

Stoke Golding Neighbourhood Development Plan Review

Summary of representations submitted by Hinckley & Bosworth Borough Council to the independent examiner following the Regulation 16 Draft Plan consultation, held between

1. Schedule of responses received

	Type of response	Customer	Date received
1	Letter	MOP1	13/11/2023
2	Email	MOP2	14/11/2023
3	Letter	Historic England	07/11/2023
4	Email	National Forest	08/11/2023
5	Email	Nuneaton and Bedworth Borough Council	07/11/2023
6	Email	Nottinghamshire County Council	06/11/2023
7	Email	HBBC Cultural Services Manager	27/11/2023
8	Email	Canal & River Trust	01/12/2023
9	Email	Leicester, Leicestershire and Rutland Integrated Care Board	06/12/2023
10	Email	Coal Authority	11/12/2023
11	Email	Environment Agency	18/12/2023
12	Email	Pegasus Group	18/12/2023
13	Email	Natural England	19/12/2023
14	Email	Leicestershire County Council	19/12/2023
15	Email	Stantec	19/12/2023
16	Email	Cartwright Homes	20/12/2023
17	Email	Leicestershire Police	21/12/2023
18	-	Hinckley and Bosworth	20/12/2023
19	Email	Springbourne Homes c/o Marrons	20/12/2023

2. Stoke Golding Neighbourhood Development Plan Review: Summary of representations submitted by Hinckley & Bosworth Borough Council to the independent examiner following the Regulation 16 Draft Plan consultation, held between Wednesday 8 November to Wednesday 20 December 2023.

Rep Number	Name	Full representation
1	MOP1	<p>My primary observation on the neighbourhood plan for Stoke Golding is that it underplays the significance of the canal corner (usually known as ‘duck corner’) and the road down to it, in the life of Stoke Golding residents, and also in the appearance of the village on the approach road.</p> <p>Vantage Point / Appearance of Stoke Golding</p> <p>View ‘E’ from close to that point is the last in the list and is not well defended, yet the position of the church and the houses gathered around its skirts, set in fields, is highly significant in the Stoke Golding ‘sense of self’. That view of the village in its agricultural surroundings is not seen on any other approach.</p> <p>Views from footpaths are important, but views from roads are seen by far greater number of people. Had the ribbon development of the 1930s been stopped earlier many local towns and villages in Leicestershire would appear much more attractive from the road. So, views from roads are more significant in defining the character of places than footpath views and should be at the top of any list. Therefore, protecting that one view, and explaining its significance, is highly important.</p> <p>Environment and significance of the ‘duck corner experience’</p> <p>Going down to the canal, for a walk or to feed the ducks, is part of many residents’ recreational activities. The pleasant environment of the canal bank, surrounded by countryside views, with the village above, is an essential part of that experience. In the future it would be an improvement to have a better pedestrian route from the village to the canal, as currently push chairs and dog walkers have to negotiate a road without a pavement, and the less able, with walkers or wheelchairs, cannot safely access the route, much as they might wish to. I cannot think there is another road walk from the village which offers a compatible attraction. The moored boats, the wind and sunshine on the water surface and the ducks all contribute.</p> <p>When, recently, an advertisement board for new houses was (temporarily) located in the field just across the road it significantly damaged the environment of ‘duck corner’ and the experience of visiting it. That was just a</p>

Rep Number	Name	Full representation
		<p>signboard, but it made a countryside environment. How much more would actual housing development on that side of the road do to change the canal experience for the many village residents who appreciate it?</p> <p>I appreciate that an area of fields has been designated 'open space' in the plan, but this is focused on the separation of Dadlington and Stoke Golding, it is not designed to protect the experience of a walk to the canal. If this plan is truly for the benefit of stoke Golding residents (and not just to protect Dadlington) then surely a lovely facility which stoke Golding currently possesses should be protected?</p> <p>Summary</p> <p>As it stands the plan positively invites residential development in a field between the village and the canal. There is no protection of the walk to the canal offered, despite A brief mention of the canal in a historic context. It does not seem to be seen as a significant part of the village. To be blind to this asset is to risk losing it.</p>
2	MOP2	<p>Really, is there any point continuing with these Plans.</p> <p>What is the point of these when the Planning Inspectorate ride rough-shot over the views of local residents - latest farce being Ashfields Farm, Desford.</p> <p>Seems to be an absolute waste of everyone's time and public money as the Plans are just ignored.</p>
3	Historic England	<p>Thank you for consulting us on the regulation 16 consultation on the Stoke Golding Neighbourhood Plan.</p> <p>We have no further comments to make in addition to those we made at regulation 14 stage.</p>
4	National Forest	<p>As the site is outside the National Forest boundary, the National Forest Company has no comment to make, and are happy to be omitted from the list of consultees for this Neighbourhood Plan.</p>
5	Nuneaton and Bedworth Borough Council	<p>Thank you for notifying us but we have no comments to make on this.</p>
6	Nottinghamshire County Council	<p>Thank you for consulting NCC's Planning Policy Team on the Stoke Golding Neighbourhood Plan. I can advise that at this time the County Council does not have any strategic planning policy comments to make. However, if there is a specific issue you wish us to provide comments on, please let me know as soon as possible.</p>
7	HBBC Cultural Services Manager	<p>Thanks for sharing this. Am pleased to see relevant and supportive statements on tourism are included. I feel that key cultural, sporting and leisure elements are contains within this draft submission.</p>

Rep Number	Name	Full representation
		<p>The one area that could be expended upon is the well-being aspects of rural living. Loneliness, mental wellness, and the need for residents to take personal responsibility for their well-being, especially preventive interventions.</p> <p>Unsure if the Parish is sighted on the Joint Health & Well Being Strategy for Leicestershire and our Local HWB Action Plan - as per attached? Attached Items: The Hinckley and Bosworth Community Health and Well Being Plan 2023-2026 and Leicestershire Joint Health and Well Being Strategy (2022-2032)</p>
8	Canal & River Trust	<p>Thank you for consulting the Canal & River Trust on the draft Stoke Golding Neighbourhood Plan Review. I can confirm that the Trust has no comments to make on the Plan.</p>
9	Leicester, Leicestershire and Rutland Integrated Care Board	<p>We are writing in response to the notification of publicity of the Stoke Golding Neighbourhood Plan Review. The NHS Leicester, Leicestershire & Rutland Integrated Care Board (ICB) are supportive of the vision set out in your plan and would want to work collectively with you to understand in more details how the local NHS can contribute to its delivery. Many of the themes identified in the plan will impact upon the wider determinants of health and as a result population health outcomes. We would therefore welcome working together to maximise the opportunity for health and wellbeing within the vision outlined in your plan. In particular, we would welcome: Actions to support the development of community identity; maximising opportunities for residents to come together to create community cohesion and support each other.</p> <p>Maximise the opportunities and provision of green space and local recreational facilities that actively promote enable residents to access and undertake physical activity with ease (both formal and informal). Consideration for this type of provision should be varied, evidenced based and compatible with local leisure, and open space strategies.</p> <p>The actions to create local jobs are welcome as this is a large contributor to people's health and wellbeing. We would like employers to consider how they support the health and wellbeing of their employees.</p> <p>Ensure that there are a range of options for travel (including active travel) within the development that enables residents to get to and from work and leisure easily.</p> <p>Designs that support the reduction in carbon emissions, as this has a direct impact on some resident's health.</p> <p>As well as the above comments it is important to note that an increase in the number of new residents in any area will have a direct impact upon local NHS services whether that is primary, hospital or community care. Local primary care services are already under high demand and therefore any additional demand from housing developments will require developer contribution to mitigate this.</p>

Rep Number	Name	Full representation
		Thank you for the opportunity to comment on your vision and I look forward to working together to make the most of the opportunity and mitigate any impacts from increases in population upon local NHS services.
10	Coal Authority	Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it. Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.
11	Environment Agency	<p>Thank you for giving the Environment Agency the opportunity to comment on the Stoke Golding Neighbourhood Plan.</p> <p>We have reviewed the environmental constraints affecting the Plan area and which lie within our remit, e.g. areas of fluvial flood risk, 'Main Rivers', and consider they are such that we have no formal comment to make on the Neighbourhood Plan as submitted.</p>
12	Pegasus Group	<p><u>Covering Letter</u></p> <p>Thank you for the opportunity to comment on the above consultation on the Draft Stoke Golding Neighbourhood Plan (2020-2041). These representations are made on behalf of Davidsons Developments Ltd who have interests in Land at Wykin Lane, which benefits from planning permission and Land East of Stoke Lane, Stoke Golding.</p> <p>The Land East of Stoke Lane site is approx. 5.54 ha and is currently in use for agricultural purposes and is capable of delivering approximately 65 dwellings (including 40% affordable homes, a total of 26 affordable homes). A site plan of the land east of Stoke Lane is included for your consideration.</p> <p>Representations on the Pre-Submission Draft Stoke Golding Neighbourhood Plan are attached, set out on the Consultation Form provided.</p> <p>We request to be kept informed of any future consultations on the Neighbourhood Plan</p> <p><u>Response Form</u> 1.16</p> <p>We welcome the update to the Neighbourhood plan period and the extension to 2041. This aligns with the latest Hinckley and Bosworth Local Development Scheme, approved in December 2022, which extended the emerging Local Plan period to 2041.</p>

Rep Number	Name	Full representation
		<p>4.4-4.5 The Neighbourhood Plan has been updated to acknowledge the further significant delays to the new Local Plan, which will now not be finalised until 2025, at the earliest.</p> <p>Settlement Boundary Map 3 The settlement boundary map now correctly includes the permitted development at Land at Wykin Lane (22/00845/REM) within the Settlement Boundary, which is welcomed.</p> <p>Policy SG2 It is important that the Neighbourhood Plan takes account of Leicester’s unmet need and the number of homes apportioned to the Borough through the Statement of Common Ground.</p> <p>The plan period extension to 2041, to align with the emerging Local Plan, required an update to the housing requirement, increasing it to 235 homes a year.</p> <p>It is important that the Neighbourhood Plan makes provision for sufficient homes to meet the housing requirement identified. It is best practice to include at least 10% flexibility i.e. make provision for 10% more homes than the housing requirement. This is to deal with changes in circumstance and ensure a certainty of delivery of the homes needed within Stoke Golding.</p> <p>Hinckley and Bosworth Borough Council have an immediate identified housing land supply shortfall as well as an acknowledged shortfall in proposed housing allocations in the draft Local Plan to meet the Borough’s housing needs and Leicester’s unmet need to 2041. Stoke Golding is identified as a Key Rural Centre and therefore offers a sustainable location to accommodating more than its proportional share of homes to assist with this shortfall.</p> <p>Whilst the proposed methodology for identifying a housing requirement for the Neighbourhood Plan is understood in the context of the delayed Local Plan, there is a strong argument and logic for the Stoke Golding Neighbourhood Plan to allocate an additional site so that the plan includes at least 10% flexibility and does not rely on windfalls, as this will also help deliver the boroughs requirements.</p> <p>It would also provide a proactive solution to the current immediate housing issues in the Borough and avoid a situation where the Local Plan process allocates a further site in the village shortly after the Neighbourhood Plan</p>

