing.</p>

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				<p>expected to contribute fully to affordable housing provision. Consequently, a healthy supply of affordable housing in the village is expected. However, if there were to be a proven local need for additional affordable homes in the future, the Neighbourhood Plan makes provision to allow planning permission to be granted for affordable housing on 'Rural Exception Sites', i.e. sites that would not normally be released for private market housing."</p> <p>The Hinckley and Bosworth Brough Council Housing Needs Study (November 2019) provides the most up to date consideration of affordable housing needs within the Borough and estimates a need for an additional 271 affordable homes per annum and a total net need for 4,867 affordable homes between 2018 and 2036. As with market housing need, if 1.53% of this figure (4.1463 dwellings per annum) was attributed to Stoke Golding, it would amount to an affordable housing need of 79 dwellings across the plan period (2020-2039).</p> <p>In order for this need to be met as part of market-led development, a total of 198 dwellings would need to be planned for to 2039. Whilst it is accepted that some affordable homes may be delivered on exception sites, it remains that the level of market housing provided through the neighbourhood plan is significantly less than that suggested by the latest evidence.</p>	<p>on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement). It will make provision of 40% affordable housing with a tenure mix of 75% affordable rented and 25% intermediate housing. Paragraph 4.35 and 4.36 need to be updated.</p> <p>If there were to be a proven local need for additional affordable homes in the future, the Neighbourhood Plan makes provision to allow planning permission to be granted for affordable housing on 'Rural Exception Sites'</p>	
Tracey Chadwick			SG6	<p>In policy SG6, there is specific guidance on the amount of affordable housing required within new developments - I believe this is in line with national guidelines. Is there an opportunity to provide similar guidelines in policy SG5, or at least outline the</p>	<p>The Leicester and Leicestershire Housing and Economic Development Need Assessment (HEDNA)</p>	<p>Policy SG5: Housing Mix be modified by identifying the Hinckley and Bosworth Borough Council Housing Needs Study 2019 as the</p>

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				process by which the proposed mix of housing types is to be approved?	has been superseded by the Hinckley and Bosworth Borough Council Housing Needs Study 2019 which should now form the basis for determining an appropriate housing mix for Stoke Golding. While the Housing Needs Study 2019 should be the starting point for deciding housing mix, variation to it would be acceptable if supported by evidence of localised housing need.	starting point for deciding housing mix. The Policy should be expanded to identify other considerations including evidence of localised housing need.
Mrs Jean Quinney Mrs Elaine Fotheringham Mrs Karen Sewell Mr Andrew Quinney			SG6	As is detailed in point four of paragraph 4.28 there is a desire for a better mix of housing types to be delivered within Stoke Golding. By allowing for only one allocated site for residential development and small scale infill sites to deliver the necessary homes the Council is restricting the development of mixed housing developments. Whilst important, small infill sites are unlikely to be able to deliver schemes with recommended housing mixes sustainably. To allow for appropriate affordable housing provision and housing mixes to be achieved in line with Policies 5 and 6 the proposed settlement boundary should be considered to include a suitable range of allocated and windfall sites which will allow for developments which can achieve the required housing types.	The Leicester and Leicestershire Housing and Economic Development Need Assessment (HEDNA) has been superseded by the Hinckley and Bosworth Borough Council Housing Needs Study 2019 which should now form the basis for determining an	Policy SG5: Housing Mix be modified by identifying the Hinckley and Bosworth Borough Council Housing Needs Study 2019 as the starting point for deciding housing mix. The Policy should be expanded to identify other considerations including evidence of localised housing need.

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					appropriate housing mix for Stoke Golding. While the Housing Needs Study 2019 should be the starting point for deciding housing mix, variation to it would be acceptable if supported by evidence of localised housing need.	
Leicestershire County Council		5.1		With regard to the environment and in line with Government advice, Leicestershire County Council (LCC) would like to see Neighbourhood Plans cover all aspects of the natural environment including climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land.	All these matters are addressed by the Draft Neighbourhood Plan. The Environment section (Section 4) deals with landscape, green infrastructure, biodiversity, climate change etc. Agricultural land, soils and brownfield land were important considerations in the selection of our preferred development site.	No change
Leicestershire County Council		5.2-5.7		The County Council would like to see the inclusion of a local landscape assessment taking into account Natural England's Landscape character areas; Leicester, Leicestershire and Rutland Landscape and Woodland Strategy; the Local District/Borough Council landscape character assessments and the	The 2017 Hinckley and Bosworth Borough Landscape Character Assessment provides	No change

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				<p>Landscape Sensitivity and Green Infrastructure Study for Leicester and Leicestershire (2017) which examines the sensitivity of the landscape, exploring the extent to which different areas can accommodate development without impacting on their key landscape qualities. We would recommend that Neighbourhood Plans should also consider the street scene and public realm within their communities, further advice can be found in the latest 'Streets for All East Midlands' Advisory Document (2006) published by English Heritage. LCC would encourage the development of local listings as per the National Planning Policy Framework (NPPF) and LCC have some data on the social, cultural, archaeological and historic value of local features and buildings (https://www.leicestershire.gov.uk/leisure-and-community/history-and-heritage/historic-environment-record)</p>	<p>an understanding of the landscape, its evolution and future pressures. Most of the Neighbourhood Area lies within the Stoke Golding Rolling Farmland Character Area. The area to the west of the Ashby Canal lies in the Sence Lowlands Character Area. This is set out in paragraphs 5.2 to 5.6 of the Draft Neighbourhood Plan.</p>	
Stronghold Homes			SG7	<p>Policy SG7 seeks to protect the countryside for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources. The Policy identifies 7 types of development which is considered sustainable in the countryside. Paragraph 170 of the NPPF requires developments to contribute to and enhance the natural and local environment, with part b) requiring the recognition of the intrinsic character and beauty of the countryside. This represents a more measured approach to development and particularly where development can be undertaken without unacceptable harm. We consider that Policy SG7 should be amended to reflect the ability to create sustainable development adjacent to the Settlement Boundary when in</p>	<p>The minimum housing allocation of 57 dwellings for Stoke Golding has already been exceeded. Further flexibility is provided by the allocation of a housing reserve site and windfall development which includes infill within the Stoke Golding Settlement Boundary.</p>	No change

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				conformity with other policies of the Local and Neighbourhood Plan. This will allow both further flexibility in housing delivery but also facilitate further sustainable development within the village.		
Springbourne Homes Ltd			SG7	Policy SG7 seeks to protect the countryside for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources. The Policy identifies 7 types of development which is considered sustainable in the countryside. Paragraph 170 of the NPPF requires developments to contribute to and enhance the natural and local environment, with part b) requiring the recognition of the intrinsic character and beauty of the countryside. This represents a more measured approach to development and particularly where development can be undertaken without unacceptable harm. We consider that Policy SG7 should be amended to reflect the ability to create sustainable development adjacent to the Settlement Boundary when in conformity with other policies of the Local and Neighbourhood Plan. This will allow both further flexibility in housing delivery but also facilitate further sustainable development within the village.	The minimum housing allocation of 57 dwellings for Stoke Golding has already been exceeded. Further flexibility is provided by the allocation of a housing reserve site and windfall development which includes infill within the Stoke Golding Settlement Boundary.	No change
Hinckley and Bosworth Borough Council			SG7	Could SG7 be reworded to concentrate on the policy provisions that add additional considerations, rather than duplicating HBBC SADM policy?	Policy SG7 properly reflects the relationship between the Neighbourhood Plan and Local Plan.	No change
Davidsons Developments Ltd			SG8	Policy SG8 identifies an area of separation to the north of the village, providing a buffer to Dadlington village. This is supported by Davidsons Developments and it is submitted that the requirement for this buffer to the north of the village dictates that the most appropriate location for future	The Wykin Lane site would extend the built-up area of the village into the countryside with an adverse impact on the landscape setting	No change

