



PLAN-IT X
TOWN AND COUNTRY PLANNING SERVICES

Breedon on the Hill Neighbourhood Plan

Consultation Statement

May 2024

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1. Introduction

Legal Requirements

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

Consultation Process

- 1.2 Throughout the process of producing the Breedon on the Hill Neighbourhood Plan a more in-depth consultation process has been undertaken than the minimum standards set out in the Neighbourhood Planning (General) Regulations 2012.
- 1.3 The aims of the consultation process was to:
- Ensure that the new Breedon on the Hill Neighbourhood Plan was fully informed by the views and priorities of local residents, businesses, and key local stakeholders;
 - Ensure that consultation has built upon the community engagement that has taken place throughout the preparation of the first Breedon on the Hill Neighbourhood Plan;
 - Engage with as broad a cross-section of the community as possible.
- 1.4 Consultation and preparation of the plan has been led by Breedon on the Hill Parish Council. Professional support was provided by Planit-X Town and Country Planning Services.
- 1.5 Throughout the preparation of the Neighbourhood Plan, the Breedon on the Hill Parish Council website has been used to provide information and updates on the Plan progress and is a source of material and evidence used in the Plan's preparation.
- 1.6 Plans for public consultation events in 2021 were disrupted by the COVID-19 pandemic. All members of society were required to adhere to guidance to help combat the spread of COVID-19 and the guidance had implications for neighbourhood planning including public consultation.
- 1.7 The programme of consultations undertaken throughout the preparation of the Neighbourhood Plan, is summarised below.

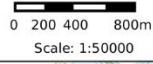
Activity	Date
Household questionnaire	Paragraphs 60, 66, 70 & 78
Pre-Submission Consultation on the Draft Plan	Paragraphs 78, 79, 80, 119 & 120

- 1.8 This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15 (2) of Part 5 of the Neighbourhood Planning (General) Regulations 2012.

2. Neighbourhood Plan Area

Designation

- 2.1 The Neighbourhood Plan Area comprises the whole of Breedon on the Hill Parish. The Neighbourhood Area was designated as a Neighbourhood Area by North West Leicestershire District Council on 22 September 2020.
- 2.2 A map showing the area to be covered by the plan can be viewed below.

