

Dadlington 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 12pm Friday 7 March to 12pm Tuesday 22 April 2025.

1. Schedule of responses received

No.	Type of response	Customer	Date received
01	Email	Ehssen Mahmood, c/o Peter Boland, Historic England	10/03/2025
02	Email	Ijas Muhammed, National Highways	12/03/2025
03	Email	Ian Dickinson, Canal & River Trust	04/04/2025
04	Email	Nick Wakefield, Environment Agency	11/04/2025
05	Email	Sally Wintle, Natural England	17/04/2025
06	Email	Nik Green, Leicestershire County Council	22/04/2025
07	Email	Fran Morris, Hinckley & Bosworth Borough Council	22/04/2025
08	Email	Sam Muir, Pegasus Group	22/04/2025

2. Summary of representations

Please note, for data protection purposes, any Members of the Public that provided their name and address/email address have been given a MOP number to be included instead of their name in all public documents. The Independent Examiner, Hinckley & Bosworth Borough Council and the Parish Council all have sight of the full information provided in case any respondents need to be contacted about a representation, or updates on next steps need to be communicated.

For those respondents who used the online form to respond, the relevant questions on the form that were filled in have been included below. Any questions that were blank have not been included.

Rep No.	Name	Summary of Representation	HBBC Notes
01	Ehssen Mahmood, c/o Peter Boland	Thank you for consulting Historic England about your Neighbourhood Plan. The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area. If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan. Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:- https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/ You may also find the advice in "Planning for the Environment at the Neighbourhood Level" useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from: http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf	

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		If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, "Housing Allocations in Local Plans" as this relates equally to neighbourhood planning. This can be found at https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/	
02	Ijas Muhammed	Thank you for providing National Highways the opportunity to comment on the above mentioned Neighbourhood Plan Consultation. National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In responding to Local Plan consultations, we have regard to DfT Circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development ('the Circular'). This sets out how interactions with the Strategic Road Network should be considered in the making of local plans. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies. We have noted that the development boundary set out within the Dadlington Neighbourhood Plan is approximately 4 miles away from the SRN (A5 trunk road). The Hinckley and Bosworth Core Strategy identifies Dadlington as a rural hamlet where development will be limited, for example infill housing development and the conversion of agricultural buildings. In light of this, and the development area's distance to the SRN, it is unlikely that Dadlington Neighbourhood Plan will have an adverse impact on the SRN. 2 Should any large-scale housing or employment development is proposed in the NDP area, it is advised that Transport Statements and/or Transport Assessments are undertaken to calculate the potential traffic impacts on the SRN at A5 trunk road.	
03	Ian Dickinson	The Trust has reviewed the Neighbourhood Plan and based on the information available we have no comment to make.	
04	Nick Wakefield	We have no adverse comments to make on the Plan as submitted. We only wish to Inform the Inspector that according to records available to the Environment Agency there are two historic (closed) landfills located within the settlement boundary. They are identified as Hall Farm Landfill and The Green Landfill. Both these areas of land should be considered as having a high probability of being contaminated. Therefore, any redevelopment of these two areas of land should take place in a way which does not pose a pollution risk to the water environment ('controlled waters').	

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05	Sally Wintle	Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England 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. Natural England does not have any specific comments on this draft neighbourhood plan. 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. 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. 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. 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, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary. 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 an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.	
06	Nik Green	Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in this consultation.	

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		Highways General Comments The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth. Like very many local authorities, the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses its reducing resources and increasingly limited funds. In practice, this means that the County Highway Authority (CHA), in general, prioritises its resources on measures that deliver the greatest benefit to Leicestershire's residents, businesses and road users in terms of road safety, network management and maintenance. Given this, 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. 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. 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. In regard to public transport, securing S106 contributions for public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped ie they would be able to operate without being supported from public funding. 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 be covered	

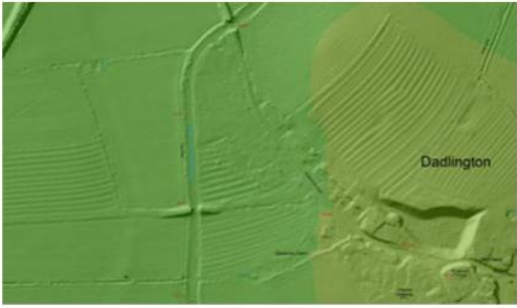
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		by the third-party funding. Where any measures are proposed that would affect speed limits, on-street parking restrictions or other Traffic Regulation Orders (be that to address existing problems or in connection with a development proposal), their implementation would be subject to available resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures. 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. 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. 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.	

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		All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used to improve the bio-diversity and amenity of new developments, including benefits to surrounding areas. Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path and are retained in public open space to ensure that access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained. LCC, in its role as LLFA will not support proposals contrary to LCC policies. For further information it is suggested reference is made to the National Planning Policy Framework (March 2012), Sustainable drainage systems: Written statement - HCWS161 (December 2014) and the Planning Practice Guidance webpage. Flood risk mapping is readily available for public use at the links below. The LLFA also holds information relating to historic flooding within Leicestershire that can be used to inform development proposals. Risk of flooding from surface water map: https://flood-warning-information.service.gov.uk/long-term-flood-risk Flood map for planning (rivers and sea): https://flood-map-for-planning.service.gov.uk/ Public Rights of Way Leicestershire has an extensive network of Public Rights of Way which are key to allow people to explore the local countryside, link communities and give access to schools, shops, work and facilities. Public Rights of Way are recorded on the Definitive Map and a version of this can be viewed at:	

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		https://www.leicestershire.gov.uk/roads-and-travel/cycling-and-walking/where-to-walk-inleicestershire Public Rights of Way are a material consideration in the determination of Planning applications. National Planning Policy Framework states that “Planning policies and decisions should protect and enhance Public Rights of Way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks...”. Leicestershire County Council will expect that where Public Rights of Way are impacted by development consideration is given not just to replacement or reinstatement but enhancement of the provision. Planning 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 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. 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 development in these areas or if any proposed neighbourhood plan policies may impact on minerals and waste provision. Specific Comments The Dadlington Neighbourhood area is located within the mineral safeguarded area for sand & gravel. Those preparing the plan should contact the County Council for advice if wishing to allocate land for development. The Dadlington Neighbourhood Plan area does not include any allocated waste or mineral sites as shown in the Leicestershire Mineral and Waste Local Plan up to 2031. The proposed Neighbourhood plan allocates a site as an area of separation between Stoke	