Rep Number	Name	Full representation
		<p>is adopted. The Council are going to need to find additional sites in sustainable settlements like Stoke Golding to address the shortfall identified.</p> <p>Davidsons Developments Ltd are currently working to deliver homes on land at Wykin Lane, shown as a commitment in Map 3. Davidsons have additional land in this location which is available for allocation that could assist with the delivery of housing. The site, Land East of Stoke Lane, immediately south of the Wykin Lane site, has capacity for approx. 65 homes which would deliver 40% affordable housing (a significant 26 homes) as part of a logical and sustainable extension of Stoke Golding, adjacent to the new Settlement Boundary. This would provide the necessary certainty to ensure the Neighbourhood Plan meets the criteria in the NPPF paragraph 14 which provides additional protection to the village whilst there are significant delays to the emerging Local Plan.</p> <p>A site location plan for Land East of Stoke Lane is provided with this representation. The site provides an opportunity to deliver high quality homes in a sustainable location within walking distance of the village's services and facilities.</p> <p>The site would be delivered by Davidsons, a family-owned company and five-star house builder (Home Builders' Federation survey of purchasers). They have a strong reputation for delivering high quality development with an attention to detail and with respect for their surroundings.</p> <p>Policy SG5: Market Housing Mix It is important that the Market Housing Mix policy is flexible enough to respond to site specific circumstances. The current draft policy wording does not provide sufficient flexibility, it only allows variations where this is justified by independently verified viability evidence or by more up-to- date local housing need evidence. This fails to account for other important site-specific matters such as design factors and the character of the area, which may inform the mix of homes appropriate on a site.</p> <p>The requirement for an independent viability assessment is considered to be too onerous for a housing mix policy, when there are a range of factors which might influence the need for flexibility.</p> <p>Policy SG6: Affordable Housing It is important that the Policy now includes the apportionment of first homes that can be provided within the number of affordable homes delivered as part of schemes. The policy needs to be further amended to allow for</p>

Rep Number	Name	Full representation
		<p>sufficient flexibility in the mix of affordable housing to respond to site specific circumstances which may avoid the need for a viability assessment.</p> <p>Attachments Submitted: Development Framework Plan and Site Location Plan</p>
13	Natural England	<p>Thank you for your consultation on the above dated 06 November 2023.</p> <p>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.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.</p> <p>Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species.</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.</p> <p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape,</p>

Rep Number	Name	Full representation
		<p>geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.</p> <p>Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third-party appeal against any screening decision you may make. If a Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.</p> <p>For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p> <p>Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities</p> <p>Natural environment information sources</p> <p>The Magic website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones). Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from the Association of Local Environmental Records Centres.</p> <p>Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here². Most of these will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.</p> <p>National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here.</p> <p>There may also be a local landscape character assessment covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It</p>

Rep Number	Name	Full representation
		<p>can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.</p> <p>If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.</p> <p>General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the Magic4 website and also from the LandIS website, which contains more information about obtaining soil data.</p> <p>Natural environment issues to consider The National Planning Policy Framework sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance⁷ sets out supporting guidance.</p> <p>Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.</p> <p>Landscape Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry-stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.</p> <p>If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.</p> <p>1 http://magic.defra.gov.uk/ 2 https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england 3 https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making 4 http://magic.defra.gov.uk/ 5 http://www.landis.org.uk/index.cfm 6</p>

Rep Number	Name	Full representation
		<p data-bbox="584 268 1682 331"> https://www.gov.uk/government/publications/national-planning-policy-framework--2 http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/ </p> <p data-bbox="584 368 2007 501"> Wildlife habitats Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here⁸), such as Sites of Special Scientific Interest or Ancient woodland⁹. If there are likely to be any adverse impacts, you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for. </p> <p data-bbox="584 537 1973 670"> Priority and protected species You'll also want to consider whether any proposals might affect priority species (listed here ¹⁰) or protected species. To help you do this, Natural England has produced advice here to help understand the impact of particular developments on protected species. </p> <p data-bbox="584 707 2040 906"> Best and Most Versatile Agricultural Land Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see Guide to assessing development proposals on agricultural land. </p> <p data-bbox="584 943 2033 1246"> Improving your natural environment Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the National Planning Policy Framework. If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals. Opportunities for environmental enhancement might include: </p> <p data-bbox="584 1283 1865 1378"> Restoring a neglected hedgerow. Creating a new pond as an attractive feature on the site. Planting trees characteristic to the local area to make a positive contribution to the local landscape. </p>

Rep Number	Name	Full representation
		<p>Using native plants in landscaping schemes for better nectar and seed sources for bees and birds. Incorporating swift boxes or bat boxes into the design of new buildings. Think about how lighting can be best managed to reduce impacts on wildlife. Adding a green roof to new buildings. Providing a new footpath through the new development to link into existing rights of way.</p> <p>Defra's Biodiversity Metric should be used to understand the baseline biodiversity value of proposed development sites and may be used to calculate biodiversity losses and gains where detailed site development proposals are known. For small development sites the Small Sites Metric may be used. This is a simplified version of Defra's Biodiversity Metric and is designed for use where certain criteria are met. Where on site measures for biodiversity net gain are not possible, you should consider off site measures.</p> <p>You may also want to consider enhancing your local area in other ways, for example by: Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community. Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's Green Infrastructure Framework sets out further information on green infrastructure standards and principles Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance¹³). Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wildflower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency). Planting additional street trees. Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links. Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).</p> <p>Natural England's Environmental Benefits from Nature tool may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside Defra's Biodiversity Metric and is available as a beta test version</p>
14	Leicestershire County Council	Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in this consultation.

Rep Number	Name	Full representation
		<p>Highways</p> <p><u>Specific Comments</u> 1.13 Core Strategy Policy 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 SG2: Housing Requirement Housing developments referenced in Para.4.15 have all been approved by H&BBC and considered to be correct.</p> <p>Page 18-19 Mulberry Farm, High Street The LHA are aware of application 22/00661/FUL for 25 dwellings at Mulberry Farm. This has yet to be determined by H&BBC and while the LHA have advised no objection, LHA continue to be consulted by H&BBC on revised proposals.</p> <p>Policy SG3 – Mulberry Farm, High Street The Applicant is proposing access off High Street and to date, the LHA have advised no objection to the site access arrangements.</p> <p>Policy SG4: Infill Housing Development This includes the 3 committed developments and live Mulberry Farm development.</p> <p>Road Network 9.3 Additional passing places are proposed along Wykin Lane/Stoke Lane as part of application reference 19/01324/OUT.</p> <p>Parking Application reference 21/00980/FUL for a new access and alterations to the existing car park was submitted to H&BBC by the school to alleviate this problem and has been permitted by H&BBC. This appears to have now been completed.</p>

Rep Number	Name	Full representation
		<p>General Comments</p> <p>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.</p> <p>Given this, 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 i.e., 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 national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to</p>

Rep Number	Name	Full representation
		<p>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.</p> <p>Flood Risk Management 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.</p> <p>The LLFA is not able to: 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> <p>When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points: 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>

Rep Number	Name	Full representation
		<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.</p> <p>Consideration should also be given to blue green corridors and how they could be used to improve the biodiversity 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.</p> <p>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 Flood map for planning (rivers and sea): https://flood-map-for-planning.service.gov.uk/Planning</p> <p>Minerals & Waste Planning 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 minerals or waste site. The County Council can provide information on these operations, or any future development planned for your neighbourhood.</p> <p>You should also be aware of Minerals and Waste Safeguarding Areas, contained within the adopted Minerals and Waste Local Plan (Leicestershire.gov.uk). 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</p>

Rep Number	Name	Full representation
		<p>development in these areas or if any proposed neighbourhood plan policies may impact on minerals and waste provision.</p> <p>Property Education 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.</p> <p>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.</p> <p>Strategic Property Services No comment at this time.</p> <p>Adult Social Care 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.</p> <p>Environment Specific Comments Suggest strengthening the links to supporting climate action through planning in order to support the Government's commitment for net zero emissions by 2050. Recommend that climate adaptation and resilience is considered more within the plan Recommend that the renewable energy study is updated to help inform the plan through to 2039. Recommend that the information for/against renewable energy within the neighbourhood is updated as resident views may have changed. Many of the warmest years on record have occurred in the last 5 years and therefore residents views may be more in favour of renewable energy and the need to act on climate change.</p>

Rep Number	Name	Full representation
		<p>Suggest the plan make reference to electric vehicles, in particular supporting home charging in new developments as well as communal vehicular charging points within the parish.</p> <p>Archaeology and the Historic Environment Paragraphs 6.35 notes that following site assessment and investigation, the enhanced understanding provided may lead to reappraisal of the significance of any affected heritage assets. It should also be noted that the process of site investigation may identify previously unrecorded archaeological remains, the significance of which should be established to inform the determination of any planning application.</p> <p>Does the inclusion of paragraphs 6.33-6.35 stem from particular concern regarding the potential impact of development upon a specific heritage asset, if so that concern could be identified more specifically.</p> <p>We note the inclusion of ridge and furrow earthworks as non-designated heritage assets (p51, map11, Policies Maps p75 & 76). We would recommend that their inclusion is supported by a method statement that outlines how the sites were identified and defined.</p> <p>General Comments 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 archaeology and the historic and natural environment including heritage assets, archaeological sites, listed and unlisted historic buildings, historic landscapes, climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land.</p> <p>Archaeology and the Historic Environment The planning process provides one of the most effective tools to manage the impact of land use change upon the historic environment. This is achieved both through the shaping of development plans (Local and Neighbourhood Plans) and the delivery of development management advice on individual planning applications. In that context, the inclusion of heritage in your Neighbourhood Plan, and the provision of relevant and effective policies, will significantly strengthen the management of these issues, and will be an effective way of the community identifying its own concerns and priorities.</p> <p>Ideally, Neighbourhood Plans should seek to work in partnership with other agencies to develop and deliver this strategic objective, based on robust local evidence and priorities. We recommend that each Neighbourhood Plan</p>

Rep Number	Name	Full representation
		<p>should consider the impact of potential development or management decisions on the conservation and enhancement of the historic environment. The historic environment is defined as comprising all aspects of the environment resulting from the interaction between people and places through time, including all surviving evidence of past human activity, whether upstanding, buried or submerged, as well landscapes and their historic components.</p> <p>The Leicestershire and Rutland Historic Environment Record (LRHER) can provide a summary of archaeological and historic environment information for your Neighbourhood Plan area. This will include gazetteers and maps describing the locally identified non-designated heritage assets, typically archaeological sites (both earthworks and buried archaeological remains), unlisted historic buildings and historic landscapes (parks and gardens). We will also provide information on medieval ridge and furrow earthworks to help you evaluate the surviving earthworks in your area. Information on Designated assets (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Battlefields) is available from the National Heritage List for England (NHLE). https://historicengland.org.uk/listing/the-list/</p> <p>Consideration of the historic environment, and its constituent designated and non-designated heritage assets, is a material consideration in the planning process. While the data held by the LRHER is constantly maintained and updated, it is unlikely that the record represents an exhaustive list of all assets with the plan area. We suggest that information provided by the LRHER should be taken into account when preparing the Neighbourhood Plan and contribute to any list of locally identified heritage assets. Based upon a structured assessment process, this will be the basis of any non-designated heritage assets identified within the plan and given force through the preparation of appropriate heritage policy.</p> <p>Contact: her@leics.gov.uk, or phone 0116 305 8323</p> <p>For help with including heritage in your Neighbourhood Plan please see the following guidance: CBA Toolkit No. 10, Neighbourhood Planning (2017) https://www.archaeologyuk.org/asset/6FE3A721-B328-4B75-9DEBBD0028A4AEED/ National Trust Guide to Heritage in Neighbourhood Plans (2019) https://www.nationaltrust.org.uk/documents/neighbourhood-planning-and-heritageguidance.pdf</p> <p>Climate Change The County Council, through its Environment Strategy and Net Zero Strategy and Action Plan, is committed to achieving net zero for its own operations by 2030 and to working with Leicestershire people and organisations to</p>