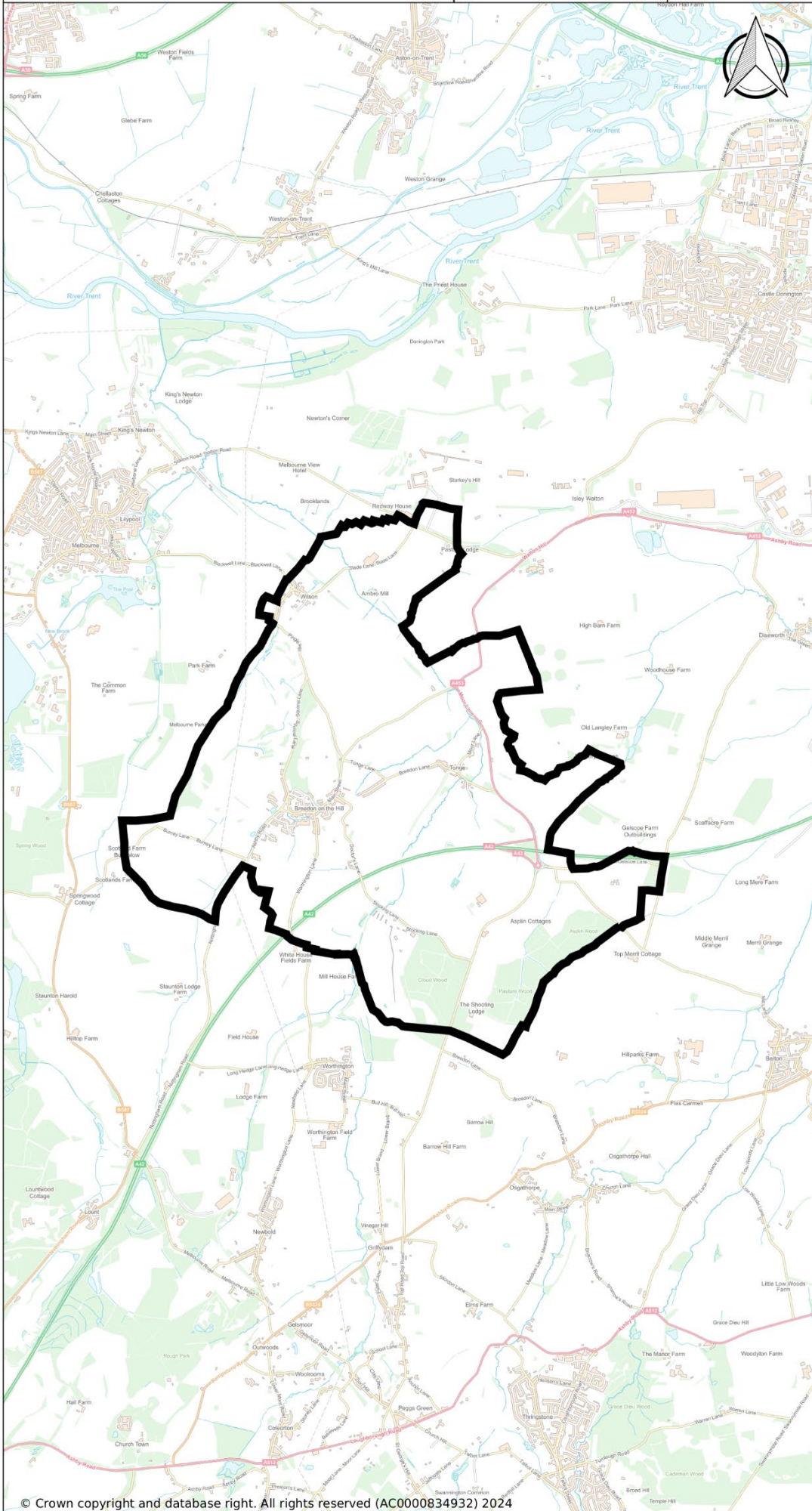


Author:

Date: 22/05/2024



Neighbourhood Area



3. Household Questionnaire

Dates	June/July 2021
Format	Questionnaire Survey
Publicity	A questionnaire was distributed to all parishioners in the Neighbourhood Area.
Responses	134 responses

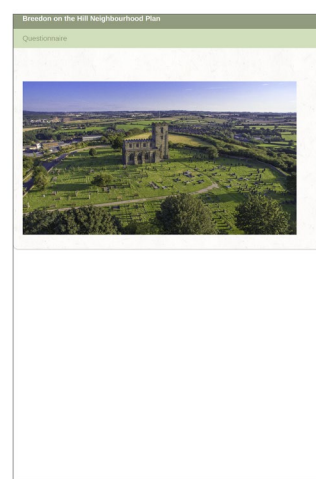
Overview

3.1 In June 2021, a questionnaire survey of all households in the Parish was undertaken to explore the keys issues that the neighbourhood plan needed to look at. It also provided an opportunity for local people to have a further say about the future of the Parish.

3.2 The questionnaire was designed to give an opportunity to provide comment and identify views on matters and issues faced by the Parish. It focused on;

- The identification of the most important issues for the Neighbourhood Plan;
- The importance of the countryside and how it is used;
- The identification of important views;
- Biodiversity network and improvements;
- Areas of flood risk;
- Noise impacts;
- East Midlands Airport;
- Opinions on potential new settlements;
- The impact of HS2;
- The identification of potential Local Green Spaces;
- Local heritage;
- Local services and facilities;
- Traffic impacts;
- Housing requirements;
- Limits to Development;
- Local housing needs;
- The design of new development;
- Rural economic development and working from home.

3.3 There was also opportunity to raise any additional issues not mentioned in the survey.



Who was consulted

- 3.4 The aim was to engage and consult with as many members of the local community as possible. Therefore, a paper copy of the questionnaire was distributed to each of the Parish's households. However, all members of the household were encouraged to complete the questionnaire, including younger people. Additional copies of the questionnaire were available for those that wanted it.

How were people consulted

- 3.5 The questionnaire was prepared by Neighbourhood Plan Working Group comprising Parish Councillors and local residents. A paper copy of the questionnaire was delivered in June 2021 to every household in the Parish.
- 3.6 The survey was optimised for completion online although, for those that wanted, further hardcopies were made available.
- 3.7 The closing date for responses was Friday 16 July 2021 and there was an address in the village where the completed paper copies of the questionnaire could be returned.

Issues, priorities and concerns raised

- 3.8 A total of 134 completed questionnaires were received.
- 3.9 Parishioners were asked to identify the three most important issues for the Neighbourhood Plan. The top ten issues, ranked in order of importance were:
- Protecting green areas where you live
 - Protecting the countryside
 - Maintaining village identity
 - Improving or retaining local services and facilities
 - Conserving local heritage
 - The impact of traffic
 - Protecting and improving nature conservation
 - Noise and disturbance
 - Protecting important views
 - Large-scale new development nearby

- 3.10 The full results of the questionnaire survey have been published on the Parish Council's website.

How the Issues, Priorities and Concerns have been considered

- 3.11 The feedback from the questionnaire survey helped inform the preparation of the (Pre-Submission) Draft version of the Breedon on

the Hill Neighbourhood Plan. Within the Draft Plan there are regular references to the questionnaire survey and how the results have informed the policies of the Plan.

4. Pre-Submission Consultation on the Draft Breendon on the Hill Neighbourhood Plan

Dates	30 October to 11 December 2023
Format	Response form
Publicity	A leaflet publicising the Pre-Submission Draft of the Plan was delivered to all premises in the Parish. A consultation drop-in session was arranged. Key stakeholders were consulted. The consultation was advertised on the Parish Council's website.
Responses	25 representations

Overview

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

Who was consulted

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

4.5 Representations from 26 individuals or organisations were received within the consultation period. A list and summary of these representations is attached in Appendix 2 and 3.

How were people consulted

4.6 A leaflet publicising the Pre-Submission Draft of the Plan was delivered to all premises in the Parish. It provided a background to the Neighbourhood Plan, a summary of the Neighbourhood Plan's policies and how to make representations.