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		Golding and Dadlington. This area is not allocated in the Hinckley & Bosworth Local Plan 2006-2026 Policies Map. Archaeology and the Historic Environment Specific Comments Policy D6 -: Features of Local Heritage interest (p.43 & Map 7 - and Appendix 2) “The determination of planning applications which would affect features of local heritage interest (as listed below and shown on Maps 7 and 8 the Policies Maps) will balance the need for, or public benefit of, the proposed development against the significance of the asset and the extent to which it will be harmed. New development should take opportunities to enhance heritage assets or better reveal their significance.” Non-designated Buildings (Policy D6) Six buildings are identified as non-designated heritage assets in the Dadlington Neighbourhood Plan. It should be emphasised that the Historic Environment Record (HER) is not a comprehensive list of all historic buildings and local input into the Neighbourhood Plan can be an opportunity to enhance protection for locally valued heritage assets. In the current iteration of the Neighbourhood Plan three buildings are already listed on the HER and three are newly identified as non-designated heritage assets (NDHAs). A cursory glance at the 1886 OS map suggests many more buildings that are probably over 150 years old survive and could be considered for inclusion as heritage assets. If the parish is inclined to give additional protection to any identified NDHAs, this should be supported by a list of buildings/sites (incl. location address, map and photograph) to accompany the policy along with a brief justification for inclusion on the list (description of age/interest of each building). Archaeological ‘Monuments’ (Policy D6) Nineteen ‘Known Archaeological Remains’ are also listed in the Neighbourhood Plan and all are reproduced from the HER. The criteria for selection are not described and seem to include some monuments that do not have a strongly definable physical presence. It would perhaps be beneficial to condense the list to only include monuments that are physically evident in the landscape and that would benefit from protection/mitigation in the face of future development. We would recommend that field walked, or metal detected finds (such as MLE20609-12 – Roman coins and a brooch) do not represent clear evidence of a below ground archaeological remains and therefore should be omitted from the plan, pending future research and	

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		investigation. Such sites will remain on the HER as heritage assets and therefore will be considered in the context of future development. Medieval Ridge and furrow In identifying significant ridge and furrow (R&F) (8 fields located on Map 8, p45) the Neighbourhood Plan has replicated Historic England's Turning the Plough (TTP) survey, with information drawn from the HER. While the TTP survey was undertaken in c. 2000 and partially reviewed in 2012, much of the data is now 25 years old. Although it remains predominantly accurate, it would be useful to reassess the survival of these earthworks in terms of presence and condition. This would involve ground checking and mapping the extent of surviving R&F – a visual check of each field with the form and condition of earthworks marked on a plan. The parish may want to also consider whether there are further areas of ridge and furrow that it would be beneficial to include in the Neighbourhood Plan. Recent data can be accessed in free online LiDAR surveys (for example, the DEFRA Environment Agency Survey at https://arcg.is/1KSXDv) which could provide a useful starting point. It would be helpful if any field identified as having good quality R&F earthworks was then labelled on a map with a unique number to ensure accuracy in any subsequent correspondences. Fields where the earthworks have been assessed and characterised could then be identified as 'local heritage assets'	

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		 <i>Figure 1 Clear ridge & furrow (green areas) noted in the Turning the Plough Survey.</i>  <i>Figure 1: Lidar imagery which shows an additional area of ridge & furrow between the two zones identified in Turning the Plough.</i> 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. 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	

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		whose parents wish them to have one. Strategic Property Services No comment at this time. 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. Environment Specific Comments Suggest adding highlighted wording to policy D7: Design – 13. Provide adequate external storage space for bins and recycling as well as vehicles and cycles and allow space that is convenient and accessible for collection and emptying of bins when presented at the kerbside. Identification of climate change as a key issue as well as consideration of the three pillars of sustainability in section 3 of the plan is welcomed. However, it is notable that climate change mitigation and adaptation are mentioned little else throughout the plan. Policies in which it would normally be expected that the importance of climate change mitigation and/or adaptation be mentioned are: • Policy D4 Green Infrastructure – the critical role of green infrastructure in mitigating climate change impacts such as the heat island effect and localised flooding could be flagged. It is essential that proposed development contribute to and expand green infrastructure. It is also important that new green space be appropriately specified and maintained to cope with greater weather extremes in the face of a changing climate. • Policy D7 Design – carbon emissions associated with the construction and operation of the built environment are nationally significant with the sector being the second highest emitting in the country after transport. It is therefore suggested that this policy give weight to proposals that demonstrate how this impact is to be minimised. Climate adaptation should also feature in the list to ensure developers consider how serious issues such as building overheating and flooding could be avoided.	

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		There are other policy areas where the authors of the plan might consider the addition of formal policies to ensure the promotion of climate change mitigation. These are: 1. Transport. Although section 6 covers transport, it does not currently include a policy. Developers will be unlikely to respond to this important issue in the absence of a specific policy, it is therefore recommended that one be developed which should consider issues such as: • The inclusion of EV charging points in domestic and commercial developments • The inclusion of active travel infrastructure to link to existing routes mentioned in the plan, designed to the DfT's LTN 1/20 where possible. 2. Renewable energy. Renewable energy is not currently mentioned in the plan. It is recommended that a policy on this be drawn up to guide how the village will respond to planning applications for commercial scale renewable energy generation such as anaerobic digestors, solar farms and wind turbines. 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. 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. 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 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	

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		evidence of past human activity, whether upstanding, buried or submerged, as well landscapes and their historic components. 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/ 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. Contact: her@leics.gov.uk , or phone 0116 305 8323 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 Climate Change The UK Met Office predicts that in a business-as-usual (high emission) scenario, Britain could	

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		experience summers as much as 5°C hotter by 2070. Winters could be up to 4.2°C warmer, and sea levels could rise by up to 1.15 metres by 2100, leaving the UK coastline unrecognisable. Average summer rainfall could decrease by up to 47% by 2070, while there could be up to 35% more precipitation in winter. In June 2019 the Climate Change Act (2008) was amended committing the UK to achieving net zero carbon emissions by 2050. Achieving this will require households, communities, businesses and local authorities to be fully engaged and aligned with this government policy. The County Council, through its Environment Strategy and Net Zero Strategy and Action Plan, is committed to tackling climate change and lowering carbon emissions. The Council has a target to achieve net zero for its own operations by 2035 and working with Leicestershire people and organisations to become a net zero county by 2050. Along with most other UK local authorities, the council has declared a climate emergency and wants to play its part to help meet the Paris Agreement and keep global temperature rise to well below 2oC Leicestershire's Net Zero Strategy and Action Plan is available here. Planning is one of the key levers for enabling these commitments to be met. 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 reducing the county's exposure to the worst effects of climate change. Furthermore, Neighbourhood Plans should, as far as possible, seek to include measures which increase the neighbourhoods resilience to climate change such as avoiding building on flood plains, using sustainable urban drainage systems, using nature based solutions to reduce flood risk, reducing the amount of non-permeable hard surfaces and encouraging tree planting, green walls and roofs to provide natural shading and cooling. <u>The National Planning Policy Framework (NPPF): Meeting the challenge of climate change, flooding and coastal change – paragraphs 157 to 179</u> Para 157 - <i>The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.</i>	