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				growth opportunities lies to the south of the village, at Land off Wykin Lane.	of Stoke Golding and important local views. Development would have an adverse impact on trees and hedgerows. The site's capacity exceeds housing requirements. The nearest bus stop more than 400m away. The site has an unsuitable access with single-track lane and traffic issues. The site is distant from village centre and facilities.	
Hinckley and Bosworth Borough Council		5.8-5.9	SG8	Could the wording of this policy be strengthened? Once the East of Roseway development proceeds, the remaining countryside gap with Dadlington is of critical importance to the separation of the two settlements, such that stronger wording could be justified to resist further encroachment into the gap between settlements. The final sentence "Any development proposal..." implies development can be acceptable in principle providing that location, design and landscaping is acceptable.	Agreed. Just a couple of days prior to consultation on the Draft Neighbourhood Plan, Hinckley and Bosworth Borough Council's Planning Committee resolved to grant outline planning permission for up to 65 dwellings on land east of Roseway, Stoke Golding (20/00779/OUT) (Subject to a S106 Agreement). This	Policy SG8: Areas of Separation be amended to strengthen the policy and the Areas of Separation be widened. Reference be made to the impact of the proposed East of Roseway development on the remaining countryside gap with Dadlington.

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					permission, which was very much against the wishes of local people places further pressure on the remaining countryside gap with Dadlington. Permission has placed added development pressure on remaining countryside gap between Stoke Golding and Dadlington.	
Hinckley and Bosworth Borough Council		5.10		Map 6 is not on p.29.	Noted	The Draft Neighbourhood Plan be reviewed to ensure consistency in cross-referencing.
Natural England			SG9	Natural England's welcomes the policy, carried through from the Local Plan, that development that would compromise the Green Infrastructure Network will not be supported.	Noted	No change
Leicestershire County Council			SG9	Green infrastructure (GI) is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities, (NPPF definition). As a network, GI includes parks, open spaces, playing fields, woodlands, street trees, cemeteries/churchyards allotments and private gardens as well as streams, rivers, canals and other water bodies and features such as green roofs and living walls.	Paragraphs 5.10 to 5.19 of the Draft Stoke Golding Neighbourhood Plan concern Green Infrastructure.	No change

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				<p>The NPPF places the duty on local authorities to plan positively for a strategic network of GI which can deliver a range of planning policies including: building a strong, competitive economy; creating a sense of place and promote good design; promoting healthier communities by providing greater opportunities for recreation and mental and physical health benefits; meeting the challenges of climate change and flood risk; increasing biodiversity and conserving and enhancing the natural environment. Looking at the existing provision of GI networks within a community can influence the plan for creating & enhancing new networks and this assessment can then be used to inform CIL (Community Infrastructure Levy) schedules, enabling communities to potentially benefit from this source of funding.</p> <p>Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks.</p>		
Davidsons Developments Ltd			SG9	<p>Policy SG9 confirms that development that compromises the green infrastructure network identified on 'Map 6' will not be supported. Davidsons Developments does not support this Policy as it is written in an absolute form. The Policy should be amended to allow development to compensate or provide betterment to the green</p>	The black lines shown on Map 6 are linear Local Wildlife Sites-hedgerows.	The styling of linear Local Wildlife Sites be improved.

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				<p>infrastructure network as part of any overall proposal.</p> <p>As an aside, Map 6 appears to include a number of black lines which appear to follow the routes of routes into/out of the village. There is no annotation within the Key to the map which stipulates what these lines mean. This should be clarified.</p>		
Hinckley and Bosworth Borough Council			SG10	<p>As there is a policy requirement, there needs to be a clear full page map with a key showing existing PRW, the long distance footpaths and any proposals for improved links (which should be schematic, if precise routes are not yet known).</p>	<p>Public Rights of Way are shown in Figure 9. The existence of a right of way is shown on the Definitive Map. Leicestershire County Council is required to maintain a definitive map and statement of public rights of way. This is the legal record of public rights of way in Leicestershire. Only the Definitive Map provides current, conclusive evidence of the existence of a right of way.</p>	No change
Tracey Chadwick	33-35			<p>I feel that the view from point G should also show that there is an important view into SG (as well as towards Higham)</p>	<p>Locally Important Views have been reviewed.</p>	<p>Policy SG11: Locally Important Views be modified by deleting the following views:</p> <p>B View from the track adjacent to Convent Drive looking towards Barwell</p>

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						<p>C. View from Hinckley Road (Stokefields farmland) looking down Stoke Road towards Hinckley</p> <p>D. View from Hinckley Road (Stokefields farm track) looking towards Hinckley</p> <p>G. View from near the top of Higham Lane looking towards Higham</p> <p>H. View from near the top of Higham Lane looking towards MIRA</p> <p>L. View from Millfield farmland (near War Bunker) looking towards Higham</p> <p>The Locally Important Views supporting evidence be published on the Neighbourhood Plan website.</p>
Richborough Estates			SG11	In respect of Locally Important View D - View from Hinckley Road (Stokefields farm track) looking towards Hinckley, it is highlighted that the 'Map 7 - Locally Important Views' plan indicates a differing view of that contained within the supporting evidence document, Locally Important Views. The photograph shown in the supporting evidence base, (numbered 5 rather than D, extract above) has	Locally Important Views have been reviewed.	<p>Policy SG11: Locally Important Views be modified by deleting the following views:</p> <p>B View from the track adjacent to Convent Drive looking towards Barwell</p>

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				<p>been directly taken from the farm track entrance with Hinckley Road, facing south easterly across the farm paddock. Map 7 however indicates a vantage point further west along Hinckley Road close to the junction with Greenwood Road. Such a view would be partially across the reserve site is clearly not the intended location of the view.</p> <p>As such, this mapping error can be easily amended to better reflect the Stokesfield farm track view towards Hinckley as intended by moving the location of View D on Map 7 eastwards along Hinckley Road to the junction of the farm track.</p> <p>Subject to the corrected mapping of View D, the reserve site will not be affected by the view, although the Illustrative Masterplan for the site demonstrates a set back from the eastern site boundary to retain existing trees and hedgerows as well as respecting the Locally Important View.</p> <p>Nevertheless Map 7 should be corrected to show the more easterly vantage point.</p>		<p>C. View from Hinckley Road (Stokefields farmland) looking down Stoke Road towards Hinckley</p> <p>D. View from Hinckley Road (Stokefields farm track) looking towards Hinckley</p> <p>G. View from near the top of Higham Lane looking towards Higham</p> <p>H. View from near the top of Higham Lane looking towards MIRA</p> <p>L. View from Millfield farmland (near War Bunker) looking towards Higham</p> <p>The Locally Important Views supporting evidence be published on the Neighbourhood Plan website.</p>
Davidsons Developments Ltd			SG11	<p>Policy SG11 lists a number of 'highly characteristic' views which are considered to be particularly sensitive. These views are identified on Map 7. It is submitted that photographs from the identified views would assist users of the NDP in understanding whether or not potential development would affect them. As an example, it is not entirely clear whether View 'E' is from a gap in the hedge, the</p>	Locally Important Views have been reviewed.	<p>Policy SG11: Locally Important Views be modified by deleting the following views:</p> <p>B View from the track adjacent to Convent Drive looking towards Barwell</p>