Rep Number	Name	Full representation
		<p>become a net zero county by 2045 or before. Along with most other UK local authorities, the council has declared a climate emergency and wants to do its bit to help meet the Paris Agreement and keep global temperature rise to well below 2°C Leicestershire’s Net Zero Strategy and Action Plan is available at: https://www.leicestershire.gov.uk/environment-and-planning/net-zero/net-zero-leicestershirestrategy-action-plan-and-reports</p> <p>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 net zero by 2050. Neighbourhood Plans should, as far as possible, align to Leicestershire County Council’s Net Zero Strategy and Action Plan by contributing to and supporting a reduction in greenhouse gas emissions and by increasing the county’s resilience to climate change.</p> <p>Landscape 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 Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project; the Local District/Borough Council landscape character assessments; the 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.</p> <p>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’ document (2018) published by Historic England. 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-andcommunity/history-and-heritage/historic-environment-record)</p> <p>Contact: her@leics.gov.uk or telephone: 0116 3058323</p> <p>Examples of policy statements for Landscape: POLICY X: LOCAL LANDSCAPE CHARACTER AREAS – Development proposals falling within or affecting the Local Landscape Character Areas (LLCAs), where possible, enhance the LLCA’s particular characteristics,</p>

Rep Number	Name	Full representation
		<p>important views and local distinctiveness. Proposals having a harmful effect on a Local Landscape Character Area's character will not be supported.</p> <p>Biodiversity 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 (NPPF) 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. Habitat permeability for 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 should be considered. The Neighbourhood Plan can be used to plan actions for the parish council on its' own land (community actions) and guide the actions of others (policy actions).</p> <p>For specific advice on species and habitats of importance in the County and actions that can make a difference to their conservation and ways to increase the quality and quantity of these, please refer to the Leicestershire and Rutland Biodiversity Action Plan: https://www.leicestershire.gov.uk/environment-and-planning/planning/biodiversity-strategy https://www.leicestershire.gov.uk/environment-and-planning/planning/planning-andbiodiversity</p> <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 ponds with high potential to support great crested newts' and bat roosts; and a list of records of protected and priority Biodiversity Action Plan species. 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>

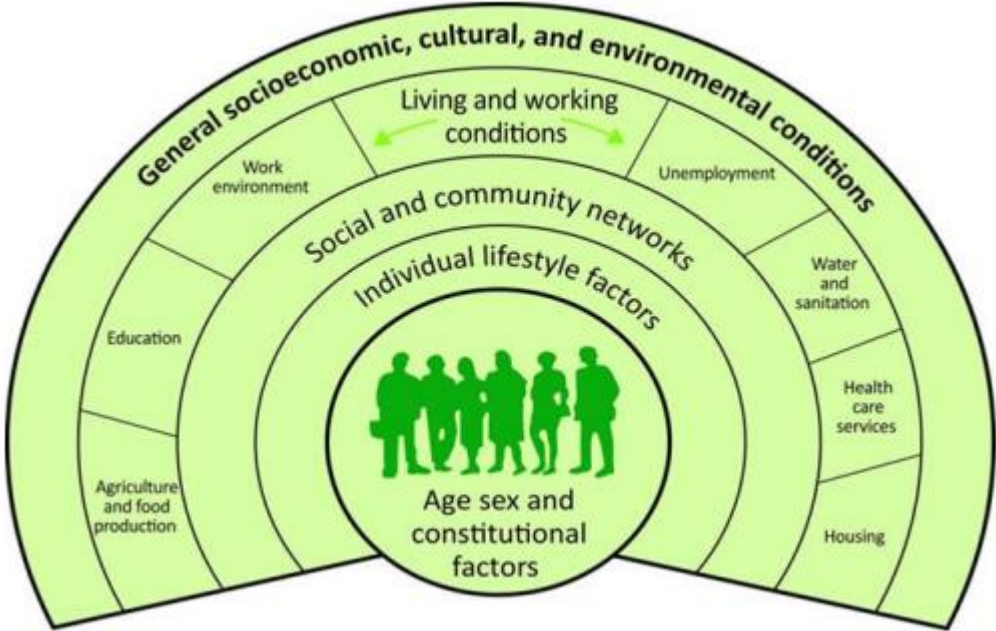
Rep Number	Name	Full representation
		<p>Contact: LRERC@leics.gov.uk., or phone 0116 305 1087 https://www.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-andrutland-environmental-records-centre-lrerc,</p> <p>For informal advice on actions for nature that can be taken forward on parish land please contact EnvironmentTeam@Leics.gov.uk</p> <p>Many species of plants and animals in England and often their supporting features and habitats are protected. What you can and cannot do by law varies from species to species and may require a preliminary ecological appraisal. For information on protected species and the law please visit: https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications</p> <p>Examples of policy statements that can be added to the plan to support biodiversity:</p> <p>POLICY X: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT – Consideration should be made in the design and construction of new development in the Plan Area to protect and enhance biodiversity, where appropriate, including:</p> <p>Roof and wall construction should incorporate integral bee bricks, bird nest boxes and bat breeding and roosting boxes. Target species and locations to be based on advice sought from the Local Authority’s Biodiversity Officer (or equivalent).</p> <p>Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for hedgehogs and other terrestrial animals.</p> <p>Work with landowners to ensure good maintenance of existing hedgerows, gap up and plant new hedgerows where appropriate and introduce a programme of replenishing hedgerow trees.</p> <p>Avoidance of all unnecessary exterior artificial lighting: there is no legal duty requiring any place to be lit. Security lighting, if essential, should be operated by intruder sensors and illuminated for no longer than 1 minute. Sports and commercial facility lighting should be switched off during agreed ‘curfew’ hours between March and October, following best practice guidelines in Bats and Lighting Leicestershire Environmental Records Centre, 2014.</p> <p>Lighting design, location, type, lux levels and times of use should follow current best practice, e.g. by applying the guidelines in Guidance note 08/18 Bats and artificial lighting in the UK: Bat Conservation Trust / Institution of Lighting Professionals, 2018.</p> <p>Natural/semi natural grassland margins adjacent to hedges of up to 5m buffer.</p>

Rep Number	Name	Full representation
		<p>Retain natural features wherever possible. In creating habitats, consider the underlying geology and allow natural colonisation near local high-quality habitats. Avoid use of topsoil to promote plant diversity, especially in areas of limestone or areas near to heathland - consider exposing sandy soils to encourage acid grassland and heath. Allow for structural diversity of habitats – for example long and tall grass, to maintain a suitable grassland habitat for wildlife. A management plan should accompany all planning applications. Avoid development and hard landscaping next to watercourses. Restore naturalness to existing watercourses for example by retaining some steeper earth banks suitable for Kingfisher and Water Vole breeding. Retain areas of deadwood within the site to maintain biodiversity. Plant 30% of trees with a selection of larger native species and create lines of trees.</p> <p>Green Infrastructure 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). 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.</p> <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 promoting 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 and historic environment. Looking at the existing provision of GI networks within a community can influence the plan for creating & enhancing new networks.</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.</p> <p>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. Sites that are</p>

Rep Number	Name	Full representation
		<p>designated as Local Green Spaces can form an important strategic part of local Green Infrastructure and can be conserved and enhanced to make an important contribution to the district green infrastructure. Delivery of the conservation and enhancement can be dealt with in Policy and Community Actions.</p> <p>Brownfield, Soils and Agricultural Land The NPPF encourages the effective use of brownfield land for development, provided that it is not of high environmental/ecological/heritage value. Neighbourhood planning groups should check with Defra if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological or heritage value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological and heritage value of a brownfield site before development decisions are taken.</p> <p>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 and have produced the following guide. https://www.gov.uk/government/publications/agricultural-land-assessproposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land.</p> <p>The British Society for Soil Science provide advice on what should be expected of developers in assessing land for development suitability. https://soils.org.uk/wp-content/uploads/2022/02/Assessing-Agricultural-Land-Jan-2022.pdf</p> <p>Strategic Environmental Assessments (SEAs) Information for Neighbourhood Planning groups regarding Strategic Environmental Assessments (SEAs) can be found on the Neighbourhood Planning website (https://neighbourhoodplanning.org/toolkits-and-</p>

Rep Number	Name	Full representation
		<p>guidance/understand-plan-requiresstrategic-environmental-assessment-sea/) and should be referred to. A Neighbourhood Plan must meet certain basic conditions in order to be 'made'. It must not breach and be otherwise compatible with the Environmental Assessment of Plans and Programmes Regulations SI 2004/1633 (available online). These regulations deal with the assessment of environmental plans and programmes and implement Retained Reference Directive 2001/42 'on the assessment of the effects of certain plans and programmes on the environment'.</p> <p>Not every Neighbourhood Plan needs a SEA; however, it is compulsory to provide when submitting a plan proposal to the local planning authority either: A statement of reasons as to why SEA was not required An environmental report (a key output of the SEA process).</p> <p>As a rule of thumb, SEA is more likely to be necessary if both of the following two elements apply: a Neighbourhood Plan allocates sites for development (for housing, employment etc.); and the neighbourhood area contains sensitive environmental assets (e.g. a Site of Special Scientific Interest (SSSI) or an Area of Outstanding Natural Beauty (AONB)) that may be affected by the policies and proposals in the Neighbourhood Plan.</p> <p>In light of these two considerations, it is very unlikely that a Neighbourhood Plan would require SEA if the plan were not allocating land for development. This is because allocating land for development is more likely to generate physical changes which lead to significant effects.</p> <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. Changes are also likely to be forthcoming as a result of the Government's Levelling Up and Regeneration Bill (LURB). This proposes 'Environmental Outcome Reports' to replace the current system of Strategic Environmental Assessment (including Sustainability Appraisals) and Environmental Impact Assessment and introduce a clearer and simpler process where relevant plans and projects (including Nationally Significant Infrastructure Projects) are assessed against tangible environmental outcomes.</p> <p>Impact of Development on Household Waste Recycling Centres (HWRC)</p>

Rep Number	Name	Full representation
		<p>Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district and borough area and the existing HWRC services delivered by 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 of the HWRC most likely impacted have to be initiated.</p> <p>Contributions to fund these projects are requested in accordance with the Leicestershire's Planning Obligations Policy and the relevant Legislation Regulations.</p> <p>Public Health Health is shaped by many different factors throughout our lives. Health is affected by the settings in which we live, work, learn and play. These influences start to determine health and opportunities for better health from birth and throughout the whole life course, for example the environment, community, transport, education and income.</p> <p>This complex range of interacting social, economic and environmental factors are known as the wider determinants of health or the social determinants of health.</p> <p>When there is a difference in these conditions it contributes to health inequalities- "Health inequalities are the preventable, unfair and unjust differences in health status between groups, populations or individuals that arise from the unequal distribution of social, environmental and economic conditions within societies" (NHS England)</p> <p>The diagram below illustrates types of wider factors that influence an individual's mental and physical health.</p>