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		Landscape The County Council would like to see the inclusion of a local landscape assessment taking into account: Natural England's Landscape character areas; the Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project; the Local District/Borough Council landscape character assessments; and 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. 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 https://historicengland.org.uk/images-books/publications/streets-for-all-east-midlands/ . For more information on place-making within new development please review Manual for Streets and Manual for Streets 2 Wider Applications of the Principles. Leicestershire County Council are in the process of producing an updated Leicestershire Highways Design Guide which will concisely take account of and reference these guides and others. 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) Contact: her@leics.gov.uk or telephone: 0116 3058323 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, important views and local distinctiveness. Proposals having a harmful effect on a Local Landscape Character Area's character will not be supported. Landscape Assessment is a specialist area and accredited landscape consultants can provide advice. https://www.landscapeinstitute.org/ 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) 2023 clearly outlines the	

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		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, exposure to chemicals, obstructions in water, exposure of species to predation, Invasive and Non-Native Species, 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). 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 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. 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 ,	

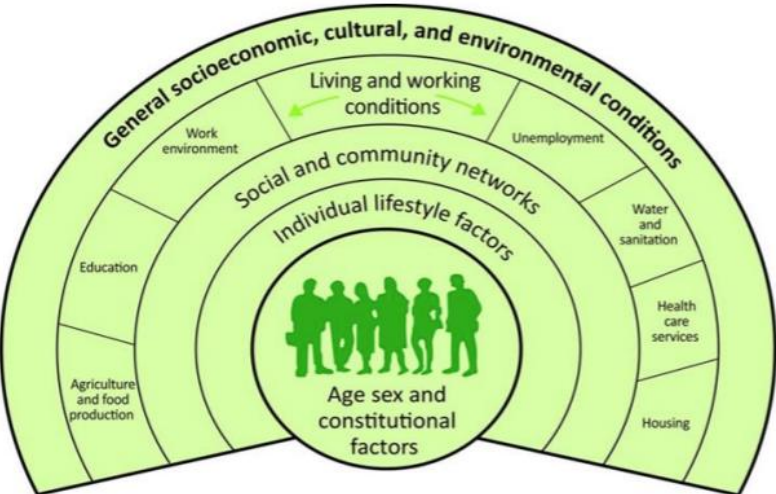
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		For informal advice on actions for nature that can be taken forward on parish land please contact EnvironmentTeam@Leics.gov.uk There are many protected species of plants and animals in England and often their supporting features and habitats are also 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-specieshow-to-review-planning-applications Examples of policy statements that can be added to the plan to support biodiversity: 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: • 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). • Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for hedgehogs and other terrestrial animals. • 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. • 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. • Lighting design, location, type, lux levels and times of use should follow current bestpractice, 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. • Natural/semi natural grassland margins adjacent to hedges of up to 5m buffer. • 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	

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		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 (this could support the feeding zone of bats for instance and well managed hedges can do the same). 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 rain gardens, pocket parks and swales. 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. Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks. Sites that are designated as Local Green Spaces can form an important strategic part of local	

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		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. NPs should be aware of the emerging Local Nature Recovery Strategy for Leicester, Leicestershire and Rutland to consider how the sites and the management of them within the Neighbourhood area can contribute to the strategy and action for delivery. https://www.leicestershire.gov.uk/environment-and-planning/local-nature-recoverystrategy/what-a-local-nature-recovery-strategy-is Brownfield, Soils and Agricultural Land The NPPF encourages the effective use of brownfield land for development, except where this would conflict with other policies in the NPPF Framework, including causing harm to designated sites of importance for biodiversity. Neighbourhood planning groups should check with Defra and the District or Borough council who keep a register of brownfield sites to see 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. 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 government's "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. High quality agricultural soils should, where possible, be protected from development and where a large area of agricultural land is identified for development poorer quality areas should be used 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-assess-proposals-fordevelopment/guide-to-assessing-development-proposals-on-agricultural-land The British Society for Soil Science provide advice on what should be expected of developers in assessing land for development suitability.	

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		https://soils.org.uk/wp-content/uploads/2022/02/Assessing-Agricultural-Land-Jan-2022.pdf 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-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’. 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). 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. In light of these two considerations, it is very unlikely that a Neighbourhood Plan would require SEA if the plan is not allocating land for development. This is because allocating land for development is more likely to generate physical changes which lead to significant effects. 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 may be forthcoming as a result of the Government’s Levelling Up and Regeneration Act (LURA). 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	

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		Nationally Significant Infrastructure Projects) are assessed against tangible environmental outcomes. Prior to the new Labour government taking office, the provisions in the Act to enable the EORs to be brought forward had not been enacted and this remains the situation as of summer 2024. Impact of Development on Household Waste Recycling Centres (HWRC) 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 Council's Waste Management team considers the impact of increased waste arisings from 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 maintain the capacity of the HWRC (most likely impacted) have to be initiated. Planning obligations to fund these projects are requested in accordance with the Leicestershire County Council's Planning Obligations Policy and the three CIL tests (as per Regulation 122 under the Community Infrastructure Regulations 2010 (as amended)) as described below;. A planning obligation is a legally enforceable commitment (secured within a Section 106 agreement or S106 unilateral undertaking (as per s106 of the Town and Country Planning Act 1990 (as amended)) entered into to mitigate the impacts of development. Planning obligations can only be sought (and considered to be CIL compliant) where they meet the following 3 tests: • necessary to make the development acceptable in planning terms; • directly related to the development; • fairly and reasonably related in scale and kind to the development; 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. This complex range of interacting social, economic and environmental factors are known as the wider determinants of health or the social determinants of health.	