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				access for Compass Field Farm drive or if it just refers to general views from Wykin Lane looking northwards.		<p>C. View from Hinckley Road (Stokefields farmland) looking down Stoke Road towards Hinckley</p> <p>D. View from Hinckley Road (Stokefields farm track) looking towards Hinckley</p> <p>G. View from near the top of Higham Lane looking towards Higham</p> <p>H. View from near the top of Higham Lane looking towards MIRA</p> <p>L. View from Millfield farmland (near War Bunker) looking towards Higham</p> <p>The Locally Important Views supporting evidence be published on the Neighbourhood Plan website.</p>
Hinckley and Bosworth Borough Council		5.23-5.26	SG11	Map 7. Taking the arc of vision suggested by the viewpoint symbols on Map 7, every part of Stoke Golding Parish is covered by one or more Locally Important View (see sightlines added to map below). The ubiquitous generality of the coverage will diminish the value of the key ones. It would be better to seek to preserve the best views rather than apply blanket coverage to all. Also, more explanation	Noted. The term 'major' has been used in Policy SG11: Locally Important Views. Locally Important Views have been reviewed.	<p>Policy SG11: Locally Important Views be modified by deleting the following views:</p> <p>B View from the track adjacent to Convent Drive looking towards Barwell</p>

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				<p>is needed to understand what is valuable about each of the views, particularly where this can be linked to any features highlighted in the Borough Landscape Character Assessment.</p> <p>As part of the NP evidence, the Parish website hosts a document “Locally Important Views” (ref VW1) with large photographs of views around Stoke Golding but it is not clear which ones relate to the Locally Important Views listed on Map 7.</p> <p>5.26. This paragraph requires a Landscape and Visual Impact Assessment (LVIA) for “large developments” and “proposals that are likely to impact on Locally Important Views”. To avoid uncertainty about when LVIAs are or are not required, further explanation is recommended to give guidance on what counts as “large” development and what degree of impact on views, perhaps with some examples. Use of the term “Major” which is defined in Government regulations could be an alternative to “large” which would otherwise need to be explained.</p> <p>View D looks across land proposed as the reserve housing site (Stokesfield Farm). If the NP accepts that housing development (albeit, reserved for a future date) in the foreground of one of the highly characteristic views defined by Policy SG11 would accord with the provisions of Policy SG11, the same argument could be advanced for all the other highly characteristic views. To avoid this, View D ought to be deleted or moved to beyond the boundary of the proposed site.</p>		<p>C. View from Hinckley Road (Stokefields farmland) looking down Stoke Road towards Hinckley</p> <p>D. View from Hinckley Road (Stokefields farm track) looking towards Hinckley</p> <p>G. View from near the top of Higham Lane looking towards Higham</p> <p>H. View from near the top of Higham Lane looking towards MIRA</p> <p>L. View from Millfield farmland (near War Bunker) looking towards Higham</p> <p>The Locally Important Views supporting evidence be published on the Neighbourhood Plan website.</p>
Davidsons Developments Ltd			SG12	Davidsons Developments does not support the identification of the 27 local wildlife sites identified as no evidence is provided to demonstrate their	Local Wildlife Sites (LWS) are the most important places for	Local Wildlife Site citation to be placed in evidence base on website.

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				<p>ecological value over and above other green spaces or features within Stoke Golding.</p> <p>Local wildlife sites should be identified through by suitably qualified ecologists against a set of clear and defined site selection criteria with measurable thresholds to demonstrate their value. The results of such surveys should be publicly available and form part of the evidence base of the Neighbourhood Plan.</p> <p>Davidsons Developments also objects to the identification of "the conservation and creation of...mesotrophic grassland" as a priority for biodiversity enhancement. No evidence is presented to suggest that such grassland is of particular biodiversity value or is particularly scarce so as to warrant special protection. Indeed, such grassland is common throughout the UK and is associated with the grazing of livestock and the making of hay. It is therefore a heavily managed habitat of relatively low value.</p>	<p>wildlife in Leicester, Leicestershire and Rutland together with legally protected land such as Sites of Special Scientific Interest (SSSIs). The LWS system identifies sites of known importance for declining or endangered species and their habitats, and is a way of alerting planners, land managers and landowners and others concerned in land-use to the presence of sites and features of biodiversity importance.</p> <p>The LWS criteria identify sites known to contain habitats which are examples of local distinctiveness and deserve to be preserved as part of our natural and cultural heritage.</p>	

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Natural England			SG12	<p>We further welcome this policy which states that development should not harm the network of local ecological features and habitats and that new development will be expected to maintain and enhance the local environment.</p> <p>Natural England strongly supports the policy that development proposals should provide for Biodiversity Net Gain. It is positive to see it being embedded into the development process at the earliest stages.</p>	Noted	No change
Leicestershire County Council			SG12	<p>The Natural Environment and Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their duties, to the purpose of conserving biodiversity. The National Planning Policy Framework clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment, providing net gain for biodiversity, and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development or management of open spaces on enhancing biodiversity and habitat connectivity, such as hedgerows and greenways. Also, habitat permeability for habitats and species which addresses encouragement of movement from one location to another such as the design of street lighting, roads, noise, obstructions in water, exposure of species to predation and arrangement of land-uses.</p>	<p>Biodiversity information is based on data contained in the Leicestershire and Rutland Environmental Records Centre (LRERC).</p>	No change

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				<p>The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife information for your Neighbourhood Plan area. This will include a map showing nationally important sites (e.g. Sites of Special Scientific Interest); locally designated Wildlife Sites; locations of badger setts, great crested newt breeding ponds and bat roosts; and a list of records of protected and priority Biodiversity Action Plan species.</p> <p>These are all a material consideration in the planning process. If there has been a recent Habitat Survey of your plan area, this will also be included. LRERC is unable to carry out habitat surveys on request from a Parish Council, although it may be possible to add it into a future survey programme.</p>		
Hinckley and Bosworth Borough Council		5.27-5.29	SG12	<p>Policy SG12 and Map 6. As the Local Wildlife Sites (LWSs) listed in the policy have distinctive features of value, it would be helpful for the location of individual sites to be referenced on Map 6. This locational information would make it easier to evaluate the impact of proposed development on the LWSs.</p> <p>BAP Priority Habitats is referenced in the Policy but not explained in the supporting text.</p> <p>“Midlands’ style” hedge laying is referenced in the Policy but not explained in the supporting text.</p>	<p>Agree. The term “Midlands’ style” hedge laying is used in the Hinckley and Bosworth Borough Landscape Character Assessment and Planning Committee reports: https://moderngov.hinckley-bosworth.gov.uk/documents/s12994/20-00347-REM%20-%20Peckleton%20Lane%20-%20SW.pdf</p>	<p>Notation be added to Map 6 to cross reference to identified Local Wildlife Sites.</p>
Hinckley and Bosworth Borough Council		5.30-5.33	SG13	<p>As woodland is very limited in Stoke Golding (para 5.6) innovative policy could be considered that insists that new development provide new trees on the basis of number of trees per new floor space,</p>	<p>National planning law clearly states that the act of using land for forestry is not</p>	<p>No change</p>