4.7 During the consultation period, a 'drop in' session was arranged to provide an opportunity for residents to examine the contents of the Plan and to discuss it in more detail. The 'drop-in' session was held at Breedon Parish Hall on Friday 17 November 2023 between 5pm and 8pm. The 'drop-in' session was advertised by the publicity leaflet and was attended by around 30 individuals.

4.8 Statutory consultation bodies and other key stakeholders

were contacted individually and invited to make representations on the draft Neighbourhood Plan.

4.9 Representations on the draft Plan were invited using a standard representation form, available on the website. Responses could also be provided using emails or made in writing.

Breedon on the Hill Parish Council

Breedon on the Hill Neighbourhood Plan

Pre-Submission Consultation

Consultation on the proposed Neighbourhood Plan for Breedon on the Hill Parish will take place for a period of six weeks from Monday 30 October to Monday 11 December 2023. This consultation forms part of the statutory consultation required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

What are your views on the Plan?

This pre-submission consultation is to gather feedback from those who live, work or have a business in the area to comment on the Plan. A range of statutory and public bodies will also be consulted to add to the feedback.

This leaflet is just a summary- the full version of the Neighbourhood Plan can be downloaded from the Parish Council's website along with other relevant documents.

Why is the Neighbourhood Plan important?

The Breedon on the Hill Neighbourhood Plan allows people who live, work or have a business in the Parish to have a say on their local needs and the future direction of the Parish. In addition, the Plan will help:

- Decide planning applications
- Safeguard the character and beauty of the countryside
- Conserve the character and heritage of Breedon on the Hill, Tonge and Wilson
- Protect important green spaces
- Meet local housing needs
- Address flood risk



Issues, Priorities and Concerns Raised

- 4.10 The representations received have been reviewed and the detailed summary of representations (Appendix 3) provides an explanation of why changes have or have not been made to the Neighbourhood Plan.
- 4.11 This consultation gave rise to changes to the Draft Neighbourhood Plan in relation to several issues. These have been incorporated into the Submission version of the Neighbourhood Plan. The most significant changes concern the proposed housing allocation in Breedon on the Hill and revisions to Local Green Space. Most of the other changes have been minor and have not required major amendments to Plan policies or proposals.

How the Issues, Priorities and Concerns have been considered

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

5. Conclusion

- 5.1 The publicity, engagement and consultation undertaken to support the preparation of the new Breedon on the Hill Neighbourhood Plan has been open and transparent, with opportunities provided for those that live, work and do business within the Neighbourhood Area to contribute to the process, make comment, and to raise issues, priorities and concerns.
- 5.2 All statutory requirements have been met and additional consultation, engagement, and research has been completed.
- 5.3 This Consultation Statement has been produced to document the consultation and engagement process undertaken, considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012

Appendix 1: Pre-submission Breedon on the Hill Neighbourhood Plan – Consultees

Action Deafness
Action for Blind People
Age UK Leicester Shire & Rutland
Ancient Monuments Society
Andrew Bridgen MP
Belton Parish Council
Bloor Homes
Breedon Group
Breedon Group
Breedon Parish Hall
Breedon Priory Health Club
Cameron Homes
Canal and River Trust
Castle Donington Parish Council
Castle Donington Volunteer Centre
Coal Authority
Councillor Ray Morris
Country Land and Business Association
CPRE (Leicestershire)
Department for Levelling Up, Housing & Communities
Derbyshire County Council
East Midlands Airport
East Midlands Chamber
Environment Agency
Federation of Muslim Organisations Leicestershire (FMO)
Federation of Small Businesses
GATE (Gypsy and Traveller Equality)
Health and Safety Executive
Highways England
Historic England
Hourigan Planning obo Bowsall Developments Ltd and EMH Group
Isley cum Langley Parish Meeting
Jason Ratcliff
Leicester-Shire & Rutland Sport (LRS)
Leicestershire and Rutland Wildlife Trust
Leicestershire County Council
Leicestershire Diocesan Board of Finance
Leicestershire Fire and Rescue Service
Leicestershire Partnership NHS Trust
Leicestershire Police
Long Whatton and Diseworth Parish Council
Melbourne Parish Council

Midlands Rural Housing
Mobile Operators Association
National Farmers Union (East Midlands Region)
National Gas
National Grid
National Highways (Midlands)
Natural England
Network Rail (Property)
NHS Leicestershire and Rutland
NHS Property Services Ltd
Nicholas Rushton CC
North West Leicestershire District Council
Osgathorpe Parish Council
Pegasus Group
Police & Crime Commissioner for Leicestershire
Severn Trent
South Derbyshire District Council
Sport England
St Hardulph's Church of England Primary School
Staunton Harold Estate
Staunton Harold Parish Meeting
The National Forest Company
The Spa at Breedon Priory
Voluntary Action Leicestershire
Western Power Distribution
Worthington Parish Council