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		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) The diagram below illustrates types of wider factors that influence an individual’s mental and physical health.  The diagram shows: • 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	

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		Research by the Robert Wood Johnson Foundation, looked into the major contributors to health and wellbeing and found that: Health Behaviours contribute to 30% of health outcomes made up of: • Smoking 10% • Diet/Exercise 10% • Alcohol use 5% • Poor sexual health 5% Socioeconomic Factors contribute to 40% of health outcomes: • Education 10% • Employment 10% • Income 10% • Family/Social Support 5% • Community Safety 5% Clinical Care contributes to 20% of health outcomes: • Access to care 10% • Quality of care 10% Built Environment contributes to 10% of health outcomes: • Environmental Quality 5% • Built Environment 5% Source: Robert Wood Johnson Foundation and University of Wisconsin Population Health Institute, Used in US to rank Counties by health Status 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. Completing a Health Impact Assessment (HIA) is a good practice to ensure neighbourhood concerns and recommendations are considered.	

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		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. To aid you in undertaking a HIA please visit: Health Impact Assessments Leicestershire County Council Professional Services Portal 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 Leicestershire Inequalities JSNA Tableau Public and Health Inequalities and Wider Determinants of Health LSR Online 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]. Active Together An ever-increasing body of research indicates that the environment in which we live is inextricably linked to our health across the life course. For example, the design of our neighbourhoods can influence physical activity levels, travel patterns, social connectivity, mental and physical health and wellbeing outcomes." (Spatial Planning for Health- An evidence resource for planning and designing healthier places; Public Health England, 2017) There is growing evidence that the design of our built environments, places and travel routes can either discourage or encourage people to be physically active depending on how they are designed and constructed. The latest evidence shows that, there are still more than one in four adults doing less than 30 minutes of activity per week. People in the UK are around 20% less active now than in the 1960's and the evidence also show that physical inactivity affects groups unequally, with women, people from ethnically diverse communities, people living in more deprived areas, people with disabilities, and people with long-term health conditions less likely to be active. Medically there is no dispute that increasing the level of physical activity is directly linked to	

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		improvement in physical and mental health and that regular physical activity contributes to a reduction in particular health conditions i.e. obesity, CHD, diabetes and cardiovascular disease). Designing our neighbourhoods in a way that proactively encourages communities and residents to walk, cycle and be active is an important factor in improving population health. Over the next 30 years there are opportunities to shape the design of our neighbourhoods, residential developments, travel routes, town centres, employment spaces and other environments in such a way that physical activity (walking, cycling, recreational exercise) becomes an easy choice and benefits the health of our local population. Active Together encourages neighbourhood plans to adopt the 10 principles of Active Design Guidance. This is national published guidance for Local Authorities and place making stakeholders developed by Sport England, Active Travel England and the Department of Health and Social Care. Active Design aims to create places and spaces which encourage people to move more, with more opportunities for everyone to increase their activity levels and lead healthier lives. The full guidance can be accessed via Sport England: https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-costguidance/active-design The Ten Principles of Active Design Foundational Principles 1. Activity for all Supporting Active Travel 2. Walkable Communities 3. Providing connected active travel routes 4. Mixing Uses and co-locating facilities Active, High-Quality Places and Spaces 5. Active buildings inside and out 6. Providing activity infrastructure 7. High-quality streets and spaces 8. Network of multi-functional open spaces Creating and Maintaining Activity	

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		9. Activating spaces 10. Maintaining high-quality flexible spaces The places we inhabit can have a considerable effect on our health, behaviour and quality of life. Places that provide opportunities for people to lead physically active lives can positively impact people's physical and mental wellbeing. But the opposite can also be true, where the design of a place creates barriers making it difficult, unpleasant or inconvenient for people to be physically active Embedding principles of developing Active Environments at a strategic level could result in: • Housing developments which make walking and cycling the preferred method of individual transport and reduced reliance on the car and motorised transport. • Neighbourhoods where people live closer to where they work, and sustainable transport becomes a realistic option. • Safe mixed-use developments and neighbourhoods where residents feel safe and encouraged to maximise outdoor space for travel and recreation. • A contribution to increasing local population physical activity levels and a factor in reducing air pollution and maximising green infrastructure • Supporting Local Authority corporate challenges to improve health outcomes, develop community cohesion, and impact on community safety and neighbourhood resilience. The benefits of places that encourage activity go beyond just public health. Compact, walkable, linked communities that are centred around people being active rather than using cars: • Are more environmentally friendly, • Have lower carbon emissions, • Have better air quality, • Are more socially inclusive, • Are more economically productive. Active Environments: 1. More environmentally friendly 2. Better air quality 3. More economically productive 4. More socially inclusive 5. Lower carbon emissions	

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		Sport England have produced a useful Active Design check list for Local Authorities to use in the planning of places and new environments: https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/2023-05/Document%203%20-%20Active%20Design%20Checklist%20-%20May%202023.pdf?VersionId=fc45irvlfyWPhgC396_2BFSas4y4d7gN There is further published planning support guidance that encourages the design of local and neighbourhood plans to adopt principles that encourage provision for physical activity and sport: https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/2024-07/Planning%20for%20Sport%20Guidance%20June%202019%20-%20Last%20Updated%20April%202024..pdf?VersionId=KI5U5ev8R4TmeoxiEyLayqbyAaClS4PT Active Together supports and works collaboratively with Leicestershire County Council Public Health Team to encourage health-based planning and supports the use of Health Impact Assessments and use of local health data to support planning decisions Other useful information and guidance for the healthy design of local places has been collated and can be found at: www.healthyplacemaking.co.uk Active Together welcome the opportunity to discuss the development of the neighbourhood plan and examine, with the Parish Council, the opportunities for shaping infrastructure design, systems and processes within the plan that would maximise physical activity opportunities for those communities and residents impacted by the neighbourhood plan. 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; 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,	

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		• 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. 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. 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. Fibre Broadband Specific Comments We note that the Neighbourhood Plan submission includes a section on Superfast broadband infrastructure. We would recommend that this Policy is updated to replace reference to Superfast with gigabit capable, full-fibre broadband infrastructure. Please see the General Comments section below for further details on this, including information on new laws that have been put in place for developers. General Comments 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 gigabit capable, lightning-fast broadband connections to 85% of the UK by December 2025, increasing to near universal coverage by 2030. 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. The Digital Leicestershire team manages programmes aimed at improving digital infrastructure in the county. This includes superfast, ultrafast and full fibre broadband. This	

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		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. 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. 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. The updated regulations mean that more people moving into new homes will have a gigabitcapable 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. 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. 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. 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.	