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				and where it is not physically possible to provide new trees on-site, the NP could identify appropriate locations in SG parish where new tree planting would be directed instead. Such locations would need to be agreed with the landowner and clearly mapped. Supporting evidence can be taken from the Green Infrastructure Strategy.	development and does not need permission. It therefore falls outside the scope of neighbourhood planning.	
Severn Trent			SG13	<p>Severn Trent are supportive of the principles to incorporate trees and hedgerows within new development, protecting existing assets and ensuring that space for biodiversity is enable through development.</p> <p>We would note that Watercourses form a vital part of the natural environment supporting local habitats and ecology, they also provide a key role in conveying water safely through the landscape and are essential for the sustainable discharge of surface water as detailed within the drainage Hierarchy.</p> <p>We would therefore recommend that Watercourses are also detailed under Policy SG13 in such that existing watercourses (including dry ditches) will be protected from development and retained as open features where possible.</p> <p>We would also note that land drainage cannot be connected to the Sewerage network and where watercourses are removed or culverted, additional water has been known to enter the sewerage network, in a number of cases this has increase the risk of sewer flooding within the vicinity.</p>	Watercourses are part of the network of local ecological features and habitats protected by Policy SG12: Ecology and Biodiversity.	No change
Leicestershire County Council		5.34		The County Council through its Environment Strategy is committed to reducing greenhouse gas emissions in Leicestershire and increasing Leicestershire's resilience to the existing and predicted changes in climate. Furthermore, LCC has declared a climate emergency along with most other UK councils. The	Neighbourhood plans are unable to set targets beyond the Building Regulations on energy efficiency.	No change

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				County Council has committed to becoming carbon neutral as a council by 2030 and to working with others to keep global temperature rise to less than 1.5 degrees Celsius, which will mean in effect needing to achieve carbon neutrality for Leicestershire by 2050 or before. Planning is one of the key levers for enabling these commitments to be met and to meeting the legally binding target set by the government for the UK to be carbon neutral by 2050. Neighbourhood Plans should in as far as possible seek to contribute to and support a reduction in greenhouse gas emissions and to increasing the county's resilience to climate change.	The Stoke Golding Neighbourhood Plan takes a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for biodiversity and landscapes.	
Leicestershire County Council		5.34		The plan makes no reference to electric vehicle charging. As the Government plans to end the sale of cars and vans powered wholly by petrol and diesel by 2030 in the UK, there will be a reliance on electric vehicles. This should be reflected in infrastructure (for example electric vehicle charging points for new developments and on-street charging points).	The Parish Council supports the Government's proposed regulatory changes which will result in thousands more chargepoints across the UK, in homes and at key destinations, like new office blocks and supermarkets. They will set minimum requirements for electric vehicle charging infrastructure in new and existing non-residential buildings. The amendments to building regulations for new electric	No change

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					vehicle chargepoints are the most appropriate way forward.	
Hinckley and Bosworth Borough Council			SG14	There is a blanket restriction of wind turbines in policy SG14. Can this supported by evidence as to why the Stoke Golding Designated Area is not an appropriate location for wind installations? Regarding the proposed policy on development of wind turbines, is a total embargo justified? Are some locations inappropriate because of landscape quality, but other locations appropriate for certain sizes or types of turbine?	With respect to the development of wind turbines although the NPPF recognises that the community has a responsibility to increase the use of supply of green energy, it provides the view that the need for renewable energy does not automatically override environmental protections and the planning concerns of local communities. Local Planning Authorities can only grant planning permission for wind farm development if it is sited in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan. However, guidance does not state that a	No change

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					Neighbourhood Plan must identify suitable areas. Consultation responses received during the preparation of the Neighbourhood Plan illustrated that the majority of the responses received objected to the development of wind turbines and wind farms. In light of the views of the local community no areas are proposed as being suitable for wind energy development.	
Hinckley and Bosworth Borough Council		5.34-5.41	SG14	Regarding the criteria of SG14 for solar farms, 1. How does the priority for previously developed / non-agricultural land work in practice? Are there meaningful quantities of such land available in Stoke Golding? Does it mean that small plots of such land that happen to be available must be used in conjunction with a permission for greenfield agricultural land? 3. Important grammatical nuance. As currently worded “sensitively” applies to the process of selecting land. Suggest rewording to require the location to be sensitive to the landscape.	Planning Practice Guidance provides guidance on solar farm development and recognises that large scale solar farms can have a negative impact on the rural environment, particularly undulating landscapes. Criterion 1 supports solar farm development on non-	The first sentence of Criterion 3 of Policy SG14: Renewable Energy be amended to read: <i>“Their location should be sensitive to the character of the landscape.”</i>

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					agricultural land as well as brownfield land, in conformity with the relevant Planning Practice Guidance (PPG). The PPG also identifies other factors to be taken into account, such as, the conservation of heritage assets in an appropriate manner, visual impact of this type of development, and the need for installations to be removed when they are no longer in use and the land is restored to its previous use. Policy M7 has been prepared taking these factors into account.	
Hinckley and Bosworth Borough Council		6.8-6.13		6.10 reference to Map 9 should be to p46	Noted	The Draft Neighbourhood Plan be reviewed to ensure consistency in cross-referencing.
Hinckley and Bosworth Borough Council		6.28-6.32	SG13	6.29 Page reference to map incorrect. Should be to p46. The wording of Policy SG15 is proportionate and conforms with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD and Section 16 of the NPPF. The reference to	Agreed	The Draft Neighbourhood Plan be reviewed to ensure consistency in cross-referencing.

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				<p>taking opportunities to enhance or better reveal their significance is welcomed.</p> <p>Inclusion of the important local buildings identified within the Conservation Area Appraisal within policy SG15 is supported. However there are a number of other sites of interest included on the Leicestershire Historic Environment Record (as acknowledged in para 6.32) so is there a reason why just five sites from this source have been specifically included within Policy SG15 (these are entries AA-EE)? If the Group wish to only identify these five sites only perhaps a greater articulation as to why the sites have been included within the policy is required, i.e. why are they of local significance? It is likely that the local significance of the former railway station (AA) and WW2 observation tower (EE) warrant identification within the policy. Are there any physical remains of the ditches and boundaries at Laburnum Cottage (DD) following the recent completion of the re-development of the site – i.e. are there any features left to preserve that would warrant specific inclusion within this policy? Also the extent of the turnpike road (BB) is not very clear on the Policies Map (pages 66 and 67) whilst the position of the flint scatter north of Millfield Farm (CC) does not appear to be on the Policies Map (when compared to its position marked on the HER map).</p> <p>There appears to be some faint and well-defined areas of ridge and furrow surrounding the village, has the Group given any consideration to identifying this remnant of the medieval landscape and whether a policy identifying it as a non-designation heritage asset and seeking its preservation and enhancement is required? There are a number of other emerging NDPs within the HBBC area that have a specific</p>		<p>Historic Environment Record data to be reviewed and citation for non-designated heritage assets included in evidence base.</p> <p>Notation be added to Map 9 to cross reference to identified Features of Local Heritage Interest.</p> <p>Styling of Conservation Area boundary on mapping to be modified.</p>

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				<p>policy for ridge and furrow so there are examples that could be presented to the Group Policy SG15 and Map 9. As the features of local heritage interest listed in the policy have distinctive features of value, it would be helpful for the location of individual sites to be referenced on Map 9. This locational information would make it easier to evaluate the impact of proposed development on the features of heritage interest.</p> <p>Map 9. The map could be made more legible if the area boundaries were better differentiated. One option could be to make the Conservation Area boundary dashed or dotted rather than a solid line. The same comment is made regarding the Conservation Area boundary on the Policies Maps below.</p>		
Historic England	42-45			<p>The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway. It may also be useful to involve local voluntary groups such as the</p>	Heritage information is partly based on data contained in the Leicestershire & Rutland Historic Environment Record.	No change