Rep Number	Name	Full representation
		 <p>The diagram shows:</p> <ul style="list-style-type: none"> personal characteristics at the core of the model and this includes sex, age, ethnic group, and hereditary factors The layer around the core contains individual 'lifestyle' factor behaviours such as smoking, alcohol use, and physical activity The next layer contains social and community networks including family and wider social circles The next layer covers living and working conditions include access and opportunities in relation to jobs, housing, education and welfare services The final outer layer is general socioeconomic, cultural and environmental conditions and includes factors such as disposable income, taxation, and availability of work <p>Research by the Robert Wood Johnson Foundation, looked into the major contributors to health and wellbeing and found that:</p>

Rep Number	Name	Full representation
		<p>Health Behaviours contribute to 30% of health outcomes made up of: Smoking 10% Diet/Exercise 10% Alcohol use 5% Poor sexual health 5%</p> <p>Socioeconomic Factors contribute to 40% of health outcomes: Education 10% Employment 10% Income 10% Family/Social Support 5% Community Safety 5%</p> <p>Clinical Care contributes to 20% of health outcomes: Access to care 10% Quality of care 10%</p> <p>Built Environment contributes to 10% of health outcomes: Environmental Quality 5% Built Environment 5%</p> <p>Source: Robert Wood Johnson Foundation and University of Wisconsin Population Health Institute, Used in US to rank Counties by health Status</p> <p>Therefore, due to the complex way in which the built environment and communities we live in impact on our health any opportunity to mitigate negative impacts and enhance positive outcomes should be taken.</p> <p>Completing a Health Impact Assessment (HIA) is a good practice to ensure neighbourhood concerns and recommendations are considered. Undertaking a HIA as part of your neighbourhood plans has the potential to influence all these areas, alongside influencing decisions made about access to care through transport and infrastructure.</p> <p>To aid you in undertaking a HIA please visit: https://www.healthyplacemaking.co.uk/healthimpact-assessment/</p>

Rep Number	Name	Full representation
		<p>At the bottom of this page there are also links to a number of local data sheets at a district level. You can also familiarise yourself with the health profile for your area by visiting: https://fingertips.phe.org.uk/profile/health-profiles Dahlgren G, Whitehead M. (1991). Policies and Strategies to Promote Social Equity in Health. Stockholm, Sweden: Institute for Futures Studies. NHS England, "Reducing health inequalities resources," [Online]. Available: https://www.england.nhs.uk/about/equality/equality-hub/resources/ [Accessed February 2021].</p> <p>Communities 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> <ol style="list-style-type: none"> 1. Carry out and report on a review of community facilities, groups and allotments and their importance with your community. 2. Set out policies that seek to 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. 3. Identify and support potential community projects that could be progressed. <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>Economic Development 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.</p> <p>Fibre Broadband Our ambition is for a Digital Leicestershire. This includes the ambition for everyone to have access to fast, accessible, inclusive, reliable digital infrastructure and we are working to support government targets to achieve</p>

Rep Number	Name	Full representation
		<p data-bbox="584 268 2042 331">gigabit capable, lightning-fast broadband connections to 85% of Leicestershire by December 2025, increasing to 100% by 2030.</p> <p data-bbox="584 368 2042 499">A fast and reliable digital infrastructure will open new opportunities for residents, communities and businesses. It will underpin innovation, improve community and social networks and support learning and development for all. It will help to deliver a range of societal benefits including the more effective provision of public services, information and connect people to the support at the point of need.</p> <p data-bbox="584 536 2042 770">The Digital Leicestershire team manages programmes aimed at improving digital infrastructure in the county. This includes superfast, ultrafast and full fibre broadband. This work combines three approaches; engaging with commercial operators to encourage private investment in Leicestershire, working with all tiers of government to reduce barriers to commercial investment, and operating intervention schemes with public funds to support deployment of digital infrastructure in hard-to-reach areas that are not included in broadband suppliers' plans, reaching parts of the county that might otherwise miss out on getting the digital connectivity they need. We are currently providing support throughout the county with our Gigabit and Gigahub programmes.</p> <p data-bbox="584 807 2042 938">How does this role relate to neighbourhood plans? The UK government has brought into force new laws that require new homes in England to be built with gigabit broadband connections and enables telecoms firms to be able to get faster broadband to nine million people living in blocks of flats across the UK.</p> <p data-bbox="584 975 2042 1074">Ministers have amended the Building Regulations 2010 to ensure that new homes constructed in England will be fitted with infrastructure and connections capable of delivering gigabit broadband - the fastest internet speeds on the market.</p> <p data-bbox="584 1110 2042 1241">The updated regulations mean that more people moving into new homes will have a gigabit capable broadband connection ready when construction is completed, avoiding the need for costly and disruptive installation work after the home is built and enabling residents to arrange the best possible internet service at the point, they move in.</p> <p data-bbox="584 1278 2042 1377">In a further boost to people's access to better broadband, another new law has made it easier to install faster internet connections in blocks of flats when landlords repeatedly ignore requests for access from broadband firms. Both of these new laws came into effect on 26 December 2022.</p>

Rep Number	Name	Full representation
		<p>The updated building rules mean home developers will be legally required to future-proof new homes in England for next-generation gigabit broadband as standard practice during construction.</p> <p>Connection costs will be capped at £2,000 per home for developers and they will work together with network operators to connect developments to the gigabit network. It is estimated over 98 per cent of premises fall within this cap, meaning moving into a new build property without lightning-fast internet speeds will become a thing of the past for the vast majority of people across England.</p> <p>Where a developer is unable to secure a gigabit-capable connection within the cost cap, developers must install the next fastest connection available. And even where a gigabit-capable connection is not available within the cost cap, gigabit ready infrastructure, such as ducts, chambers and termination points, still needs to be installed. This will ensure that homes are fit for the digital age but may not be connected straight away.</p> <p>The Council supports a 'dig once' approach for deployment of communications infrastructure and a build which is sympathetic to the character and appearance of the surrounding area.</p> <p>The Council encourages telecommunications build which does not significantly impact on the appearance of any building or space on which equipment is located and which minimises street clutter.</p> <p>Groups working on emerging neighbourhood plans are encouraged to visit the Digital Leicestershire website to learn about current and forthcoming full fibre broadband provision for their local area https://www.thinkbroadband.com/ and also BDUK (Building Digital UK) Further Information https://digital-leicestershire.org.uk/</p> <p>Email: broadband@leics.gov.uk Building Regulations: Infrastructure for Electronic Communications (R)</p> <p>Equalities While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2020-2024 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: https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2020/7/10/Equality-strategy2020-2024.pdf</p>

Rep Number	Name	Full representation
		<p>The Neighbourhood plan should comply with the main requirements of the Public Sector Equality Duty.</p> <p>This requires public bodies to have due regard of the need to:</p> <ul style="list-style-type: none"> Eliminate discrimination Advance equality of opportunity Foster good relations between different people <p>Accessible Documents</p> <p>In today's working environment more and more information is being produced digitally. When producing information which is aimed at or to be viewed by the public, it is important to make that information as accessible as possible. At least 1 in 5 people in the UK have a long-term illness, impairment or disability. Many more have a temporary disability.</p> <p>Accessibility means more than putting things online. It means making your content and design clear and simple enough so that most people can use it without needing to adapt it, while supporting those who do need to adapt things.</p> <p>For example, someone with impaired vision might use a screen reader (software that lets a user navigate a website and 'read out' the content), braille display or screen magnifier. Or someone with motor difficulties might use a special mouse, speech recognition software or on-screen keyboard emulator.</p> <p>Public sector organisations have a legal requirement to make sure that all information which appears on their websites is accessible. As Neighbourhood Plans have to be published on Local Planning Authority websites, they too have to comply with government regulations for accessibility. Guidance for creating accessible Word and PDF documents can be found on the Leicestershire Communities website:</p> <ul style="list-style-type: none"> Creating Accessible Word Documents Creating Accessible PDFs <p>To enable Development Officers to implement your policies, it is important to make sure that they are clear, concise and worded in such a way that they are not open to interpretation. This Policy Writing Guide has been designed to provide you with a few key points to look out for:</p> <p>https://www.leicestershirecommunities.org.uk/uploads/policy-writing-guide17.pdf?v=1667547963</p>

Rep Number	Name	Full representation
15	Stantec	<p>I write on behalf of my client Lagan Homes pursuant to their land interests on land south of Hinckley Road, Stoke Golding. Lagan Homes control approximately 1.9 hectares of land at the site, which borders Stoke Road to its eastern side.</p> <p>Lagan Homes has not previously commented through the previous phases of the Neighbourhood Plan process. However, the comments made below set out the key concern regarding the submitted document to be considered for independent examination.</p> <p>The Site The site consists of a single agricultural parcel, divided by an existing post and rail fence, used for grazing. A copy of the site area is set out within Appendix 1 below. It also includes an agricultural building and associated access from Stoke Road. To the west of the site is further grazing land, and residential development is located to the north. To the east is St Martins Catholic Voluntary Academy and its associated playing fields. Land to the south is in further agricultural use.</p> <p>The site lies outside of the designated Stoke Golding village framework. In terms of constraints, the closest listed building (the grade II listed Stoke Golding War Memorial) is circa 600m to the west. There are no other formal constraints identified at the site. The eastern part of the site (only) is designated within the current Neighbourhood Plan as being a Local Wildlife Site. It is referenced as 'site F: Hinckley Road Grassland LWS 91268'. It must however be noted that the site is not allocated as a Local Wildlife Site within the adopted Local Plan.</p> <p>Stoke Golding is defined within the adopted Core Strategy 2009 as a Key Rural Centre. These are 'villages that have populations over 1,500 people, have a primary school, local shop, post office, GP, community/leisure facilities, employment and a 6 day a week bus service (hourly)'.</p> <p>The site is considered an appropriate location for residential development. It is considered to have a capacity of circa 90 dwellings in total across the site as a whole.</p> <p>Comments on the Neighbourhood Plan Lagan Homes support the reviewing of the Neighbourhood Plan in principle. This enables local populations to assess and understand up to date requirements within settlements. Lagan Homes has not made previous representations to the plan process ahead of the Regulation 16 consultation. However, these representations</p>