Appendix 2: Pre-Submission Breedon on the Hill Neighbourhood Plan – Representors

Andrew Dudden

Beverley and Paul Tonks

Bowsall Developments Ltd

Cameron Homes Ltd

Canal & River Trust

Cora

Derbyshire County Council

Environment Agency

Fred Sherwood Group

Harworth Estates and Caesarea

Historic England

Ian and Lorraine Slack

Leicestershire County Council

Leicestershire Police

National Gas Transmission

National Grid Electricity Transmission

Natural England

NHS Leicester, Leicestershire & Rutland Integrated Care Board

North West Leicestershire District Council

Patricia Coleman and Dominic Twelftree

Severn Trent

St Hardulph's Church of England Primary School

Susan Barnett

Susan Theaker

The Coal Authority

Appendix 3: Pre-submission Breedon on the Hill Neighbourhood Plan – Summary of Consultation Responses

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Canal & River Trust				Thank you for consulting the Canal & River Trust on the Breedon on the Hill Draft Neighbourhood Plan. The Trust does not own or manage any waterways within the Plan area and therefore I can confirm that we have no comment to make on the draft Plan.	Noted	No change
The Coal Authority				Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it.	Noted	No change
Andrew Dudden				We support the Parish's endeavours to bring about a Neighbourhood Plan for the Parish of Breedon on the Hill.	Noted	No change
Leicestershire County Council				Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in this consultation.	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Leicestershire County Council				<p>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-strategy-2020-2024.pdf</p> <p>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:</p> <ul style="list-style-type: none"> · Eliminate discrimination · Advance equality of opportunity · Foster good relations between different people 	Noted	An Equalities Impact Assessment of the Neighbourhood Plan be undertaken.
Leicestershire County Council				In today's working environment more and more information is being produced	All Neighbourhood Plan documents have been checked to	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>digitally. When producing information which is aimed at or to be viewed by the public, it is important to make that information as accessible as possible. At least 1 in 5 people in the UK have a long-term illness, impairment or disability. Many more have a temporary disability.</p> <p>Accessibility means more than putting things online. It means making your content and design clear and simple enough so that most people can use it without needing to adapt it, while supporting those who do need to adapt things.</p> <p>For example, someone with impaired vision might use a screen reader (software that lets a user navigate a website and 'read out' the content), braille display or screen magnifier. Or someone with motor difficulties might use a special mouse, speech recognition software or on-screen keyboard emulator.</p>	<p>make sure they comply with the Website Accessibility Directive (2018).</p>	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>Public sector organisations have a legal requirement to make sure that all information which appears on their websites is accessible. As Neighbourhood Plans have to be published on Local Planning Authority websites, they too have to comply with government regulations for accessibility. Guidance for creating accessible Word and PDF documents can be found on the Leicestershire Communities website: 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:</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				https://www.leicestershirecommunities.org.uk/uploads/policy-writing-guide-17.pdf?v=1667547963		
Leicestershire Police				<p>I am writing to you in my capacity as the Leicestershire Police Designing out Crime Officer (DOCO). I have been requested to comment on behalf of Leicestershire Police in relation to the proposed Breedon on the Hill Neighbourhood Plan as part of the proposed by North West Leicester Council Local Plan Database.</p> <p>Leicestershire Police support the creation of a Breedon on the Hill Neighbourhood Plan, which has a primary objective to reflect the community wide views, comments, observations, concerns and ambitions about Breedon on the Hill planning in respect to future applications and their implications.</p> <p>Leicestershire Police will always attempt to reflect the aspirations of all the residents</p>	<p>Detailed landscape management matters are left to the development management process. With no police infrastructure in Breedon on the Hill Parish there is no need for the Draft Plan to address developer contribution to policing. Such matters are best left to the emerging North West Leicestershire Local Plan.</p>	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>and people who work, study and pass through the area in the way that they Police the area, and will continue to do so, taking into consideration the contents of future Breedon on the Hill Neighbourhood Plans. Neighbourhood Policing is a central part of Policing with resources deployed to provide visible presence and deterrent to potential offenders and contact for members of the public.</p> <p>Future planning applications and any additional demand on Policing resources, will need consideration, as currently resources are deployed from areas outside Breedon on the Hill. Due to changes in the Policing estate, Police responses will still be maintained through new innovation and technological advances. Neighbourhood Policing will be maintained and continue to provide a close link to the community they serve</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>and effective community consultation.</p> <p>To maintain the current levels and to accommodate future additional demand created by population growth and the resultant new dwellings, and associated infrastructure of schools, commercial, retail and other facilities such as open space additional Policing considerations should be taken into consideration.</p> <p>Open Space is a key issue for Policing within the planning process of new developments with particular attention to Safer Streets issues. Ongoing government funding has been focused on providing Safer Routes through Open Spaces with attention to trimming of ground level foliage to 1m and trees to have foliage trimmed to 2m from the ground to provide a 1m clear field of vision. Also lighting, signage and CCTV improvements are under consideration. Any new</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>appropriate Open Spaces should consider these issues, to provide safe transit and use of these areas. Women and girls, as well as all vulnerable persons have been subject to crime and would be able to benefit from early consideration via the planning process.</p> <p>Paragraph 92 (a) & (b) of NPPF 2021 specifically provides that: - Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: (a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; (b) are safe and accessible, so that crime and disorder, and the fear</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and</p> <p>Paragraph 96 states that: - To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted. Hence the inclusion of a police contribution to Leicestershire Police is a Priority consideration.