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				<p>local Civic Society or local historic groups in the production of your Neighbourhood Plan.</p> <p>Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained.</p> <p>You may also find the advice in “Planning for the Environment at the Neighbourhood Level” useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information.</p>		
Leicestershire County Council	54-55		SG16	<p>The design policy is not as strong as others we have seen and could be further strengthened by mentioning aspects such as roof and wall construction which follows technical best-practice recommendations for integral bird nest boxes and bat breeding and roosting sites, the provision of hedgehog friendly fencing and the incorporation of sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology (such as solar panels and rainwater harvesters).</p>	<p>In March 2020, Hinckley and Bosworth Borough Council adopted The Good Design Guide Supplementary Planning Document (SPD). It aims to substantially raise design quality in Hinckley and Bosworth Borough whilst ensuring that the local identity and heritage of the Borough is preserved and enhanced.</p> <p>Policy SG16: Design supplements that SPD.</p>	No change

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Hinckley and Bosworth Borough Council			SG16	<p>HBBC supports this Policy as it seeks to preserve the historic environment. But with some additional wording it may also present opportunities to enhance the historic environment. In the policy text after the word protect in limbs 2, 6i and 6ii consider adding to this so it reads protect and where possible enhance...</p> <p>The place making requirement of criterion 6 may be difficult to achieve for certain types of development. Could add “As appropriate to the scale of development...” to the beginning of the clause?</p>	<p>Policy SG16: Design concerns the creation of well-designed buildings and spaces. It is not just about heritage though it does require developments to respect the prevailing character of the area.</p>	No change
Hinckley and Bosworth Borough Council		7.1-7.2	SG17	<p>The 11 candidates closely match most of the open spaces defined and protected by Policy DM8 of HBBC’s Site Allocations and Development Management Plan (SADMP). Differences are:</p> <ul style="list-style-type: none"> i) SGNP site H (Convent Drive) has a larger footprint than SADMP STG12PP including part of STG13 (St Martins Allotments) and some undesignated amenity land to the south ii) SGNP Site I (St Martins Allotments) is narrower than SADMP STG13 having included land in site H instead iii) SGNP Site J (Laburnam Gardens) appears to be a much smaller part of SADMP STG05 (High Street Allotments) iv) SGNP Site K (St Margarets CoE Primary School Playing Fields) is larger than SADMP STG07, incorporating additional open space that forms part of STG 19 (St Margarets School Community Facility) <p>Local Green Space (LGS) designations have a higher protection status consistent with Green Belt policy, so require a higher level of justification than open spaces of a local plan. The NPPF sets out criteria (paragraph 100):</p>	<p>The Neighbourhood Plan Advisory Committee has decided to identify only one Local Green Space at this stage- the Zion Baptist Church Allotments. This is because the other candidate Local Green Spaces already enjoy a level of protection, because they are owned by Stoke Golding Parish Council, in education use or a churchyard.</p>	<p>Policy SG17: Local Green Spaces be modified by deleting all candidate Local Green Spaces other than the Zion Baptist Church Allotments.</p> <p>Evidence supporting the designation of the Zion Baptist Church Allotments Local Green Space to be published as part of the Neighbourhood Plan evidence base.</p>

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				<p>'The Local Green Space designation should only be used where the green space is:</p> <p>a) in reasonably close proximity to the community it serves;</p> <p>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <p>c) local in character and is not an extensive tract of land'.</p> <p>Paragraph 7.2 explains that the NP consultation is designed to elicit views of landowners before a decision is taken on which sites to propose as LGSs in the submission NP. However, evidence will also need to be provided to illustrate how proposed LGSs meet the NPPF criteria for designation.</p>		
Hinckley and Bosworth Borough Council		7.1-7.2		<p>There is no evidence of an assessment of the spaces identified as Local Green Space. LGS designations need to be justified against the criteria set out in paragraph 100 of the NPPF:</p> <p>'The Local Green Space designation should only be used where the green space is:</p> <p>a) in reasonably close proximity to the community it serves;</p> <p>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <p>c) local in character and is not an extensive tract of land'.</p> <p>From the information provided it is not clear how the LGSs have been identified, scored and selected or how the LGSs relate to these three NPPF criteria and</p>	<p>The Neighbourhood Plan Advisory Committee has decided to identify only one Local Green Space at this stage- the Zion Baptist Church Allotments. This is because the other candidate Local Green Spaces already enjoy a level of protection, because they are owned by Stoke Golding Parish Council or in education use.</p>	<p>Policy SG17: Local Green Spaces be modified by deleting all candidate Local Green Spaces other than the Zion Baptist Church Allotments.</p> <p>Evidence supporting the designation of the Zion Baptist Church Allotments Local Green Space to be published as part of the Neighbourhood Plan evidence base.</p>

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				as a result the justification for these designations is questioned. The protection afforded to sites designated as Local Green Spaces is significant, consistent with Green Belt policy and therefore it is important to justify their designation. It appears from the information provided that the LGS designations do not yet have clear robust evidence to support their selection and designation.		
Severn Trent			SG17	<p>Severn Trent understand the need for Local Green Space and the need for it to be protected, however local green spaces can provide suitable locations for schemes like flood alleviation to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation scheme can result in additional benefits to the local green space in the form of biodiversity or amenity improvements. We would therefore recommend that the following comment is added to Policy SG17</p> <p><i>Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.</i></p> <p>Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.</p> <p>For your information we have set out some general guidelines that may be useful to you.</p>	Part 17 of the Second Schedule of the General Permitted Development Order allows water companies (among others) to carry out certain works without having to make a planning application. These permitted development rights are not affected by the Local Green Space designation.	No change
Leicestershire County Council		8.1-8.2		<p>Consideration of community facilities is a positive facet of Neighbourhood Plans that reflects the importance of these facilities within communities and can proactively protect and develop facilities to meet the needs of people in local communities. Neighbourhood Plans provide an opportunity to;</p>	Stoke Golding has a good range of services and facilities with schools, shops, churches, three pubs, GP surgery and sports & recreation facilities.	No change

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				<p>1. Carry out and report on a review of community facilities, groups and allotments and their importance with your community.</p> <p>2. Set out policies that seek to;</p> <ul style="list-style-type: none"> • protect and retain these existing facilities, • support the independent development of new facilities, and, • identify and protect Assets of Community Value and provide support for any existing or future designations. <p>3. Identify and support potential community projects that could be progressed.</p> <p>You are encouraged to consider and respond to all aspects of community resources as part of the Neighbourhood Planning process. Further information, guidance and examples of policies and supporting information is available at www.leicestershirecommunities.org.uk/np/useful-information.</p>	<p>Policy SG18: Community Services and Facilities protects against the loss of key services and facilities that residents currently enjoy.</p>	
Hinckley and Bosworth Borough Council		8.1-8.2	SG18	<p>Duplication of SADM Policy DM25? Policy DM25 (community facilities) and DM8 (open space, sport and recreational facilities) provide qualified protection to most of the facilities listed. Policy DM22 provides qualified protection for the village convenience store. The pubs and Stoke Golding Club are not identified for protection in the SADM Plan, but Policy DM25 still would provide some qualified protection for such facilities.</p> <p>Stoke Golding Plan Facility SADM Plan Ref</p> <p>A. St Margarets CE Primary School STG19</p> <p>B. Stoke Golding Surgery STG22</p> <p>C. Stoke Golding Recreation Ground STG10 (DM8)</p>	Noted	<p>First sentence of Policy SG18: Community Services and Facilities be modified to read:</p> <p><i>“Development must show appropriate regard for the retention of the community facilities listed below in accordance with Site Allocations and Development Management Policies DPD Policies DM8, DM22 and DM25:”</i></p>