Rep Number	Name	Full representation
		<p>seek to confirm that the land south of Hinckley Road is now available for Page 2 of 4 development. It is within single control and can assist in bringing forward early development to assist Hinckley & Bosworth Borough Council in meeting housing targets. It allows an opportunity for further suitable and sustainable growth within Stoke Golding. Lagan Homes will now promote the site through the upcoming Local Plan cycles.</p> <p>Part of the site is designated as a Local Wildlife Site within the existing Neighbourhood Plan, and the Review seeks to retain that designation. The proposed Neighbourhood Plan Review Policies Map also seeks to include reference to ridge and furrow. Comments are made on the Neighbourhood Plan designations at the site below:</p> <p>Local Wildlife Site Status The Neighbourhood Plan process states the site meets the Local Wildlife Site designation, and the Citation states that it contains 7 Local Wildlife Site grassland indicator species. In 2015, it was described by the Neighbourhood Plan as being in reasonable condition. It must be noted that the survey in 2015 that assessed the site took place from outside of the site boundary.</p> <p>Lagan Homes has instructed Tyler Grange to undertake an independent site assessment of their own to ascertain whether the site is considered to meet the criteria of a Local Wildlife Site. This involved a full site walkover of the eastern element of the site.</p> <p>The guidelines for selection of Local Wildlife Sites in Leicester, Leicestershire and Rutland state that primary criteria for mesotrophic grassland 'should be at least 2,500m² or 200m of linear habitat in which at least 7 species from list F should be Occasional, Frequent, Abundant or Dominant or at least 10 species from grassland list F should be present'.</p> <p>Secondary criteria states that 'the site is at least 2,500m² in extent, in which at least 8 species from lists F (mesotrophic grassland), G (wet grassland), H (acid grassland) and J (calcareous grassland) combined should be present'.</p> <p>The results of the Tyler Grange assessment identified that only 6 of the 'List F' species were present on site, and no other grassland species from the categories listed above were present. Tyler Grange also reports that 'whilst the grassland is considered to be of moderate condition, the updated species list only identified two indicator species of mesotrophic grassland. Species such as white clover, common nettle and creeping thistle would also suggest that the grassland has been subject to some nutrient enrichment since the time that the initial potential</p>

Rep Number	Name	Full representation
		<p>LWS assessment was undertaken back in 2015. As this time, the grassland onsite is not considered to meet priority habitat descriptions or the LWS selection criteria’.</p> <p>Tyler Grange does note that the grassland does have some ecological value, and this is considered to be up to local ecological importance.</p> <p>The allocation of part of the site as a Local Wildlife Site is therefore questioned. The Council has set out a definition for land in order to be considered as such. However, an independent assessment, which included a full walkover of the site, has only identified 6 indicator species rather than the required 7. As such, Local Wildlife Site designation appears to be misleading given the content of the site. It is suggested that the designation is either removed, or relabelled, with any reference to Local Wildlife Site removed.</p> <p>Archaeology The Neighbourhood Plan Review seeks to add a further designation to the northern part of the Lagan land, that being ridge and furrow. Proposed policy SG15 defines areas of ridge and furrow as ‘non-designated heritage sites of archaeological interest’.</p> <p>There does not appear to be a published evidence base providing any further details of this designation. That said, it is imperative that the Neighbourhood Plan understands that such a designation does not Page 3 of 4 preclude it from future development, subject to the results of investigation with the County Council. This is the case for land at Wykin Lane, which benefits from planning permission for 55 dwellings through approved application 22/00845/REM.</p> <p>Other Matters</p> <p>Housing Need The Plan Review seeks a minimum of 235 dwellings to be provided up to 2041. Of these, 223 either benefit from planning permission or are allocated within the Plan review (please note that figure should read 222 dwellings). The rest are expected to be provided through windfall. There are serious concerns that the windfall allowance for Stoke Golding still requires a further 13 units to come forward. Given the constraints within the designated village envelope (and the recent 7 windfall sites taking away further space), the Neighbourhood Plan cannot guarantee that the target of 235 dwellings could be met.</p>

Rep Number	Name	Full representation
		<p>Coupled with Hinckley & Bosworth Borough Council’s borderline five-year housing land supply, the Neighbourhood Plan should be more receptive to the development of further sites, provided they are demonstrated to be appropriate. As noted, there are no known constraints to the development of land south of Hinckley Road, which can ensure the Neighbourhood Plan meets its minimum housing target. The site should therefore be added as a further allocation to proposed policy SG2.</p> <p>Site Availability The land south of Hinckley Road is available for development and will be promoted through the remaining phases of the Hinckley & Bosworth Borough Local Plan Review. It is within single ownership, and it is considered a suitable location for development.</p> <p>The content of these representations should be considered ahead of the independent examination of the Neighbourhood Plan Review.</p>
16	Cartwright Homes	<p>SUBMISSIONS TO THE STOKE GOLDING NEIGHBOURHOOD PLAN REVIEW 2020-2041</p> <p>Policy SG2 – Housing Requirement Policy SG2 confirms that the housing requirement of Stoke Golding, for the period 2020 to 2041, is a minimum of 235 dwellings. It is stressed that this figure is a minimum. Moreover, Cartwright Homes consider that the Neighbourhood Plan should contain an additional flexibility allowance. It is considered that applying a 10% additional buffer is appropriate, as per the first Neighbourhood Plan. This would see the housing requirement increase to 259 dwellings. The policy outlines that this will be met by a series of committed sites, an allocation at Mulberry Farm and windfall developments. The commitments are set out at paragraph 4.15: <ul style="list-style-type: none"> • 55 dwellings – 19/01324/OUT and 22/00845/REM • 65 dwellings – 20/00779/OUT and 21/01413/REM • 70 dwellings – 21/00656/OUT and 22/00391/REM A further 7 dwellings have been permitted between 1st April 2022 and 1st August 2024. Commitments therefore account for 197 dwellings. The allocations at Mulberry Farm will provide 25 dwellings. The Neighbourhood Plan considers there is a current supply of 223 dwellings.</p>

Rep Number	Name	Full representation
		<p>Based on applying a 10% additional buffer, and a subsequent requirement of 259, there is an outstanding requirement of requirement of 36 dwellings.</p> <p>Policy SG3 – Mulberry Farm, High Street As referred to above, Mulberry Farm High Street is a proposed allocation for 25 dwellings. The site lies not only within the Stoke Golding Conservation Area, but also within the Registered Battlefield.</p> <p>It is also acknowledged that there is of heritage and archaeological interest. Paragraph 6 of Policy SG3 also states that “there is a reasonable likelihood of a protected species being present”. Given the potential for archaeological and heritage interest, it is considered that there are more appropriate sites, with less constraints which can be delivered with more certainty.</p> <p>Policy SG5 – Market Housing Mix</p> <p>Cartwright Homes agree that new development of more than four dwellings shall provide for a mix of housing types that will reflect the recommendations of the 2022 Leicester and Leicestershire Housing and Economic Needs Assessment.</p> <p>Policy SG7 – Countryside</p> <p>Cartwright Homes agree that development not allocated, but supported by a local need, and adjacent to the identified settlement boundary, should be supported.</p> <p>Land to the East of High Street, Stoke Golding</p> <p>It is considered the Neighbourhood Plan needs to identify a further site or sites to address the outstanding requirement of 36 dwellings up to 2041. Land to the east of High Street, Stoke Golding (identified at Appendix 1) provides an opportunity for development which is located close to existing facilities. It is acknowledged that the site is located within the Conservation Area (as per map 9) and therefore development on the site would need to be accompanied by a Heritage Statement and sensitively design, in accordance with Policy SG16 ‘Design’.</p>

Rep Number	Name	Full representation
		<p>Map 10 illustrates that the site does not contain any Locally Valued Heritage Assets. Map 11 also demonstrates that the site does not contain Ridge and Furrow (certain or possible). Map 12 confirms the site is not identified as a Local Green Space.</p> <p>Stoke Golding is identified as a Key Rural Centre at tier 2 of the settlement hierarchy. The settlement has a good range of services to meet day to day needs of current and future residents. It is a sustainable location for housing.</p> <p>Map 13 identifies existing services and facilities, as well as the village centre. It is considered that development in this location would be located within walking distance of the existing facilities and village centre. The village centre also had a bus stop which is served by the 6A service between Burbage and Nuneaton.</p> <p>The site is situated 350m from the village centre, which is approximately a 5-minute walk.</p> <p>The Policies Map helps to illustrate that the site is free of policy designations within the Neighbourhood Plan. The site is well located in relation to existing services and facilities and is accessible by existing public transport. The site has been submitted to the Strategic Housing and Economic Availability Assessment (SHELAA) (2020). The SHELAA assessed the site (site reference AS542) and considers the site to have a developable area of 0.78 ha and have capacity for 23 dwellings.</p> <p>The assessment also considers the site to be suitable, available and achievable. The overall assessment concludes the site is developable within 6-10 years.</p> <p>See Appendix 2 for the assessment – the site reference is AS542.</p> <p>3. CONCLUSIONS</p> <p>3.1. Cartwright Homes consider that the Neighbourhood Plan should contain an additional flexibility allowance. It is considered that applying a 10% additional buffer is appropriate, as per the first Neighbourhood Plan. This would see the housing requirement increase to 259 dwellings.</p> <p>3.2. Based on this requirement, and accounting for the existing commitments and the proposed Mulberry Farm allocation, there is an outstanding requirement of requirement of 36 dwellings.</p> <p>3.3 Land to the east of High Street, Stoke Golding provides an opportunity for development which is located close to existing facilities.</p>

Rep Number	Name	Full representation
		<p>3.4. The Policies Map helps to illustrate that the site is free of policy designations within the Neighbourhood Plan. The site is well located in relation to existing services and facilities and is accessible by existing public transport.</p> <p>3.5. The SHELAA considers the site to be suitable, available and achievable. The overall assessment concludes the site is developable within 6-10 years.</p> <p>3.6. Cartwright Homes submit that the land to the east of High Street, Stoke Golding should be allocated for development within the Stoke Golding Neighbourhood Plan Review 2020-2041.</p> <p>Two appendices were also included as part of the submission: Site Location Plan and Housing Assessment</p>
17	Leicestershire Police	<p>I am writing to you in my capacity as the Leicestershire Police Designing out Crime Officer (DOCO). I have been requested to comment on behalf of Leicestershire Police in relation to the proposed Stoke Golding Neighbourhood Plan as part of the proposed by Hinckley & Bosworth Council Local Plan Database.</p> <p>Leicestershire Police support the creation of a Stoke Golding Neighbourhood Plan, which has a primary objective to reflect the community wide views, comments, observations, concerns and ambitions about Stoke Golding planning in respect to future applications and their implications.</p> <p>Leicestershire Police will always attempt to reflect the aspirations of all the residents and people who work, study and pass through the area in the way that they Police the area, and will continue to do so, taking into consideration the contents of future Stoke Golding Neighbourhood Plans. Neighbourhood Policing is a central part of Policing with resources deployed to provide visible presence and deterrent to potential offenders and contact for members of the public.</p> <p>Future planning applications and any additional demand on Policing resources, will need consideration, as currently resources are deployed from areas outside Stoke Golding. Due to changes in the Policing estate, Police responses will still be maintained through new innovation and technological advances. Neighbourhood Policing will be maintained and continue to provide a close link to the community they serve and effective community consultation.</p>

Rep Number	Name	Full representation
		<p>To maintain the current levels and to accommodate future additional demand created by population growth and the resultant new dwellings, and associated infrastructure of schools, commercial, retail and other facilities such as open space additional Policing considerations should be taken into consideration.</p> <p>Open Space is a key issue for Policing within the planning process of new developments with particular attention to Safer Streets issues. Ongoing government funding has been focused on providing Safer Routes through Open Spaces with attention to trimming of ground level foliage to 1m and trees to have foliage trimmed to 2m from the ground to provide a 1m clear field of vision. Also lighting, signage and CCTV improvements are under consideration. Any new appropriate Open Spaces should consider these issues, to provide safe transit and use of these areas. Women and girls, as well as all vulnerable persons have been subject to crime and would be able to benefit from early consideration via the planning process.</p> <p>Paragraph 92 (a) & (b) of NPPF 2021 specifically provides that: -</p> <p>Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: (</p> <p>a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.</p> <p>(b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and</p> <p>Paragraph 96 states that: -</p> <p>To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.</p> <p>Hence the inclusion of a police contribution to Leicestershire Police is a Priority consideration.</p>