</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>Policing is a 24/7 service resourced to respond and deploy on an "on demand" and "equal access" basis and is wholly dependent on a range of facilities for staff to deliver this. A primary issue for Leicestershire Police is to ensure that new large-scale developments make adequate provision for the future policing needs that it will generate. At present Breedon on the Hill has no current Policing facilities. However, where additional development is proposed, Leicestershire Police may seek to deploy additional staffing and additional infrastructures to ensure quality neighbourhood community-based policing. Breedon on the Hill are requested to work with Leicestershire Police by consulting with them on large-scale applications, firstly to gain their perspective from a design front and secondly to</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>understand whether the associated growth would produce a need for additional Policing infrastructure. If this is the case then Leicestershire Police will assess each application on an individual basis, by looking at the current level and location of available officers and then the demand associated with that development.</p> <p>A request for developer contributions may then be submitted to go towards the additional infrastructure needed to maintain a sustainably high level of policing within the areas covered by Breedon on the Hill Parish Council.</p> <p>Section 17 of the Crime and Disorder Act 1998 states all relevant authorities have a duty to consider the impact of all their functions and decisions on crime and disorder.</p> <p>Leicestershire Police will work closely with our partners to</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>design out these risks wherever possible.</p> <p>Areas including public space, shop frontages and appropriate security such as shutters should include sympathetic design and be in keeping with local architecture, whilst still providing effective security.</p> <p>Other key areas where planning can support the local businesses includes the night time economy. Effective planning including lighting and use of CCTV if required will reduce the risk of crime and disorder. In support of managing these requirements providing a 24/7 service Leicestershire Police will continue to provide to residents of Breedon on the Hill. S106 Agreements</p> <p>S106 Applications will be applied for in support of health, education provision, open space and other public services and likewise, Leicestershire Police would look to apply for support</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>as a result of any additional policing demand created. Any such funds would allow consideration of equipment or in support of estate to support responses to Breedon on the Hill, though Leicestershire Police will consider estate on an ongoing basis. North West Leicester Council have S106 Agreements in respect to new developments within the area in support of Policing. Statutory funding via the Policing precept and Government would follow on after occupation of any new dwellings. Also, where new demand is placed on Policing resources due to expansion, Leicestershire Police, North West Leicester Council and Breedon on the Hill Parish Council residents within Breedon on the Hill would benefit from support of the provision of S106 and future S106 bids being considered in support of Policing provision</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>within the Breedon on the Hill Parish Council area.</p> <p>Consultations on Planning Applications</p> <p>Current planning consultations referred to Leicestershire Police have provided the opportunity to comment on a number of applications. It would be beneficial if further comment was referred in respect to large developments either residential or commercial.</p> <p>Also, where there is an increased risk of public safety via open space and large footfall as well as areas relating to changes to the night economy would be appreciated (Section 17 of Crime & Disorder Act 1998). Traveller provision is another area where Policing considerations are recommended wherever possible for comment and consideration.</p>		
National Gas Transmission				National Gas Transmission has appointed Avison Young to review and respond to	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Gas Transmission</p> <p>National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>Proposed sites crossed or in close proximity to National Gas Transmission assets</p> <p>An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.</p> <p>National Gas Transmission has identified that it has no record</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>of such assets within the Neighbourhood Plan area. National Gas Transmission provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> https://www.nationalgas.com/land-and-assets/network-route-maps <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure. Distribution Networks Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p>		
National Grid Electricity Transmission				<p>National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the</p>	<p>There are no proposed development sites crossing or near the 400Kv Overhead Transmission Line between Coventry and Ratcliffe on Soar</p>	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>following representation with regard to the current consultation on the above document.</p> <p>About National Grid Electricity Transmission National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for</p>	<p>that passes to the west of Breedon on the Hill.</p>	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>Proposed development sites crossed or in close proximity to National Grid assets: Following a review of the above document we have identified the following NGET assets as falling within the Neighbourhood area boundary: Asset Description ZL ROUTE TWR (010 - 108): 400Kv Overhead Transmission Line route: COVENTRY - RATCLIFFE ON SOAR A plan showing details of NGET's assets is attached to this letter. Please note that this plan is illustrative only. National Grid also provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/ser 		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>vices/land-and-development/planning-authority/shape-files/</p> <p>Please see attached information outlining guidance on development close to NGET infrastructure.</p> <p>Distribution Networks Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk</p>		
North West Leicestershire District Council	1	1.1		Query why the word 'given' is underlined. Is this supposed to be a link?	This is a small mistake in the text made when it was typed.	Correct formatting of the word 'given' in paragraph 1.1.
North West Leicestershire District Council	3	1.8		The NPPF has since been revised in September 2023	Agreed	Paragraph 1.8 be modified to: 'The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019,

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
						20 July 2021, 5 September 2023 and 19 December 2023. This sets out the Government's planning policies for England and how these are expected to be applied.'
Cora	3	1.8		The NPPF confirms at Paragraph 29 that "Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies".	In accordance with NPPF paragraph 68, the neighbourhood planning body has requested North West Leicestershire District Council to provide an indicative housing requirement figure. Based on an annual requirement of 686 dwellings, existing committed development and the emerging development strategy, the District Council has indicated	No change