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		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, gigabitready 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. The Council supports a 'dig once' approach for the deployment of communications infrastructure and a build which is sympathetic to the character and appearance of the surrounding area. 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. Groups working on emerging neighbourhood plans are encouraged to visit the Digital Leicestershire web site to learn more 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/ Email: broadband@leics.gov.uk Building Regulations: Infrastructure for Electronic Communications (R) 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 The Neighbourhood plan should comply with the main requirements of the Public Sector Equality Duty. This requires public bodies to have due regard of the need to: Eliminate discrimination Advance equality of opportunity Foster good relations between different people	

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		Accessible Documents 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. 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. 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. 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: Creating Accessible Word Documents Creating Accessible PDFs 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: https://www.leicestershirecommunities.org.uk/uploads/policy-writing-guide17.pdf?v=1667547963	
07	Fran Morris	See Table 3 below.	
08	Sam Muir	1. Introduction 1.1. Pegasus Group is instructed by Mrs Margaret Croxall to act on her behalf in preparing this representation in response to the Dadlington Neighbourhood Plan (Regulation 16) Consultation. This representation pertains to our client's interests at Land West of Hinckley Road ("the site").	Due to the size of the appendices, these are available on request. The appendices are:

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		1.2. The site lies south of the village of Dadlington; comprising a parcel of agricultural land which extends to approximately 1.9 hectares. To the north, the site adjoins the defined settlement limits – marked by a distinct area of ribbon development. Beyond the site's southern boundary is the village of Stoke Golding, which though still a village, is a more expansive and sprawling settlement than Dadlington. To the north of Stoke Golding (and so in proximity to the site the subject of this representation), are two recent residential developments, granted planning permission by Hinckley and Bosworth Borough Council ("the Council"). 1.3. The site frontage (along Hinckley Road) is bound by mature vegetation which affords a sense of enclosure and a degree of screening. As a result, intervisibility between the site and the public realm is limited. 1.4. The site is available for future development and an Illustrative Masterplan (Appendix A) has been prepared, which demonstrates how the site can be arranged to comfortably accommodate 7 dwellings, whilst still respecting the linear character of development within Dadlington and maintaining separation with Stoke Golding. The Masterplan also demonstrates a comprehensive approach to the development of the site, comprising the following: • 4 no. semi-detached dwellings to reflect the built form to the immediate north (each with a garage, additional off-street parking and cycle spaces); • 3 no. detached dwellings in the form of farmhouse and barns (each with double car ports, additional off-street parking and cycle spaces); and • A sympathetic tree-planted buffer to the south of the site. 1.5. This is one possible way the site could be brought forward, our client would, however, be happy to discuss alternative approaches to the development of the site to ensure it bestmeets the needs of the village. 1.6. These representations set out our objection to draft Policy D2 Area of Separation and the lack of positive planning for the village housing needs 3. Representations Basic Conditions 3.1. The Localism Act 2011 allows local communities to shape their areas through the use of Neighbourhood Development Plans, which set out policies in relation to the development and use of land in a particular neighbourhood. 3.2. Schedule 4B of the 1990 Act and the Neighbourhood Planning (General) Regulations 2012 govern the process for the preparation and adoption of neighbourhood plans. At this stage, in order for the Dadlington Neighbourhood Plan ("the Neighbourhood Plan") to become a part of the development plan it must comply with	Appendix A: Concept Masterplan

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		the Basic Conditions. The Basic Conditions are set out at paragraph 8 of Schedule 4B of the 1990 Act, and insofar as they relate to this representation: “A draft order meets the basic conditions if - (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order, (d) the making of the order contributes to the achievement of sustainable development, (e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).” A Safeguard Against Speculative Development 3.3. The proposed Dadlington Neighbourhood Plan is failing to respond to an opportunity to safeguard the village from speculative development while the Hinckley and Bosworth Local Plan is updated. 3.4. The policy presumption in favour of sustainable development is promulgated between paragraphs 11 and 14 of the National Planning Policy Framework (“the Framework”). Where a case does not fall within paragraph 11(c) (i.e., where there is no up-to-date development plan), the next step for the decision-maker is to consider whether paragraph 11(d) applies. This requires examining whether the most important development plan policies for determining the application are out-of-date. 3.5. As regards paragraph 11(d), footnote 8 confirms that the presumption in favour of sustainable development (or the ‘tilted balance’) is triggered for applications involving the provision of housing where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. 3.6. Nevertheless, paragraph 14 of the Framework operates as a mechanism to rebut this presumption. Under paragraph 14, the adverse impact of allowing development that conflicts CC 6 with a neighbourhood plan is likely to significantly and demonstrably outweigh the benefits provided the following apply: “(a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and (b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement” (emphasis added). 3.7. As emphasised above, the qualifications provided by paragraph 14 are contingent on one another; to rebut the presumption, both must be satisfied. 3.8. The Dadlington Neighbourhood Plan, however, does not contain any policies or allocations to meet its identified housing requirement. Therefore, it cannot be said that the Neighbourhood Plan is planning positively for new homes² and therefore the qualifying body (Sutton Cheney Parish Council) will not benefit from the protection of paragraph 14. In other words, once the Neighbourhood Plan is ‘made’, Dadlington will continue to be exposed to speculative development, where the Borough Council is unable to demonstrate a five-year supply of deliverable housing sites. As set out below, this represents a very real risk which is likely to persist into the future.	