Rep Number	Name	Full representation
		<p>Policing is a 24/7 service resourced to respond and deploy on an "on demand" and "equal access" basis and is wholly dependent on a range of facilities for staff to deliver this. A primary issue for Leicestershire Police is to ensure that new large-scale developments make adequate provision for the future policing needs that it will generate.</p> <p>At present Stoke Golding has no current Policing facilities. However, where additional development is proposed, Leicestershire Police may seek to deploy additional staffing and additional infrastructures to ensure quality neighbourhood community-based policing.</p> <p>Stoke Golding is requested to work with Leicestershire Police by consulting with them on large-scale applications, firstly to gain their perspective from a design front and secondly to understand whether the associated growth would produce a need for additional Policing infrastructure. If this is the case then Leicestershire Police will assess each application on an individual basis, by looking at the current level and location of available officers and then the demand associated with that development.</p> <p>A request for developer contributions may then be submitted to go towards the additional infrastructure needed to maintain a sustainably high level of policing within the areas covered by Stoke Golding Parish Council.</p> <p>Section 17 of the Crime and Disorder Act 1998 states all relevant authorities have a duty to consider the impact of all their functions and decisions on crime and disorder. Leicestershire Police will work closely with our partners to design out these risks wherever possible.</p> <p>Areas including public space, shop frontages and appropriate security such as shutters should include sympathetic design and be in keeping with local architecture, whilst still providing effective security.</p> <p>Other key areas where planning can support the local businesses includes the nighttime economy. Effective planning including lighting and use of CCTV if required will reduce the risk of crime and disorder. In support of managing these requirements providing a 24/7 service Leicestershire Police will continue to provide to residents of Stoke Golding.</p> <p>S106 Agreements</p>

Rep Number	Name	Full representation
		<p>S106 Applications will be applied for in support of health, education provision, open space and other public services and likewise, Leicestershire Police would look to apply for support as a result of any additional policing demand created. Any such funds would allow consideration of equipment or in support of estate to support responses to Stoke Golding, though Leicestershire Police will consider estate on an ongoing basis. Hinckley & Bosworth Council have S106 Agreements in respect to new developments within the area in support of Policing.</p> <p>Statutory funding via the Policing precept and Government would follow on after occupation of any new dwellings. Also, where new demand is placed on Policing resources due to expansion, Leicestershire Police, Hinckley & Bosworth Council and Stoke Golding Parish Council residents within Stoke Golding would benefit from support of the provision of S106 and future S106 bids being considered in support of Policing provision within the Stoke Golding Parish Council area.</p> <p>Consultations on Planning Applications</p> <p>Current planning consultations referred to Leicestershire Police have provided the opportunity to comment on a number of applications. It would be beneficial if further comment was referred in respect to large developments either residential or commercial.</p> <p>Also, where there is an increased risk of public safety via open space and large footfall as well as areas relating to changes to the night economy would be appreciated (Section 17 of Crime & Disorder Act 1998). Traveller provision is another area where Policing considerations are recommended wherever possible for comment and consideration.</p> <p>Should you require any further information please do not hesitate to contact me.</p>
18	Hinckley and Bosworth	Please see separate document
19	Springbourne Homes c/o Marrons	<p>Letter</p> <p>I write to voice my objection to the Draft NDP of Stoke Golding where our site to the South of Station Road has been nominated by the parish council as a local green space.</p> <p>This site has been developer controlled for some considerable time and forms a substantial tract of land which has no public access, function or amenity value to the community. Representations will also be made by our</p>

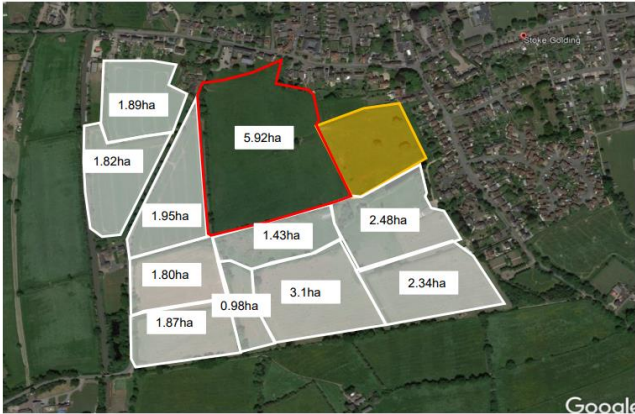
Rep Number	Name	Full representation
		<p>planning consultants, Marrons, in regard to this matter. It seems obvious that this site does not meet the relevant criteria for inclusion in the NDP.</p> <p>In a similar vein, I object to the inclusion of an ashtray marked X on map 6 of the Draft NDP, designated number 91289, as a local wildlife site. Firstly, this tree is an ash tree and will be subject to the ravages of ash dieback, so prevalent in the countryside in recent years. If this tree is so significant, why has it not been the subject of a tree preservation order by the parish council in the past. It is another example of a spurious inclusion in the Draft NDP, which is clearly an act designed by the parish council to hinder planning progression for a site identified in the most recent SHLAA of Hinckley and Bosworth Borough Council.</p> <p>Also, the inclusion of the courtyard and numbers 45, 47 and 49 station Rd as non-designated heritage assets in the Draft NDP is clearly another example of the NIMBY culture which pervades this Draft NDP document.</p> <p>I appreciate that Stoke Golding has in recent years taken a significant amount of residential development by national housebuilders, namely Davidsons, Barwood and Miller Homes. However, this is no reason to stifle the endeavours of a small, local SME developer like Springbourne Homes Limited in bringing forward new aspirational homes.</p> <p>Springbourne is committed to high quality and sensitive developments and has a track record of delivering award-winning projects in rural Leicestershire locations. These include Hornsey Rise at Wellsborough, The Coppice at Burbage and most significantly our Sandy Lane site at Melton Mowbray. This project has received planning permission for 29 residential units adjacent to a scheduled ancient monument and extensive landscaping and mitigation strategies were employed by the company to satisfy the constraints of Natural England and English Heritage.</p> <p>Given our heritage and experience in this field, there can be few SME's which employ local people and contribute towards the rural economy of Leicestershire unlike the national house builders who have developed inappropriate developments in the village.</p> <p>Far from using this Draft NDP as a tool to inhibit progressive and sustainable development incorporating good design principles. I would rather welcome the opportunity of working constructively with the Parish Council.</p>

Rep Number	Name	Full representation
		<p>At Springbourne we also specialise in Self Build opportunities via our bespoke home service we are currently constructing a bespoke bungalow and house in the village at the junction of Higham Lane and Station Road for private clients.</p> <p>Springborne aspire to ensure an increased delivery of the high quality, lifetime homes which are identified as being required in rural Leicestershire. I sincerely hope that appropriate amendments can be made to the Draft NDP as outlined in this letter.</p> <p>I look forward to working with Stoke Golding Parish Council in the future to deliver both the local homes and employment which are synonymous with Springbourne Homes and Springbourne Bespoke.</p> <p>Representation</p> <p>Introduction</p> <ol style="list-style-type: none"> 1. These representations have been prepared by Marrons on behalf of our client, Springbourne Homes who maintain an interest in the land to the south of Station Road, Stoke Golding. This land is now proposed to be allocated as a Local Green Space (“LGS”) within the Regulation 16 Neighbourhood Plan December 2023 (“NP”). 2. Marrons previously submitted representations to the Regulation 16 pre-submission Stoke Golding Neighbourhood Plan Consultation in July 2021, also on behalf of Springbourne Homes. At the time of these representations, our clients land was not proposed as a LGS allocation, with the site only being designated as part of the pre-submission Regulation 14 Neighbourhood Plan review in April 2023. 3. In the period between July 2021 and April 2023, our client had submitted two separate planning applications for residential development at the site, refs: 21/00687/OUT and 21/01486/OUT, both of which have been refused planning permission, on 14 June 2022 and 22 December 2022 respectively. Otherwise, the overall appearance and extent of the site remains the same as in July 2021. 4. At the time of the submission of this representation, the site remains a green field site on the south-western boundary of Stoke Golding, accessed by the existing access gate from Higham Lane. The site is not isolated from the settlement, with the residential curtilages of No’s 27, 33 to 39 Station Road all adjoining the boundary to the site. The land has a pastoral character and is currently used for the regular grazing of a flock of sheep. The

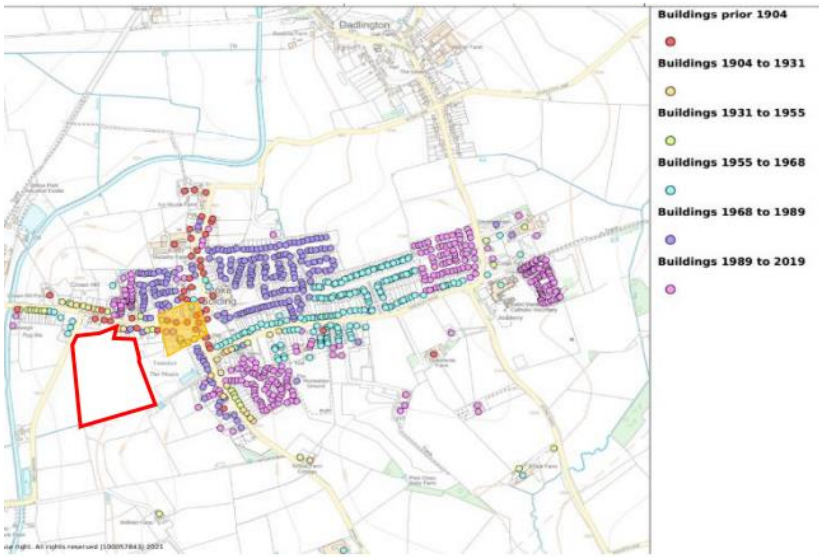
Rep Number	Name	Full representation
		<p>highest point within the site boundary remains in the north-eastern corner, with the lowest point in the south-western corner.</p> <p>5. Adjacent to the eastern boundary of the site is the Scheduled Ancient Monument (“SAM”) named as “Hlaew and medieval farmstead immediately southwest of Park House”, List ID: 1017678. The northern most point of the site remains partially within the Conservation Area Boundary.</p> <p>6. There remains no public access into the site, and the land within our client’s ownership as previously the site is bounded by mature hedgerows which limit views into the site, especially during summer months. The land within our clients’ ownership extends to circa. 5.92ha.</p> <p>7. Despite the proposal to allocate our clients site as a LGS, no formal letter of correspondence was received by our client notifying them of this intended designation. The only notification which appears to have been made in relation to the revised Regulation 14, and subsequent Regulation 16 Plan Revision appears to be the publication of the revised NP and evidence base on the Parish Council website. Despite submitting detailed representations to the previous Regulation 16 Neighbourhood Plan in July 2021, no further direct dialogue was held between our client and the Parish Council, and our client has not been approached by the Parish Council on this matter at any point.</p> <p>8. As such, this representation reviews the Submission Neighbourhood Plan review consultation material provided in September 2023, with further comment on the proposed allocation made at paragraph 19 onwards.</p> <p>9. As with the July 2021 draft Neighbourhood Plan, the ash tree on-site in the north-western corner, ref: Higham Lane Ash LWS 91289 remains as a proposed Local Wildlife Site despite the presentation of evidence within our previous June 2021 representations which demonstrated that the tree trunk diameter was well below the identified threshold for such a designation, notwithstanding its current poor overall condition and evidence of substantial dieback throughout the upper and lower canopy of the tree.</p> <p>10. For the reasons set out within this representation, inclusive of a consideration of the sites recent planning history, the considerations set out within National Planning Practice Guidance when considering to designate a LGS, alongside the requirements for a LGS designation set out at paragraph 106 of the NPPF, Springbourne Homes’ maintain their position that the NP revision fails to meet the basic conditions and as such, requires significant revisions prior to being made and comprising part of the Development Plan.</p>