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				<p>Paragraph 30 confirms that “Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently”.</p> <p>In order to pass an Examination and proceed to referendum, the Neighbourhood Plan must pass a number of basic conditions. Whilst for reviews a Neighbourhood Plan may not need a referendum, clearly it must still satisfy the basic conditions. The basic conditions applicable to Neighbourhood Plans are set out below;</p> <p>a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).</p>	<p>that the housing requirement for Breedon on the Hill is 13 dwellings (to 2040) together with windfall development (sites not specifically identified in the development plan).</p>	

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				<p>d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development..</p> <p>e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</p> <p>f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.</p> <p>g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).</p> <p>Footnote 18 of the NPPF confirms that "Neighbourhood Plans must be in general conformity with the strategic policies contained in any</p>		

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				<p>development plan that covers their area".</p> <p>The Development Plan covering Breedon on the Hill consists of the North West Leicestershire Local Plan (as amended by the partial review) (March 2021). The District Council are also advancing a substantive review of the Local Plan, with a consultation anticipated to be undertaken in January 2024. This confirms that at present, it is content with housing allocations in settlements like Breedon on the Hill to be dealt with through the Neighbourhood Plan. However, this approach is reliant on confirmation of the Council's assumptions on strategic delivery sites being accurate. Regularly such assumptions are overly optimistic and thus additional housing land is required which can deliver in the Plan period. In addition, limited weight should be afforded to the Council's current</p>		

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				strategic growth aspirations as the site has not been formally examined or consulted upon.		
North West Leicestershire District Council	4			Suggest that the Principal Town (on the diagram) be amended from 'Coalville' to 'Coalville Urban Area.'	Agree.	Page 4 diagram be modified by replacing 'Coalville' with 'Coalville Urban Area'.
North West Leicestershire District Council	5	1.16		Local Plan Review is seeking to identify land for a minimum of 6693 dwellings. Therefore, suggest replacing 'provide for' with 'identify land for' in the following sentence: Having regard to the Leicester and Leicestershire Strategic Growth Plan, the Local Plan Review is looking to identify land for an additional minimum of 6,693 houses.	Agree	First sentence of paragraph 1.16 be modified to read: 'Having regard to the Leicester and Leicestershire Strategic Growth Plan, the Local Plan Review is looking to identify land for an additional minimum of 6,693 houses.'
North West Leicestershire District Council	10	2.5		The height of a physical feature is usually presented as a height above ordnance datum (AOD), not above sea level. The summit	The Parish Council believes paragraph 2.5 to be correct.	No change

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				of Breedon Hill is more than 125m AOD. This height is meaningless if it is presented out of context. It would be more meaningful if it was presented in the context of the settlement core, which occupies a shallow basin between 70m and 75m AOD.		
North West Leicestershire District Council	10	2.5		Breedon Hill is an outcrop of the Cloud Hill and Milldale dolostone formations (the latter formation is quarried for aggregate). Dolostone is the preferred geological term, although the SSSI notification continues to refer to carboniferous limestone grassland. Magnesian limestone is a non-preferred geological term (there is no such thing as 'magnesium limestone').	The Parish Council believes paragraph 2.5 to be correct.	No change
North West Leicestershire District Council	12	2.15		Suggest that the bus service is defined as infrequent/only twice daily	Agree.	Paragraph 2.15 be modified to read: 'Tonge has no services or facilities, other

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						than an infrequent bus service.
Leicestershire County Council	13	3.1		<p>Health is shaped by many different factors throughout our lives. Health is affected by the settings in which we live, work, learn and play. These influences start to determine health and opportunities for better health from birth and throughout the whole life course, for example the environment, community, transport, education and income.</p> <p>This complex range of interacting social, economic and environmental factors are known as the wider determinants of health or the social determinants of health. 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</p>	<p>The policies of the Breedon on the Hill Neighbourhood Plan will help achieve healthy, inclusive and safe places. The Plan enables and supports healthy lifestyles- for example through the provision of safe and accessible green infrastructure, and layouts that encourage walking and cycling.</p>	No change

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				<p>individuals that arise from the unequal distribution of social, environmental and economic conditions within societies” (NHS England)</p> <p>The diagram below illustrates types of wider factors that influence an individual’s mental and physical health.</p> <p>The diagram shows:</p> <ul style="list-style-type: none"> · personal characteristics at the core of the model and this includes sex, age, ethnic group, and hereditary factors · The layer around the core contains individual ‘lifestyle’ factor behaviours such as smoking, alcohol use, and physical activity · The next layer contains social and community networks including family and wider social circles · The next layer covers living and working conditions include access and opportunities in relation to jobs, housing, education and welfare services 		