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				<p>D. Village (Sehmbi) convenience store STG15N (DM22)</p> <p>E. Village Pubs</p> <p>a. The George & Dragon</p> <p>b. The Three Horseshoes</p> <p>c. The White Swan</p> <p>d. Stoke Golding Club</p> <p>F. Community Halls</p> <p>a. The Baxter Hall STG18</p> <p>b. Methodist Hall STG20</p> <p>c. Village Hall STG21</p> <p>d. Stoke Golding Club</p> <p>G. Places of Worship</p> <p>a. St Margarets Church STG17</p> <p>b. Methodist Church STG20</p> <p>c. Zion Chapel STG16</p> <p>H. Allotments STG03, 05, 13 (DM8)</p> <p>Policy SG18 needs to be reworded to either:</p> <p>i) Add that retention of facilities should also be in accordance with Policies DM8 and DM22 (to cover the allotments, recreation ground and convenience store), or</p> <p>ii) Take the allotments and recreation ground out of Policy SG18 and ensure they are covered by the submission version of Policy SG17 (Local Green Spaces). Take the convenience store out of Policy SG18 and ensure it is covered by Policy SG19 (Village Centre)</p>		

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Leicestershire County Council		8.3-8.6		Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look to the availability of school places within a two-mile (primary) and three-mile (secondary) distance from the development. If there are not sufficient places then a claim for Section 106 funding will be requested to provide those places. It is recognised that it may not always be possible or appropriate to extend a local school to meet the needs of a development, or the size of a development would yield a new school. However, in the changing educational landscape, the Council retains a statutory duty to ensure that sufficient places are available in good schools within its area, for every child of school age whose parents wish them to have one.	Noted	No change
Hinckley and Bosworth Borough Council		8.3-8.10		Paragraph 8.5 says St Margaret's School is oversubscribed. Give consideration to whether this will remain the case for the duration of the neighbourhood plan, as the demographic need for child places can change significantly over a small number of years. Adding a time reference to the statement would be helpful, for example, "At 2020 the school was oversubscribed." Paragraph 8.5 raises concern about school overcrowding and 8.10 relays concerns expressed in the household survey that the GP surgery is at capacity and that further housing development will lead to a poorer service. Cross references to Policy SG20 "Infrastructure" would help direct readers to the requirement for major new development to contribute to infrastructure improvements including St Margarets School and Stoke Golding Surgery.	In March 2019, the Education Authority advised: "St Margaret's Church of England Primary School currently has a capacity of 210 pupils (30 per year group) and currently has around 220 pupils on roll. The school is forecast to be oversubscribed going forward. As such, any development applications in the area would attract a	Insert <i>"(at March 2019)"</i> at end of paragraph 8.3 and first sentence of paragraph 8.5.

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					request for S106 contributions for Primary Education for the foreseeable future.”	
Hinckley and Bosworth Borough Council		8.11	SG19	<p>Regarding Paragraph 1 of Policy SG19. SADM Plan policy DM22 and map on p.89 defines the Stoke Golding Neighbourhood Centre with physical boundaries, as do the Policies Maps (pp 66 and 67) of the Stoke Golding Neighbourhood Plan, albeit labelled as Village Centre. However, Map 11 of Stoke Golding Neighbourhood Plan only shows the location of a number of facilities, and does not show the Neighbourhood Centre; most of the facilities are not located within the defined Neighbourhood Centre. As such, first paragraph of Policy SG19 is confused. It says the Village Centre will be maintained and, where possible, enhanced for small scale shops / services for the use of the local community. Questions are:</p> <p>i. If “Village Centre” means the same defined area as Neighbourhood Centre, either the reference to Map 11 needs to be removed from the policy, or the Village Centre added to Map 11. Without this clarification, it is easy to think that the policy applies to the facilities identified on Map 11 which are spread over a larger area. It would be helpful if the supporting text could clarify that the Village Centre is the same as the defined Neighbourhood Centre in the SADM Plan, but with a different name.</p> <p>ii. What is exactly meant by the verbs “maintain” and “enhance”? Do they refer to the physical size of the area designated as the Village Centre? Does “enhance” mean physically extend, or improvement of quality? Or do the verbs refer to</p>	<p>The Village Centre designation is shown on the Policies Maps but not Map 11. It is a little more extensive than the Neighbourhood Centre defined by the Site Allocations and Development Management Policies DPD. The Village Centre and Neighbourhood Centre are therefore not the same. The Village Centre is the village focal point containing the village convenience store, hairdressers, Three Horseshoes and George & Dragon pubs, postbox, telephone kiosk, bus stop and links through to the Parish Church. Policy SG19 aims to support and retain</p>	<p>Map 11 be modified to show Village Centre.</p> <p>The title of Policy SG19 be modified to read: Village Centre be amended to read: <i>Commercial, business and services uses in the Village Centre</i></p> <p>Policy SG19: Village Centre be amended to read: <i>The Village Centre is defined on Map 11 and the Policies Maps (pages 66 and 67). New development should maintain or enhance the vitality and viability of the Village Centre. Within the Village the following uses will be supported where they will enable the Village Centre to continue to meet the day to day needs of the local community and do</i></p>

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				<p>town centre uses, such that the loss of existing uses be resisted and new floor space encouraged that would enhance the centre? Policy on uses is set out in Paragraph 2, so would be unnecessary duplication in Paragraph 1. Greater clarification is needed, and if the Neighbourhood Plan anticipates any future expansion of the defined centre, could the location(s) for this be shown on the map?</p> <p>Regarding paragraph 2 of Policy SG19, this supports a list of uses where they will enable the Village Centre to continue to meet the needs of the community. It is presumed this means proposals for new floor space of the named uses would be supported (in the Village Centre or anywhere in Stoke Golding?), providing that the existing facilities within the Village Centre would not be undermined in their ability to serve the needs of the local community. The question of where would such proposals be supported ought to be made clear. The defined Village/Neighbourhood Centre is quite small and ability to accommodate new floor space limited, so without qualification in the policy, readers may assume it means anywhere in Stoke Golding. The range of supported uses is extensive, and the locational consequences vary considerably. For example, the F1 uses are typically found out-of-centre within the residential areas that they serve. Conversely, pubs and takeaways typically gravitate to centres, and can cause residential amenity problems. Small scale convenience retail proposals might be welcome as a means of improving the local choice to meet local day to day needs, but at what scale would a proposal prejudice the existing convenience store? How will that judgement be made? If Policy SG19 is to offer qualified support to</p>	<p>the Village Centre as the focal point of the village, but also recognises that there is limited capacity to accommodate new services and facilities there.</p> <p>Unlike the Site Allocations and Development Management Policies DPD, the Neighbourhood Plan addresses the introduction of Use Class E in 2020, which amalgamates some of the previous use classes into a single new class, therefore deregulating changes of use between them.</p>	<p><i>not detract from the character of the area:</i></p> <ol style="list-style-type: none"> <i>1. E Commercial, business and services uses</i> <i>2. F1 Learning, local community uses and non-residential institutions</i> <i>3. F2 Shop</i> <i>4. Pub or Drinking establishment</i> <i>5. Takeaway</i> <p><i>Except where changes of use are allowed through permitted development, Commercial, Business and Service Uses should remain the dominant use and development leading to an over-concentration of any other one use will not be supported. Within the Village Centre, planning applications for uses other than Commercial, Business and Service Uses will not be supported unless it to occupy a premises that has remained vacant for a period of at least six-months.</i></p>