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		3.9. To understand the importance of paragraph 14, one must consider the Borough Council's housing land supply position and the corresponding risk to the Neighbourhood Area. The settlement boundaries were originally defined in the context of the land to meet housing needs identified in the East Midlands Regional Plan ("EMRP") and to allow for sufficient growth to meet future land use needs for the plan period to 2026. That plan period is due to expire next year, with a new Local Plan still some way off. In short, the existing settlement boundaries no longer reflect the position on the ground and fail to take account of, or allow, an ability to meet an up-to-date assessment of need. Although the settlement boundary for Dadlington is to be amended by the Neighbourhood Plan, it is our view that the limits are drawn far too tightly and therefore the prospect of infill development is unconvincing. 3.10. Furthermore, the EMRP set a requirement of 9,000 dwellings across the Borough, between 2006-2026; equivalent to 450 dwellings per annum. However, the strategic policies in the Borough are now more than 5 years old and so the Council is required to use local housing need (calculated using the standard method) as the basis for assessing whether a five-year supply of specific deliverable sites exists. 3.11. Set against the standard method figure for 2025 (649 dwellings per annum), including the 5% buffer, the annual requirement for the Borough is 681 dwellings per annum. Plainly, the EMRP requirement (at 231 dpa less) is out-of-date. More fundamentally, the adopted development plan only ever aimed to accommodate enough development (at that lower annual rate) to a point in time that expires next year. A new local plan may bring with it a new housing requirement, a new spatial strategy and/or a new settlement hierarchy, changes which may necessitate further revisions to the Dadlington settlement boundary. 3.12. With such a significant uplift in local housing need, delivery issues will persist into the future, in the absence of an up-to-date development plan. Within the Council's Housing Land 2 Planning Practice Guidance - Paragraph 096 Reference ID: 41-096-20190509. CC 7 Monitoring Report 2023, Table 9 illustrates Hinckley and Bosworth's housing land supply against a local housing need of 433 homes a year (a figure some 36% lower than present). The table incorporates the Council's commitments as well as sites that it considers deliverable. On this basis, the Council claims it can demonstrate a 5.6-year supply of deliverable housing sites. 3.13. However, as set out above, the Council's new Standard Method figure is 649 dwellings per annum, which is subject to a 5-year requirement (reference to a 4-year requirement since deleted), and a 5% buffer, giving a total 5-year requirement figure of 3,407 dwellings (or 681 dpa). 3.14. Without interrogating the deliverability of supply sites, the Council claim a total supply of 2,415 dwellings. As such, the council can, at best, only demonstrate 3.55 years' supply of deliverable housing sites – or an undersupply of 992 dwellings.	

Rep No.	Name	Summary of Representation	HBBC Notes
		3.15. The bottom line is that the Council is significantly adrift of having an adequate supply of deliverable housing land, and until such time, Dadlington will remain exposed to speculative development. The Dadlington Neighbourhood Plan does nothing to offer respite from developers' reliance on the 'tilted balance'; a reliance which is likely to persist for some time. Proposing my client's site for allocation would ensure that the Neighbourhood Area benefits from the protection of paragraph 14. Area of Separation 3.16. In order to check potential encroachment and to help safeguard the scale, setting and special character of both Stoke Golding and Dadlington, the Neighbourhood Plan proposes an Area of Separation. Under Draft Policy D2, development which adversely affects the open character of this area or the character and setting of Dadlington or Stoke Golding will not be supported. 3.17. However, as this representation will demonstrate, the Area of Separation ("AoS") proposed by the Neighbourhood Plan lacks any convincing justification. Not only is the AoS superfluous in planning policy terms, but it seeks to 'double up' the Countryside's existing protection. 3.18. Policy DM4 of the Site Allocations and Development Management Policies DPD (2016) ("SADMP") is titled 'Safeguarding the Countryside and Settlement Separation' (emphasis added). The policy prescribes various criteria to protect the intrinsic value, beauty, open character and landscape character of the Countryside. 3.19. During the course of the Barwell appeal³, the Council made two important concessions. Firstly, in light of the present housing land supply position (somewhere between 3.23 – 3.55 years), only limited weight can be attributed to conflict with the first part of Policy DM4 and criteria (a) through (e). Second, a housing proposal should now be assessed against criteria (i) through (v), contained in the latter part of the policy. Here, the relevant tests include whether a proposal would undermine the physical and perceived separation between settlements (emphasis added). 3 Appeal Reference: APP/K2420/W/24/3348387. CC 8 3.20. Insofar as relevant, paragraph 13.3 of the policy subtext (to Policy DM4) sets out that: "This policy [DM4] reinforces the value of maintaining the physical and perceived separation between settlements across the entire borough, rather than a selective approach singling out certain sites as has previously been used. This is in recognition of the importance placed by communities on their individual, separate settlement identities across the borough, as evidenced through the Areas of Separation Review (March 2012)" (emphasis added). 3.21. As suggested by the passage above, the Evidence Base for the SADMP included the H&BBC Areas of Separation Review (2012). The conclusions of the Review are set out in Chapter 7. Although the Review pre-dates the final drafting of Policy DM4, it recognised that the SADMP provided an opportunity to refine and update Countryside policy, and to include a reference to the retention/maintenance of physical separation between settlements. Plainly, the final iteration of Policy DM4 achieved that goal (emboldened above).	

Rep No.	Name	Summary of Representation	HBBC Notes
		3.22. The AoS Review also contained 'Potential Submission Policy ENV5', which informed the final drafting of Policy DM4. The Review found that Policy ENV5 would ensure the physical separation of settlements forms a consideration for any application outside settlement boundaries (the Barwell decision shows that this principle is alive and well). As noted by the Review, a benefit of this approach is that it avoids the duplication of policy i.e., between areas of separation and development in the Countryside. It also ensures a local landscape designation is not allocated where a criteria-based policy can provide sufficient protection, and over the long-term, it would replace an underused and ineffectual policy. 3.23. Moreover, the Review refers, expressly, to the site the subject of this representation. It found that a criteria-based policy (which later became Policy DM4) would provide sufficient protection; ensuring that the physical separation between Stoke Golding and Dadlington is retained. On this basis, the Review found that it would be unnecessary and unsound (in the context of the Local Plan) to include a separate policy which served only to referee the separation of these settlements. 3.24. Page 114 of the Review concludes that an Area of Separation designation is not the most appropriate strategy to maintain the physical separation between settlements and ensure occupier amenity. Proposed criteria-based policies would be more appropriate and effective. The Review therefore recommended that the existing Local Plan Policy NE4: Areas of Separation be replaced by criteria-based policies through the SADMP. That is precisely what happened. 3.25. Notwithstanding the above, and in spite of the fact that the Council implemented the recommendations of the AoS Review, the Neighbourhood Plan has proposed designating an Area of Separation. This designation is in flagrant disregard of the evidence base which underpins the SADMP. At best, it is superfluous; duplicating the protection afforded to the Countryside by Policy DM4 of the SADMP. At worst, it undermines (and conflicts with) the thrust of Policy DM4, which the plan-making process found negates the need for an AoS policy. The conflict deepens when one considers the respective drafting of either policy. For instance, Policy DM4 does not permit development which would have a significant adverse effect on open character – a threshold reduced by Policy D2 to development which has only an adverse effect. 3.26. The Dadlington Neighbourhood Plan Basic Conditions Statement dated January 2025 attempts to explain how the Plan has been prepared in accordance with the Neighbourhood CC 9 Planning (General) Regulations 2012 and how the Basic Conditions of neighbourhood planning, as prescribed by paragraph 8 of Schedule 4B to the 1990 Act, have been considered to have been met. 3.27. Table 1 of the Basic Conditions Statement identifies various sections of the Planning Practice Guidance ("PPG") and the Framework with which it is considered the Neighbourhood Plan complies. As regards Policy D2,	