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				<p>• The final outer layer is general socioeconomic, cultural and environmental conditions and includes factors such as disposable income, taxation, and availability of work</p> <p>Research by the Robert Wood Johnson Foundation, looked into the major contributors to health and wellbeing and found that:</p> <p>Health Behaviours contribute to 30% of health outcomes made up of:</p> <ul style="list-style-type: none"> • Smoking 10% • Diet/Exercise 10% • Alcohol use 5% • Poor sexual health 5% <p>Socioeconomic Factors contribute to 40% of health outcomes:</p> <ul style="list-style-type: none"> • Education 10% • Employment 10% • Income 10% • Family/Social Support 5% • Community Safety 5% <p>Clinical Care contributes to 20% of health outcomes:</p> <ul style="list-style-type: none"> • Access to care 10% 		

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				<ul style="list-style-type: none"> • Quality of care 10% Built Environment contributes to 10% of health outcomes: • Environmental Quality 5% • Built Environment 5% <p>Source: Robert Wood Johnson Foundation and University of Wisconsin Population Health Institute, Used in US to rank Counties by health Status</p> <p>Therefore, due to the complex way in which the built environment and communities we live in impact on our health any opportunity to mitigate negative impacts and enhance positive outcomes should be taken. Completing a Health Impact Assessment (HIA) is a good practice to ensure neighbourhood concerns and recommendations are considered.</p> <p>Undertaking a HIA as part of your neighbourhood plans has the potential to influence all these areas, alongside influencing decisions made</p>		

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				<p>about access to care through transport and infrastructure. To aid you in undertaking a HIA please visit: https://www.healthyplacemaking.co.uk/health-impact-assessment/ At the bottom of this page there are also links to a number of local data sheets at a district level. You can also familiarise yourself with the health profile for your area by visiting: https://fingertips.phe.org.uk/profile/health-profiles Dahlgren G, Whitehead M. (1991). Policies and Strategies to Promote Social Equity in Health. Stockholm, Sweden: Institute for Futures Studies. NHS England, "Reducing health inequalities resources," [Online]. Available: https://www.england.nhs.uk/about/equality/equality-hub/resources/ [Accessed February 2021].</p>		

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Leicestershire County Council	13	3.1		<p>The County Council, through its Environment Strategy and Net Zero Strategy and Action Plan, is committed to achieving net zero for its own operations by 2030 and to working with Leicestershire people and organisations to become a net zero county by 2045 or before. Along with most other UK local authorities, the council has declared a climate emergency and wants to do its bit to help meet the Paris Agreement and keep global temperature rise to well below 2oC Leicestershire's Net Zero Strategy and Action Plan is available at: https://www.leicestershire.gov.uk/environment-and-planning/net-zero/net-zero-leicestershire-strategy-action-plan-and-reports</p> <p>Planning is one of the key levers for enabling these commitments to be met and to meeting the legally binding target set by the government for the UK to be net zero by</p>	The Breedon on the Hill Neighbourhood Plan takes a proactive approach to mitigating and adapting to climate change.	No change

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				2050. Neighbourhood Plans should, as far as possible, align to Leicestershire County Council's Net Zero Strategy and Action Plan by contributing to and supporting a reduction in greenhouse gas emissions and by increasing the county's resilience to climate change.		
Leicestershire County Council	13	3.3		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-requires-strategic-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	The Neighbourhood Plan has been the subject of SEA/HRA screening. A full appraisal is not required.	No change

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				<p>(available online). These regulations deal with the assessment of environmental plans and programmes and implement Retained Reference Directive 2001/42 'on the assessment of the effects of certain plans and programmes on the environment'.</p> <p>Not every Neighbourhood Plan needs a SEA; however, it is compulsory to provide when submitting a plan proposal to the local planning authority either:</p> <ul style="list-style-type: none"> · A statement of reasons as to why SEA was not required · An environmental report (a key output of the SEA process). <p>As a rule of thumb, SEA is more likely to be necessary if both of the following two elements apply:</p> <ul style="list-style-type: none"> · a Neighbourhood Plan allocates sites for development (for housing, employment etc.); and · the neighbourhood area contains sensitive 		

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				<p>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 are also likely to be forthcoming as a result of the Government's Levelling Up and Regeneration Bill (LURB). This proposes 'Environmental Outcome Reports' to replace the current</p>		

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				system of Strategic Environmental Assessment (including Sustainability Appraisals) and Environmental Impact Assessment and introduce a clearer and simpler process where relevant plans and projects (including Nationally Significant Infrastructure Projects) are assessed against tangible environmental outcomes.		
NHS Leicester, Leicestershire & Rutland Integrated Care Board	16			The NHS Leicester, Leicestershire & Rutland Integrated Care Board (ICB) are supportive of the vision set out in your plan and would want to work collectively with you to understand in more details how the local NHS can contribute to its delivery. Many of the themes identified in the plan will impact upon the wider determinants of health and as a result population health outcomes. We would therefore welcome working together to maximise the opportunity for health and	The policies of the Breedon on the Hill Neighbourhood Plan will help achieve healthy, inclusive and safe places. The Plan enables and supports healthy lifestyles– for example through the provision of safe and accessible green infrastructure, and layouts that encourage walking and cycling.	No change

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				wellbeing within the vision outlined in your plan.		
Leicestershire County Council	17-38			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.	All these matters have been addressed by the Draft Neighbourhood Plan.	No change
Natural England	17-35			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	Noted	No change