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				<p>proposed uses beyond the Village Centre, thought will need to be given to whether different uses warrant a different policy approach, and consistency with the sequential approach of national planning policy and SADM Plan's policies DM21 and DM22. Regarding the third paragraph of Policy SG19, the first part "Proposals that could prejudice the Village Centre's ability to meet local day to day needs...will not be supported" is essentially the reverse wording of paragraph 2. It should be possible to word Paragraph 2 so that this part of paragraph 3 would be unnecessary.</p> <p>The other element of paragraph 3 says that proposals that could lead to an over-concentration in any one use in the Village Centre, will not be supported. The defined centre is so small that it will be difficult to have more than 3 or 4 of the same uses, but thought needs to be given to how over-concentration would be defined, and would it be different depending on the use, for example 3 separate shops might be considered favourably, whilst 3 hot food takeaways unfavourably?</p> <p>Map 11 does not show a boundary for the Village Centre. In any case, the scale of Map 11 (1:10000) will not enable sufficient clarity of boundary to see which properties lie inside. A larger scale map of the Village Centre should be provided.</p> <p>Many questions have been raised about how Policy SG19 applies. Hopefully these will help the NP Group to focus and refine the policy into achieving what they think is most important, for example protecting the uses of the village/neighbourhood centre to provide a service to residents.</p>		<p><i>A sequential test will be applied to planning applications for Commercial, Business and Service Uses that are not within the Centre. Proposals for Commercial, Business and Service Uses should be located in the Village Centre and only if suitable sites are not available should out of Village Centre sites be considered. When assessing applications for retail development outside of the Local Centre, an impact assessment will be required if the development is to provide more than 280m² retail floor space. This should include an assessment of the impact of the proposal on the Village Centres' vitality and viability. Where an application fails to satisfy the sequential test or is likely to have an adverse impact on vitality and viability, it will not be supported.</i></p>

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Sport England	57	8.13-8.15		<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p>	<p>Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of our community.</p> <p>In 2009, Hinckley and Bosworth Borough Council published a study into open spaces, sport and recreation which provides standards for different types of open spaces and compares these with current open spaces across the borough. The types of spaces that were looked at included parks, natural green spaces, allotments, sports pitches, children's play and youth/adult recreation. The Study identified shortfalls of open spaces for each settlement.</p> <p>Stoke Golding Recreation Ground requires</p>	No change

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				<p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p>	<p>improvements and</p> <p>Policy SG20: Infrastructure aims to secure this. Policy SG18: Community Services and Facilities aims to retain Stoke Golding Recreation Ground.</p>	

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				<p>http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity.</p>		

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				<p>The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p>		
Leicestershire County Council		8.34-8.35		<p>High speed broadband is critical for businesses and for access to services, many of which are now online by default. Having a superfast broadband connection is no longer merely desirable but is an essential requirement in ordinary daily life. All new developments (including community facilities) should have access to ultrafast broadband (of at least 100Mbps). Developers should take active steps to incorporate adequate broadband provision at the pre-planning phase and should engage with telecoms providers to ensure ultrafast broadband is available as soon as build on the development is complete. Where practical, developers should consider engaging several telecoms providers to encourage competition and consumer choice.</p>	Superfast broadband is already available throughout most of Stoke Golding village.	No change
Hinckley and Bosworth Borough Council		8.34-8.35		<p>To help deliver improved broadband, the NP should consider making provision of optical fibre cable connections to new housing a requirement of the policies governing development of allocated and reserve sites and of other housing and employment development. Appropriate cross references to these policies should then be made in paragraphs 8.34-35.</p>	Superfast broadband is already available throughout most of Stoke Golding village.	No change

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Hinckley and Bosworth Borough Council		8.36-8.38		<p>8.36. Regarding the second sentence, a more accurate wording of the need for developer contributions would be, “Sometimes these impacts can be detrimental and so developers will be required to mitigate the impact of their development by contributing to local infrastructure.”</p> <p>Policy SG20 - wording “Major new development will be supported by the provision of...”. This is ambiguous about who will provide the infrastructure. It should be made clear that it is an expectation for the developer to make provision where new development generates increased need for infrastructure use. The level of provision will depend upon viability of the development and it is unlikely that all improvements on the list could be funded. Could the policy or supporting text give a steer on how different improvements would be prioritised or chosen?</p> <p>Also, the policy applies to major new development which is defined nationally as inter alia housing developments of 10 or more dwellings. Where there is an evident need, HBBC policy seeks contributions toward green space improvements on schemes of less than 10 dwellings. To make sure the policy does not prevent HBBC from seeking contributions from developments of less than 10 dwellings, the following wording could be used: “Developments of new dwellings and other major development...”</p> <p>Is there evidence that the landowners, operators and regulating authorities of existing facilities such as the schools, GP Surgery and recreation ground are supportive of the extensions and improvements envisaged?</p> <p>With regard to the community infrastructure improvements (including the provision of parish</p>	<p>Infrastructure can sometimes be provided by the developer directly or by financial contributions to another party to provide that infrastructure.</p> <p>Policy SG20: Infrastructure makes it clear that to ensure the viability of housing development, the costs of the Plan’s requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.</p> <p>Section 106 planning obligations should not be sought from small-scale and self-build development.</p> <p>The Neighbourhood Plan has been the subject of consultation with infrastructure providers.</p>	No change

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				<p>notice boards, seats, children’s play area equipment, bus shelters, litter bins), are these just generic ideas, or is there an inventory of specific proposals for which there is a demonstrable need for in particular locations?</p> <p>Are there any particular road related improvements envisaged as necessary in the village to control speed or volume of traffic generated by major housing developments?</p> <p>The reference to the Community Infrastructure Regulations 2010 may be dated. There have been many changes to national policy and regulations concerning S106 and the Community Infrastructure Levy, and the Planning White Paper 2020 proposes an entirely new regime. It might be safer to simply say “Contributions are governed by national regulations”</p>	<p>Community infrastructure improvements will depend upon the scale and nature of the development proposed.</p> <p>The Planning for the future consultation proposes many reforms of the planning system.</p>	
Leicestershire County Council	60		SG20	<p>The Local Highway Authority (LHA) could only secure cycle routes and improvements to public transport (e.g. increase in frequency/ additional bus services) if it could be demonstrated this was necessary and proportionate to the scale of any developments proposed in the area.</p> <p>Policy SG20 part 5 (P60), requests S106 funding for bus shelters – At present we generally do not ask for contributions towards bus shelters as this is an additional long term maintenance burden for LCC.</p>	<p>Bus Shelters provide residents and visitors with a protected area sheltering them from harsh weather conditions such as wind, rain snow or sharp sun rays. We are surprised that the Local Highway Authority does not support the provision of bus shelters as they improve the attraction of this sustainable mode of transport.</p>	No change