Rep Number	Name	Full representation
		<p>11. This representation should be read in conjunction with the following appendices: Appendix 1: Leicestershire and Rutland Historic Environmental Record for Anglo-Saxon barrow/post-medieval prospect mound, The Moats, Stoke Golding; Appendix 2: Stoke Golding Conservation Area Appraisal Maps; Appendix 3: Viewpoints 3, 4 and 5 as identified within the LVIA for planning application ref: 21/01486/OUT; Appendix 4: Ecological Assessment for outline planning application ref: 21/01486/OUT (December 2021) and Leicestershire County Council Ecology Consultation Response</p> <p>Comments on the scope and detail of the Draft Neighbourhood Plan</p> <p>i. National Guidance on LGS Designation and relevant Planning Policy</p> <p>12. As detailed at paragraph 2 above, since our previous representations for the site in July 2021 the most significant development for the site within the context of the revised NP is the proposed designation of the land in the ownership of our client as a LGS. The National Planning Policy Framework (December 2023, “NPPF”) makes clear that LGS is a significant planning policy designation that is consistent with those for Green Belts (paragraph 107). In order to qualify as a LGS, several strict criteria must apply to the site in order for it to be considered suitable.</p> <p>13. The criterion are set out at paragraph 106 of the NPPF and read as follows: a) in reasonably close proximity to the community it serves; 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 c) local in character and is not an extensive tract of land.</p> <p>14. Further guidance on the consideration of, and designation of LGS is provided within National Planning Practice Guidance (“NPPG”) at Paragraph: 005 Reference ID: 37-005-20140306 onwards of the guidance for Open Space, Sports and Recreation Facilities, Public Rights of Way and Local Green Space. Paragraph: 007 Reference ID: 37-007-20140306 of the NPPG makes clear that the designation of any Local Green Space “will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making”.</p>

Rep Number	Name	Full representation
		<p>15. Within the Adopted Core Strategy, Stoke Golding is allocated as a Key Rural Centre Standalone, the most sustainable location for new development within the Borough outside of the Hinckley Urban Area. The Core Strategy identifies that land within Stoke Golding will be allocated for a minimum of 60 dwellings throughout the plan period (Policy 11: Key Rural Centres Stand Alone). As such, within the context of the adopted and the emerging Development Plan, there is a clear expectation for Stoke Golding to deliver a proportionate level of growth throughout the Plan Period, as discussed at paragraph 42 below.</p> <p>16. Regarding how big a site designated as a local green space can be in terms of area, paragraph: 015 Reference ID: 37-015-20140306 makes clear that there are no hard and fast rules “because places are different, and a degree of judgment will inevitably be needed. However, paragraph 100 (now 102 of the 2023 NPPF) of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name”. (our emphasis).</p> <p>17. When considering matters of public access, Paragraph: 017 Reference ID: 37-017-20140306 recognises that in some instances, land could be considered for designation even when there is no public access, for example green areas valued for their wildlife, historic significance and/or beauty.</p> <p>ii. The extent of the LGS Designation</p> <p>18. Having reviewed the Regulation 16 NP revision and the accompanying evidence base, the justification for the proposed designation of the site as a LGS is provided within the “Local Green Space Toolkit – Land south of Station Road” document that has been uploaded as part of the evidence base for the NP review (“the Toolkit”). For the reasons outlined at paragraph 7 of this representation, it is telling that Section 1.5 of the Toolkit, “Does the owner support the designation” is marked as “unknown”. It is also noted at Section 6 of the Toolkit that there is no evidence of support of the designation from the Parish Council, the group responsible for the proposed designation, nor other local community groups or community leaders.</p> <p>19. It is clear that the local significance is considered to lie in the relationship the site has “to the local area”, particularly with regards to the role that the site plays in representing the rolling countryside of the Stoke Golding</p>

Rep Number	Name	Full representation
		<p>Vale (Section 7.6) and its relative proximity to heritage assets within Stoke Golding (Sections 3.2 and 7.6). This is discussed in further detail at paragraph 24 onwards below. It is also noted that when describing the site, despite the Parish Council not considering the site to be an extensive tract of land for the purposes of circumventing the criteria of paragraph 106 of the NPPF, the site itself is described as “a large rolling field providing open views of the wider landscape...” within the Toolkit (Section 7.2).</p> <p>20. The response provided at Section 3.2 of the Toolkit states that the site is considered to be “a similar size to other areas of land within the vicinity but forms the backdrop for a number of historic buildings and areas of special interest in the village to the North, West and East of the site”. Our client disagrees the extent of land proposed as LGS is of “a size similar to other areas of land within the vicinity”. Figure 1 below identifies the site and other parcels of agricultural land within the vicinity to the Conservation Area of Stoke Golding and the SAM, and clearly demonstrates that the proposed LGS designation of 5.92ha of land is significantly larger than the next largest parcel of land, confirmed as 3.1ha in area. The site areas chosen below to have been based off of the existing field boundaries, which is seemingly how the extent of the proposed LGS designation extent has been identified.</p>  <p><i>Figure 1 of Representation</i></p> <p>Figure 1: Google Earth screenshot with the site identified in red, with the site area confirmed as 5.92 hectares. The SAM is identified in yellow. For those areas of land within closest proximity of the LGS designation, located to the south and west of Stoke Golding and which can reasonably be considered as having a spatial relationship</p>

Rep Number	Name	Full representation
		<p>with the LGS, it is clear that the significant majority of sites extend to less than 2ha in site area. The next largest parcel of land to the south of the LGS designation is 3.1ha in area, a 40% decrease compared to the LGS</p> <p>21. Our client's land is the largest field in the area. It is necessarily extensive as it is utilised for arable purposes (not pastoral). The proposed LGS is clearly at odds with the requirements of paragraph 106 criterion c of the NPPF, which requires proposed Local Green Space to "Not (be) an extensive tract of land". The proposed designation also clearly contradicts with the last line of guidance in NPPG paragraph: 015 Reference ID: 37-015-20140306, "In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name".</p> <p>22. In the content of paragraph 106(c) of the National Planning Policy Framework, the site is not an extensive tract of land. The attempt to designate the land is a solely a response to constrain the future growth of the village.</p> <p>iii. The Heritage Value of the LGS Designation</p> <p>23. The Toolkit sets out an opinion on the contribution the site is considered to make to the setting of Stoke Golding. The Toolkit attempts to tenuously tie the site to heritage assets within the settlement, asserting that the proximity of the field to the assets, deems it worthy of LGS designation. We have assessed the heritage assets within the vicinity of their site, including the Leicestershire and Rutland Historic Environmental Record entry for the adjacent SAM. The full record entry is provided at Appendix 1 of this representation.</p> <p>24. The record entry does not make any specific reference to the LGS designated site. The record does not make mention pastoral nature of the surrounding area contributing towards the setting of the SAM. This is because the land itself, is not in pastoral use, but in arable use. Rather, the historic use of the land is described vaguely as "the garden of a Hall or manor house. The barrow seems to have been retained as a prospect mound".</p> <p>25. On a similar note, the Stoke Golding Conservation Area Appraisal was adopted on 15 October 2013, after the adoption of the 2009 Core Strategy and within the Appraisal there is no specific mention of the site. Whilst the western approach to Stoke Golding, along Station Road is identified as a gateway "characterised by open views of farmland with distinctive ridge and furrow" (paragraph 4.2), it is clear when reviewing the present appearance of the site that this characterisation of the site as agricultural can be applied to all of the identified</p>

Rep Number	Name	Full representation
		<p>fields within the vicinity of our client's site, as per figure 1. Furthermore, the site is arable, with no traces of ridge and furrow.</p>  <p><i>Figure 2 of representation</i></p> <p>Figure 2: Map 2 of the Regulation 16 NP. Post-1989 development is shown in pink, with there being clusters of development of this age to the north of our client's site (red) within 100m vicinity, and to the east of the (yellow)</p> <p>26. The built form along Station Road is also described within the Conservation Area Appraisal as “comparatively straight, include residential properties, former hosiery factories, a former school, and a former Baptist Chapel”, with Map 2 of the NP (page 17) providing a clear visual representation of how Stoke Golding has developed over time. This Map is reproduced at figure 2 on page 8 and clearly demonstrates that there have been significant clusters of post-1989 development 85m north of our clients' site, and 100m east of the SAM. There has also been a significant quantum of development between 1969 and 1989 to the east of the SAM also.</p> <p>27. The Stoke Golding Conservation Area Appraisal is also accompanied by two maps, the Appraisal Map and the Opportunities Map, provided at Appendix 2 of this Representation. The Appraisal Map confirms that the only</p>

Rep Number	Name	Full representation
		<p>description of our clients' site is as an "extensive area of ridge and furrow", a historic land character that is not rare when considering the area surrounding Stoke Golding.</p> <p>28. Conversely, Map 11 of the NP, reproduced at figure 3 below does not identify our clients' site as having any ridge and furrow and as such, the heritage value of the site with regards to this historic feature is clearly lesser than surrounding sites not proposed to be designated as LGS. Despite these considerations, Section 3.3 of the Toolkit makes clear that our clients' site is judged to provide a link between the agricultural past of Stoke Golding to the Industrial revolution, one of the reasons why it is proposed as a LGS designation.</p> <p>29. Figure 3 overleaf demonstrates that significant areas of land to the north of Station Road are identified as having ridge and furrow, alongside land to the west of High Street. Despite these areas of land being identified as areas of ridge and furrow and their proximity to numerous heritage assets, including the Grade I Church of St Margaret's, none of these areas of land are proposed as LGS. Their heritage value and contribution to the wider appearance of the village when approaching from the north, along High Street, is demonstrably greater than our client's site. This, however, does not warrant designation of any of those areas as LGS.</p> <div data-bbox="584 805 1216 1254" data-label="Image"> </div> <p><i>Figure 3 of representation</i></p> <p>Figure 3: Reproduction of Map 11 from the NP with our client's site outlined in red. Land to the south and north of Station Road is identified as having ridge and furrow, alongside land to High Street, yet our clients site is</p>