Rep No.	Name	Summary of Representation	HBBC Notes
		reference is made to the following: • Framework: Paragraphs 20, 135 & 187; and • PPG: Paragraph 036 Reference ID: 8-036-20190721 and Paragraph 001 Reference ID 26-001-20191001. 3.28. The reference to paragraph 20 of the Framework is a curious one, given that this refers to the formulation of strategic policies - of course strategic policies are a matter for the local plan – strategic policies which this Neighbourhood Plan totally undermines (as detailed throughout this representation). 3.29. In relation to the PPG, Paragraph 036 sets out that where landscapes have a particular local value it is important for policies to identify their special characteristics and be supported by proportionate evidence. However, the Neighbourhood Plan makes no attempt to address either requirement. Paragraph 4.8 of the policy subtext (to Policy D2) sets out the aim of the policy, which includes safeguarding the special character of both settlements. However, the Plan does nothing to elucidate how that special character is derived. Further, given that the Evidence Base for the SADMP advocates for an entirely different approach to that within the Neighbourhood Plan, it is unclear what evidence has informed the drafting of Policy D2. 3.30. In relation to the Core Strategy, the Basic Conditions Statement states that there are no policies relevant to Policy D2 of the Neighbourhood Plan. As regards the SADMP, only Policy DM4 is found to be relevant. This is somewhat surprising given that the Neighbourhood Plan must find its operation so ineffective so as to warrant the additional protection of Policy D2. As set out above, this representation has also detailed how Policy D2 of the Neighbourhood Plan undermines, and is incompatible with, Policy DM4 of the SADMP. 3.31. Appendix 3 of the SADMP sets out the Strategic Policies of the Local Plan. Policy DM4 is listed as one such policy. This is of particular importance where the Basic Conditions require, inter alia, that the making of a Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan. 3.32. This representation has demonstrated how the Dadlington Neighbourhood Plan fails to plan positively for new development in the Neighbourhood Area. The Plan also fails to comply with national policy – there is no robust justification/evidence for the formulation of Policy D2. Most importantly, however, and despite the policies of the Neighbourhood Plan only needing to demonstrate 'general conformity' with strategic policies, Policy D2 and Policy DM4 are in clear conflict. The designation of an Area of Separation is in flagrant disregard of the evidence base which underpins the SADMP. At best, it is superfluous; duplicating the protection afforded to the Countryside by Policy DM4. At worst, it undermines and conflicts with, the thrust of Policy DM4, which the plan-making process found negates the need for an AoS policy. Drawing the above together, one can only conclude that the Neighbourhood Plan fails to comply with Basic Conditions (b) and (e). CC 10 Modifications Required to the Neighbourhood Plan	

Rep No.	Name	Summary of Representation	HBBC Notes
		3.33. In order for the Neighbourhood Plan to comply with the Basic Conditions, it is our view that Policy D2 must be deleted. For the Neighbourhood Plan to be in general conformity with the strategic policies of the Borough, there can be no designation for an Area of Separation. 3.34. Furthermore, and in order for the Neighbourhood Plan to plan positively for development and meet the identified housing need it is recommended that the Parish Council consider allocating our client's site for development, in full or in part, to meeting local housing needs. This would ensure Dadlington benefits from the protection afforded by Paragraph 14 of the Framework - ensuring that Dadlington avoids the risk of speculative development, where the Borough Council remain unable to demonstrate a five-year supply of deliverable housing sites. As demonstrated above, and in the absence of an up-to-date development plan, this position is likely to persist into the future. Participation 3.35. For the Neighbourhood Plan to become a part of the development plan it must comply with the Basic Conditions. An Examiner will assess whether the Neighbourhood Plan meets those conditions after an examination, which the PPG 'expects' will follow the written representations procedure.4 3.36. Nevertheless, Paragraph 9(1) of Schedule 4B of the 1990 Act provides that this is only a 'general rule'. Under Paragraph 9(2), the Examiner must cause a hearing to be held in any case where the Examiner considers that the consideration of oral representations is necessary to ensure adequate examination. 3.37. Accordingly, should the Examiner consider that it would be most appropriate to proceed by way of hearings, we would request the opportunity to participate in any such sessions	

3. Table 3: HBBC's representation

Page number, Policy or Paragraph number(s)	Regulation 16 comments
Policy D1 Local Green Spaces	The aim of the policy is rather unclear, i.e. is it a 'protection of public open space' policy, or is it a 'protection of the character and/or historic environment' policy? The wording could be clearer on that matter, showing the policy's intent with greater reference to the NPPF

Page number, Policy or Paragraph number(s)	Regulation 16 comments
	(i.e. Paras 88, 103 and 104 for Public Open Space, where applicable, or Paras 106-108 for Local Green Space (LGS)). The designation LGS is demonstrably different to Open Space, therefore the clarity of the policy is imperative. There could also be issues with multiple designations covering one area, i.e. Local Plan Open Space designations, LGS and heritage designations. For example, is the special character of the Church and its associated open space covered sufficiently by Site Allocations and DM Policies DPD (SADMP) Policy DM8, and its Grade II* Listing? Does it require a further, more weighty, designation of LGS? Overall, HBBC feel like it would be advantageous for the intent to be clarified, as it would be good to know whether the PC feels this policy is required over and above Policy DM8 of the SADMP. The evidence supporting the designation of the LGS is brief, but can be found on the Parish Council's website here (at the bottom of the page). LGS's need to clearly demonstrate that they meet the criteria set out in NPPF paragraph 107; 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.
Policy D2 Area of Separation	Although HBBC support the area of separation, as we did with Stoke Golding's Neighbourhood Plan, the Dadlington Neighbourhood Plan has not justified the reasoning for this specific policy, i.e. has it special character or landscape, or is it solely to prevent the merging of settlements? Presuming it is the latter, more explanation in the text at paras 4.7 and 4.8 would be preferable. The size of the area of separation also isn't justified in the evidence base, therefore explanatory text on how the area was chosen would have been useful. In addition, similar to comments at Reg 14, the term 'inappropriate uses' is not defined by the neighbourhood plan. Does this policy follow the criteria based Policy DM4 for the definitions of what is appropriate/inappropriate in this area? If so, is this policy needed above and beyond DM4 if no further reasoning is given for the designation (other than it being countryside and preventing the merging of settlements).
Policy D3 Landscape and Locally Important Views	HBBC welcomes that the map of views has been improved, showing both direction of views and extent. The policy itself reads more like guidance than a policy requirement. Would the wording of DM4 of the SADMP cover what you intend for this policy?