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Leicestershire County Council			SG20	If there is no specific policy on Section 106 developer contributions/planning obligations within the draft Neighbourhood Plan, it would be prudent to consider the inclusion of a developer contributions/planning obligations policy, along similar lines to those shown for example in the Adopted North Kilworth NP and the Adopted Great Glen NP albeit adapted to the circumstances of your community. This would in general be consistent with the relevant District Council's local plan or its policy on planning obligations in order to mitigate the impacts of new development and enable appropriate local infrastructure and service provision in accordance with the relevant legislation and regulations, where applicable.	Policy SG20: Infrastructure concerns developer contributions.	No change
Leicestershire County Council		9.2		Any impact of proposed developments would be considered by the LHA at the time an application is submitted, as acknowledged in the Neighbourhood Plan. This would be in accordance with the National Planning Policy Framework and the Leicestershire Highway Design Guide etc.	Noted	No change
Leicestershire County Council		9.2		The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth. Like very many local authorities, the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses its reducing resources and increasingly limited funds. In practice, this means that the County Highway Authority (CHA), in general, prioritises its resources on measures that deliver the greatest benefit to Leicestershire's residents, businesses and road users in terms of road safety, network management and maintenance. Given this,	Noted	No change

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				<p>it is likely that highway measures associated with any new development would need to be fully funded from third party funding, such as via Section 278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no longer in a position to accept any financial risk relating to/make good any possible shortfall in developer funding.</p> <p>To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems.</p> <p>Where potential S106 measures would require future maintenance, which would be paid for from the County Council's funds, the measures would also need to be assessed against the County Council's other priorities and as such may not be maintained by the County Council or will require maintenance funding to be provided as a commuted sum.</p> <p>In regard to public transport, securing S106 contributions for public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped ie they would be able to operate without being supported from public funding.</p> <p>The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect of third-party funding to deliver a scheme, the County Council will still normally expect the scheme to comply with prevailing relevant</p>		

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				national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered by the third-party funding. Where any measures are proposed that would affect speed limits, on-street parking restrictions or other Traffic Regulation Orders (be that to address existing problems or in connection with a development proposal), their implementation would be subject to available resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures.		
Hinckley and Bosworth Borough Council		9.1-9.12		<p>This section is largely descriptive of the way things are in Stoke Golding concerning roads, parking, public transport and cycling. Whilst it is true that many traffic matters do fall outside the scope of planning (as stated in para 9.1), there is also a place for neighbourhood plans to set out other aspirations for improvements, for example on-street parking controls, pedestrian crossings, traffic calming and improved bus services. Stating these in the NP can be instrumental in seeking infrastructure funding from public authorities. See advice on “Community Proposals” below.</p> <p>A policy addition could be a requirement to install an electric vehicle charging point for each parking space provided in new development? Government policy means that the number of electric cars will multiply during this decade and it is much cheaper for charging points to be included as part of development rather than being retro-fitted later.</p>	<p>Wider community aspirations than those relating to the development and use of land cannot form part of the statutory development plan. Any such matters will be taken up by Stoke Golding Parish Council.</p> <p>The Parish Council supports the Government’s proposed regulatory changes which will result in thousands more chargepoints across the UK, in homes and at key destinations, like new office blocks and supermarkets. They</p>	No change

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					will set minimum requirements for electric vehicle charging infrastructure in new and existing non-residential buildings.	
Leicestershire County Council	63	9.12		P63 – 9.12 Cycling – contains a broken link to Leicestershire County Council’s Cycling Maps. Suggest the link should be: www.choosehowyoumove.co.uk/cycling/cycle-maps	Noted	The Draft Neighbourhood Plan be reviewed to ensure consistency in cross-referencing.
Leicestershire County Council		10.1-10.4		We would recommend including economic development aspirations with your Plan, outlining what the community currently values and whether they are open to new development of small businesses etc.	The Neighbourhood Plan seeks a prosperous local economy. Policies SG21 to SG23 support the local economy, sustaining existing businesses and providing opportunities for business diversification and new businesses to become established on suitable sites in the area.	No change
Hinckley and Bosworth Borough Council		10.1-10.11	SG21	There is a degree of duplication with HBBC Local Plan policies; Policy 23 (Tourism Development) of the Core Strategy and DM24 (Cultural and Tourism Facilities) of the SADMDPD which include criteria to assess proposals for tourism development. In practical terms how will proposals for tourism facilities that have no demonstrable association with the battlefield and canal be considered?	Tourism facilities that have no demonstrable association with the battlefield and canal would be considered using the policies of the Site Allocations	No change

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					and Development Management Policies DPD.	
Hinckley and Bosworth Borough Council		10.12-10.13	SG22	<p>Para 10.12: correct the page reference to Map 12.</p> <p>Para 10.13: the Employment Land and Premises Study was updated to 2020 so the reference to 2013 needs to change to 2020.</p> <p>Policy SG22. Whilst the proposed protection of this key rural employment site of Willow Park in Policy SG22 is supported by HBBC in principal, the NP Group need to consider carefully the uses that it wants to protect. Policy SG22 refers to B2 (industry) and B8 (warehouse/distribution) uses but does not include offices, research and light industry (formerly the uses of the now redundant B1 class), now part of the broad E class which includes retail and other commercial uses. It is quite likely that Willow Park contains some existing office and light industrial uses, which would now have the right to change to retail or other E class uses without the need for planning permission. Nothing can be done about that, but if applications were made for new business development, including proposals for offices or light industry in the E class, Policy SG22 could be revised to offer support for these perhaps on the proviso that planning conditions are applied that would require planning permission to change to other E class uses that are not considered appropriate in that location.</p>	Agree.	<p>The Draft Neighbourhood Plan be reviewed to ensure consistency in cross-referencing.</p> <p>Paragraph 10.13 be amended to refer to Employment land and premises review – 2020.</p> <p>Policy SG22: Willow Park Industrial Estate be modified by the addition of the following: <i>“Non-B class uses development will only be allowed if it:</i></p> <ol style="list-style-type: none"> <i>1. Is for small-scale:</i> <ol style="list-style-type: none"> <i>a) activities providing services to support the business on the Willow Park Industrial Estate; or</i> <i>b) former B1 uses where the change of use to other E class uses was controlled by condition; and</i> <i>2. Would not result in any significant loss in employment;</i> <i>3. Would, where possible, enhance the</i>

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						<i>quality and attractiveness of the Industrial Estate; and</i> 4. Would not, alone or cumulatively, result in the Industrial Estate ceasing to be predominantly in B class use."
Leicestershire County Council			SG23	This would be considered by the LHA as part of any planning application.	Noted	No change
Hinckley and Bosworth Borough Council		10.14-10.15	SG23	Criterion 1: Could any rules of thumb be provided on what is meant by "proportionate" in terms of building enlargement? Eg % increase on volume? Criterion 5: what is meant by "harmful to local rural roads"? Does this mean congestion & safety? What about harm to local communities in terms of noise and vibration?	It is for the development management process to interpret the term 'proportionate'. This would be preferable to an arbitrary threshold.	Policy SG23: Business Conversion of Rural Buildings be modified by replacing 'local rural roads' with: <i>"road safety, residential amenities"</i>
Hinckley and Bosworth Borough Council	69-70			Generally clear and good key. The Settlement Boundary and Conservation Area boundaries are a similar colour, so it is difficult to distinguish them where they intersect. Maybe the Conservation Area boundary line could be dashed or dotted rather than continuous? As mentioned above, it will be helpful if the Local Wildlife Sites and Features of Heritage Interest could be referenced on Maps 6 and 9.	Noted	Policies Maps: Styling of Conservation Area boundary on mapping to be modified. Policies Maps: Notation be added to cross reference to identified Local Wildlife Sites and Features of Heritage Interest.