Rep Number	Name	Full representation
		<p>subject to the LGS designation on the grounds of the land being understood as part of the history from [Stoke Golding's] agricultural past in Saxon times through the industrial revolution, as per Section 3.3 of the Toolkit</p> <p>30. It is also noted within the aforementioned Appraisal Map, that the only key view within proximity of the site is a view facing north along Higham Lane, towards the junction with Station Road. No views across the site are identified as worthy of inclusion as “views to be protected”, yet the aforementioned ridge and furrow areas to the north of the settlement include numerous areas where such views are deemed worthy of protection, indicating an inherent heritage value with regards to the appearance and setting of those assets in proximity.</p> <p>31. The true extent to which the site is visible from the surrounding area, and thus the individual qualities of the site which deem it worthy of specific inclusion as an LGS as set out at Sections 3.3 and 4.1 are also fundamentally disputed. Accompanying outline planning application ref: 21/01486/OUT was a Landscape and Visual Impact Assessment prepared by Golby and Luck Associates which considered the visual impact of those proposals in considerable detail against the designations at the site and within Stoke Golding, inclusive of heritage, landscape and planning policy.</p> <p>32. The proposals were informed extensively by the findings of this LVIA, which included a comprehensive suite of photographs from locations from within the surrounding area from which the development may have been visible. For the purposes of this representation, attention is drawn to locations 3, 4 and 5, attached at Appendix 3. These views have been chosen as they are views which correspond with the location of Locally Important View B, as proposed under Policy LG1: Locally Important Views (page 36) of the NP and are also taken from a similar location to the view provided by the Parish Council at Section 1.7 of the Toolkit, albeit the LVIA views provide a much clearer understanding of the site within the context of Stoke Golding by not being selectively cropped.</p> <p>33. What all 3 views demonstrate is that there are no landscape or heritage characteristics at our clients' site which are unique. The importance from the view comes primarily from the ability to appreciate the prominent ridge top location of Stoke Golding and the ability to appreciate the length of the village, including the aforementioned spire of The Church of St Margaret. The pastoral/agricultural character of other parcels of land, as identified at figure 1 of this representation that neighbour our clients' site are clearly visible from these locations, with these views also demonstrating that the aforementioned post-1969 residential development within Stoke Golding, to the east of the SAM is visible.</p>

Rep Number	Name	Full representation
		<p>34. In light of the above considerations, it is considered that the designation of our clients' site on the basis of the alleged heritage value is clearly not warranted. Should the Neighbourhood Plan as presented be adopted, Policy LG1 places the requirement upon development to be located and designed in a way that is sensitive to the open landscape, with extensive vistas dominated by natural features that characterise the Neighbourhood Area. Development that is judged to conflict with this policy will not be supported.</p> <p>35. Given the proximity of our clients' site to the SAM and other heritage assets within Stoke Golding, it is clear that the level of protection afforded by these assets under the relevant landscape, design and heritage planning policies within the Development Plan is significant and as such would prevent all but the most appropriate types, scale and layout of development at our clients' site. In any event, a clear public benefit arising from any such development would have to clearly outweigh any level of harm identified, in accordance with paragraphs 207 and 208 of the NPPF.</p> <p>36. What is evident from reviewing the heritage designations at Stoke Golding and the key views of the site, is that development of the site for an appropriate scale and layout of residential development would not introduce an anomalous scale nor character of development to this area of Stoke Golding, and through an appropriate layout that could be agreed in dialogue with the Parish Council, the long range views of the spire of the Grade I Church of St Margaret's and Stoke Golding Conservation Area could be preserved or even enhanced. In any event, the alleged heritage significance of our clients' site is no greater than any surrounding land parcel and as such the LGS designation is not warranted at the site.</p> <p>37. It is considered evident that the site is not demonstrably special to the local community, nor does it not a particular local or historic significance. The attempt to designate the land as Local Green Space is contrary to NPPG paragraph: 015 Reference ID: 37-015-20140306, which clearly advises that "designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name".</p> <p>iv. The Ecological Value of the LGS Designation</p> <p>38. The Toolkit asserts that the site is considered to have clear ecological value at Section 11. The site is suggested as ecologically valuable due to the presence of the Higham Lane Ash LWS 91289 located at the site entrance, despite Marrons previous representations in July 2021 making clear that this ash tree suffered</p>

Rep Number	Name	Full representation
		<p>significant ash dieback within its crown, was potentially a risk to the public highway within the vicinity due to this dieback and was smothered in ivy which artificially inflated the circumference of the tree trunk. When the true circumference of the tree was measured, as demonstrated at Appendix 5 of those representations, the tree trunk fell well short of that required to consider designating the tree as a LWS.</p> <p>39. Attached at Appendix 4 of these representations is the Ecological Assessment that accompanied outline planning application ref: 21/01486/OU, an outline application for the erection of 19 No. later living bungalows with associated access (all matters reserved except for access). The Ecological Appraisal confirmed that, aside from a badger sett along the southern boundary of the site, no evidence of protected species was found on-site. This was confirmed by the Ecology Officer for Leicestershire County Council, with the site “having no habitats of more than local value apart from some good-sized ash trees. One of these is noted as a potential LWS Ash tree (T1) but information in the Arb survey suggests it falls short of the size criteria for designation as a LWS”. (Our emphasis).</p> <p>40. The available evidence presented by the Applicant to the Council during the determination of the aforementioned application demonstrates that the site’s ecological value is limited. The only ecological feature of note on the site, the aforementioned Higham Lane Ash LWS 91289 was found by both the clients’ tree consultant and the County Council’s ecological officer as not being suitable for designation as a LWS.</p> <p>41. On a similar note, the species allegedly identified at the site as listed at Section 11.4, save for the badger set were not present on-site at the time of this detailed survey and no further evidence has been provided to support the findings presented. Bat activity across the site, despite the presence of several trees on-site was also considered to be low. In any event, it was the consideration of the County Council’s ecologist that the development could proceed subject to appropriate mitigation measures during construction being deployed, the details of which could be secured via planning condition. Furthermore, the County Council’s ecology officer in their consultation response of 25 February 2022 confirmed that the measures proposed on-site through the development would result in a net-gain in biodiversity, reflecting the low ecological value, pastoral character of the land at present.</p> <p>42. It is evident that the site does not have tranquillity or richness of wildlife. The attempt to designate the land as Local Green Space with reference to ecology as justification, is contrary to NPPG paragraph: 015 Reference ID: 37-015-20140306.</p>

Rep Number	Name	Full representation
		<p>v. The NP housing requirement</p> <p>43. Previous representations in July 2021 set out our clients' concerns regarding the housing requirement identified within that Regulation 16 version of the NP. The latest NP reaffirms the Parish Council's commitment to the delivery of 235 homes throughout the plan period, as identified within the Emerging Local Plan 2020 – 2039 which was subject to Regulation 19 consultation in February 2022 (Table: Land Supply by Settlement). The issue of housing requirements for Neighbourhood Plans is helpfully considered within the National Planning Practice Guidance (PPG) which states that a Neighbourhood Planning Body may need to determine a housing requirement figure themselves, taking account of relevant policies, [including] the existing and emerging spatial strategy (paragraph: 105 Reference ID: 41-105-20190509). It is our client's position that the Neighbourhood Plan must be future proof and provide for the 200 dwellings within the emerging Local Plan.</p> <p>44. The issue arising from the identified delivery of 235 dwellings is that the NP makes clear that the majority of these dwellings will be delivered by existing commitments, and as a result it fails to make any further provision for housing beyond a continued allocation for around 25 dwellings at Mulberry Farm (Policy SG3) and small-scale infill development within the settlement boundaries as shown on Map 3.</p> <p>45. This approach falls far short of the approach advocated within the NPPF as it fails to provide adequate flexibility to allow a supply of housing to be maintained throughout the plan period. It relies almost entirely on existing consents, the principles of which were established prior to the adoption of the first NP and thus frontloads housing delivery during the Plan Period, with the single relatively small allocation at Mulberry Farm also offered to accommodate the anticipated levels of delivery. Paragraph 4.15 then states that all "further flexibility will be provided through windfall development mainly in the form of small-scale infill development within the updated settlement boundaries". However, inspection of Map 3 shows the settlement boundaries are tightly drawn to existing properties and it remains difficult to see where opportunities for any windfall development truly lie.</p> <p>46. Policy SG4 also now requires infill development to comply with "comply with all the policies of the Stoke Golding Neighbourhood Plan". It is trite law that the requirement set out in para.38(6) of the 2004 Act requires any proposed development to be in accordance with the development plan looked at as a whole, rather than with every policy in the plan. Sullivan J in R. v Rochdale Metropolitan Borough Council (2001) 81 P. & C.R. 27 at [44]-[50]) regarded as untenable the proposition that if there is a breach of any one policy in a development plan,</p>

Rep Number	Name	Full representation
		<p>a proposed development cannot be said to be “in accordance with the plan”¹. The position set out in Policy SG4 is therefore fundamentally unreasonable and legally challengeable, having due regard to said trite law.</p> <p>47. It is our clients’ view that the plan should recognise the direction of travel in the emerging plan for a housing requirement of a minimum of 223 homes for Stoke Golding and should include greater flexibility to accommodate that housing allocation figure.</p> <p>48. This can either be done by way of further housing allocations, of which our clients’ site could form one, or by allowing development within and adjoining the settlement boundary.</p> <p>1 vLex. (n.d.). R v Rochdale Metropolitan Borough Council and Another. [online] Available at: https://vlex.co.uk/vid/r-v-rochdale-metropolitan-792930961 [Accessed 20 Dec. 2023].</p> <p>Summary and Conclusions</p> <p>49. In summary, our client remains fully committed to the development of part of the land south of Station Road, Stoke Golding for future development, together with the delivery of community benefits, and wishes to explore the opportunities this site could bring with the Parish Council.</p> <p>50. The NP should positively influence future sustainable growth which, given the current housing supply position and affordability in the area is clearly needed. Springbourne Homes remain committed to working positively with the local community to bring forward a sustainable development that balances the need for growth with the aspirations of the local community.</p> <p>51. Our client as landowner and local developer, is committed to creating a development that includes the provision of open space and recreation facilities and will continue to engage with the Parish Council. The vision is to deliver a much-needed housing type, accessible to local residents, in line with the NPPF, and will, by necessity, include open space, biodiversity net gain, sustainable drainage systems to manage surface water and provide treatment as well as other green infrastructure. Key views of the adjacent SAM would be preserved by an appropriate scale and form of development. A LGS designation would be unjustified, placing a moratorium for development and could significantly undermine the potential for proportionate, future sustainable growth.</p>

Rep Number	Name	Full representation
		<p>52. As it stands the site already benefits from substantial protection through its proximity to nearby heritage assets and the relevant considerations as set out within Policies DM12 and DM13 of the SADMP and Section 16 of the NPPF. Irrespective of the outcome of the NP Regulation 16 consultation, these policies will continue to provide a high level of protection for this site.</p> <p>53. We request that the Parish Council and Examiner consider the points outlined in this response carefully and in particular reconsider the inclusion of site 9 as a Local Green Space.</p> <p>54. We do not consider that the submissions within the Toolkit provided by PlanItX Town and Country Planning Services, provides justification to meet the high policy bar for Local Green Space designation. Rather, it is clearly misuse of a mechanism which seeks to achieve what would amount to a new area of Green Belt by another name”.</p> <p>55. In light of the above, this representation should be read as an objection to the Stoke Golding Neighbourhood Plan Submission. We wish to positively engage with the Parish Council to encourage and negotiate reasonable amendments in order to allow the Neighbourhood Plan to meet the basic conditions and proceed to referendum.</p> <p>56. In the absence of any amendments our client will unfortunately maintain an objection and wishes to have that heard by the Examiner with a view to preventing the Neighbourhood Plan from being made due to a failure to meet the basic conditions 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).</p>