Page number, Policy or Paragraph number(s)	Regulation 16 comments
	The extent of the views and vistas on Map 3 shows that opportunities for development in Dadlington are limited, as such, it is important to know how the views and vistas were determined and what merit/benefits there are if extra requirements are in place for development in those areas. Similar to earlier comments, the duplication of designations over certain areas means there are multiple restrictions of several areas in the neighbourhood plan area, therefore all designations of whatever nature should be highly justified.
Policy D5 Ecology and Biodiversity	Referring to previous comments from HBBC at Regulation 14 – the list of priority biodiversity enhancements has no reference as to where they were derived from or why they are important, more information would be appreciated. If there is no evidence to justify the asks of the policy then the deliverability in practice is difficult.
Page 39. Section 7.12 – 7.14	Comment from the Conservation Officer re heritage (remain unactioned from Reg 14 comments): Section 7.12 – 7.14 largely replicate paragraphs 212 to 214 of the NPPF, but this only covers general weighting and the tests to be applied when substantial harm is identified. For completeness references to (more frequent in practice) less than substantial harm and the determination of proposals that affect non designated heritage assets should also be included (i.e. paragraphs 215 and 216 of the NPPF).
Page 41	Comment from the Conservation Officer re heritage (remain unactioned from Reg 14 comments): Non-designated heritage assets: Whilst I don't disagree with the potential local heritage interest of the 6 non-designated heritage assets identified within the document I would suggest some further narrative is provided as to what their heritage values are, ideally in accordance with the HBBC selection criteria for local heritage assets: Local heritage list Heritage Hinckley & Bosworth Borough Council (hinckley-bosworth.gov.uk). The entry for Manor Farm, for example, is particularly brief. Ensure the information contained in section 8.7 RE the Dog and Hedgehog PH is consistent with that contained within section 7.27.
Policy D6 Features of Local Heritage Interest	The maps associated with the policy are helpful, thank you. The wording of the policy could be more aligned with DM11 and DM12 of the SADMP, and the NPPF, although appreciate the local focus of the policy.
Para 8.4	The community have demonstrated that they would like allotments; has the Qualifying Body explored the allocation of allotments in this neighbourhood plan as an Open Space designation?

Page number, Policy or Paragraph number(s)	Regulation 16 comments
Policy D7 Design	Page 51 – Although a full cross reference hasn't been undertaken it should be ensured that the content of this section is consistent with the contextual information and area specific design guidance provided for the village of Dadlington with the HBBC Good Design Guide SPD. Criteria D7.3 states “take account of the needs of farming” – it's not clarified what this means, and therefore may be difficult to apply in reality. Criteria D7.4 may be a replication of D7.1 and therefore not needed. We recommend that criteria D7.5 should include reference to the future occupiers of any development in accordance with Para 135(f) of the NPPF. Criteria D7.6 – is this criteria specific enough to reflect the character of the area? I.e. if an application were to come in for a simple two-storey red brick dwelling with concrete or plain clay roofs distinctive and appropriate in design terms for Dadlington? Again, reference to the Good Design Guide SPD may be helpful here. Criteria D7.9 – is this criteria overly restrictive to any development in Dadlington? Suggest that perhaps the wording be more focussed on back-land development. Similarly, the Conservation Officer provided a comment re this in our Reg 14 comments: “There are references to the term ‘development in-depth’ a number of times in this section. I think it needs to be made clear what this means (my interpretation is this refers to backland development/development of infill sites,), so either make this terminology consistent with that provided within the HBBC Good Design Guide or clearly define what development in-depth means within the document.” Criteria D7.11 – In practical terms, how do we secure this criteria prior to the detailed design stage which occurs after planning permission is granted?
Page 55	Context re the new Local Plan – A new Local Development Scheme (LDS) has been published on the website here, and this states that the conclusion and adoption of the Local Plan Review is due in 2027 at the earliest. As such para 10.5 should be updated. In addition, the new plan period for the new Local Plan is now 2024 to 2045, however this was only a recent update and therefore neighbourhood plans have not had time to amend drafts of plans to this new plan period, particularly if far into the process, e.g. Dadlington. However this new plan period for the Local Plan does have knock-on affects for neighbourhood plans in terms of delivery/amount of housing development. In addition, the new NPPF (Dec 2024) also included new Standard Method calculations, of which the borough is now having to interrogate

Page number, Policy or Paragraph number(s)	Regulation 16 comments
	and plan for. In any case, the Local Plan Review does not intend to change Dadlington's listing as a rural hamlet, which is not considered a sustainable location for significant housing development, and therefore we support a Windfall Policy (as per D8) in lieu of large scale allocations.
Policy D8 Windfall Housing	It seems this policy is more restrictive than SADMP Policy DM4, is this justified in the supporting text/evidence? More clarity on why a more restrictive policy is required.
Map 9 – Settlement Boundary	Similar to previous comments at Reg 14, is there anywhere where the changes to the settlement boundary have been listed? And the reasons why the changes were required? This would be helpful in understanding the context to the changes.
Page 58	This section does not appear to have been updated post-December 2024 (consistency in this needs to be throughout the document, i.e. all references checked for NPPF 2024 compatibility). The Dec 2024 NPPF took out the requirement for 25% of the affordable to be First Homes, and also the need for 10% of all housing on qualifying sites to be for affordable home ownership. Therefore this section requires an update.
Policy D9 Meeting Local Housing Needs	The justification for only allowing three-beds or less is lacking, and therefore the deliverability of this policy is questionable unfortunately. The Neighbourhood Plan could refer to the Hinckley & Bosworth's latest Housing Needs Assessment, found on the website here which may provide the evidence required. Criteria D9.2 – how would an applicant be able to demonstrate criteria 9.1 in this situation. If an application was for the best use of a redundant building becoming a five or four bedroom dwelling, rather than a three bedroom dwelling - how does this criteria apply in reality?
Policy D10 Business Conversion of Rural Buildings	Criteria D10.4 – is this criteria necessary when wildlife is protected under other regimes such as the ODPM Circular?
Policy D11 Working From Home	HBBC suggests that other policies in the wider Development Plan address these matters, and therefore this may be a replication of policy.

Page number, Policy or Paragraph number(s)	Regulation 16 comments
General Comment	As referred to above, the NP should be updated throughout to take account of the December 2024 NPPF.