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				<p>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</p>		

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				<p>included in Natural England's Standing Advice on protected species .</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice. 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</p>		

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				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.		
North West Leicestershire District Council	17		BotH1	Last line of the policy. Replace Policies S3 with Policy S3	Agree	Policy BotH1 be modified by replacing 'Policies S3' with 'Policy S3'.
North West Leicestershire District Council	17		BotH1	This policy provides a Limits to Development for Breedon on the Hill and a Settlement Boundary for Wilson. These issues are addressed below under Policies BothH15 and BotH17.	The Limits to Development for Breedon on the Hill and Settlement Boundary for Wilson are shown on the Policies Maps at the end of the document.	No change

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				It may help the user of the document if the LTD plans followed this policy rather than being in the housing chapter, particularly as they relate to more than just housing?		
Leicestershire County Council	17-23			The County Council would like to see the inclusion of a local landscape assessment taking into account: Natural England's Landscape character areas; Leicester, Leicestershire and Rutland Landscape and Woodland Strategy; the Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project; the Local District/Borough Council landscape character assessments; the Landscape Sensitivity and Green Infrastructure Study for Leicester and Leicestershire (2017), which examines the sensitivity of the landscape, exploring the extent to which different areas can accommodate development	In the absence of any regional or local landscape character assessment we have referred to the key landscape characteristics of the National Character Areas (NCAs) profiles published by Natural England. A list of Features of Local Heritage Interest has been compiled for the Parish Council to identify those heritage assets which are of local architectural or historic value.	No change

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				<p>without impacting on their key landscape qualities.</p> <p>We would recommend that Neighbourhood Plans should also consider the street scene and public realm within their communities, further advice can be found in the latest 'Streets for All East Midlands' document (2018) published by Historic England.</p> <p>LCC would encourage the development of local listings as per the National Planning Policy Framework (NPPF) and LCC have some data on the social, cultural, archaeological and historic value of local features and buildings (https://www.leicestershire.gov.uk/leisure-and-community/history-and-heritage/historic-environment-record)</p>		
Cora	23		BotH2	Two Important Local Views are shown on Map 2 (Views 1 and 2), however there does not seem to be any evidence to support the selection of Locally	The Berry Field was once the Berry Cricket Ground and is overlooked by Local views 1 and 2. The	No change

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				<p>Important Views and thus the rationale for their identification. In addition, there does not appear to be any evidence or rationale for why omitted views were not selected also and thus it is impossible to substantively comment. Any Policy proposed for introduction, particularly one which provides designations in part of the Plan area, but not others, need to be justified in evidence. We are not aware that any evidence exists for these designations, and thus they have no evidential backing and must be removed. Moreover, it is not appropriate for evidence to now simply be procured to meet a pre-determined end point. If the group wants to identify such views, it must undertake an objective assessment of all potential locations, and allocating on the basis of a clear methodology. Given such an approach was not</p>	<p>significance of these views can be drawn from Hand-me-down-Hearsays- an album of photographs stories and anecdotes from parents and grandparents, friends and neighbours in the Parish of Breedon cum Worthington during the summer of 2002. The book provides a reference work for local people to learn or remember what life was like in the area during the 20th Century. When so much of the local landscape has been affected by quarrying, the views that are largely untouched by modern development are particularly</p>	

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				<p>undertaken for Regulation 14, our recommendation is an informal consultation is undertaken as such evidence procedurally should not be introduced at Regulation 16. It is noted that the views identified on our client's land interests from Main Street are largely restricted by mature hedgerow. Some views are across the site from the public right of way entrance and route (View 2), but these are not considered to be notably different from other aspects in and around the community. View 1 however does not benefit from wide vistas, on either side of Main Street, due to the hedgerow. It is also noted that the existing hedgerows at the site's boundary with Main Street have recently been managed and are at a height lower than normal. In any event, as can be seen from the photograph below, there is only incidental views of the wider</p>	<p>important to local people.</p>	

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				<p>landscape from this viewpoint, and none that are worthy of protection.</p> <p>On the above basis no justification has been provided in relation to the identification of the proposed views and they should be removed from the proposals map. A broad policy necessitating an LVIA in certain instances is considered acceptable and a suitable compromise which better reflects the available evidence base.</p>		
North West Leicestershire District Council	23		Both2	<p>Some of the views listed in this policy and shown on maps 2- 4 appear to be generally over tracts of open countryside. In this respect the council considers that the policy acts more as a countryside policy which is a function performed by Local Plan Policy S3 – Countryside and is a strategic matter which is inappropriate for a neighbourhood plan.</p>	<p>There are many scenic views in the parish that local people value. Only five have been identified as particularly important and of these only two- Views 1 and 2 are of the countryside.</p> <p>The Berry Field was once the Berry Cricket Ground and is</p>	No change

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				<p>Further, the policy would be difficult to apply effectively in development management decisions without a clear understanding of what it is special about these views that the Neighbourhood Plan is aiming to safeguard. Suggest that justification is provided detailing why these views are highly characteristic of the area and what it is that they display.</p> <p>Policy BOTH2 identifies five “locally important views”. The Breedon conservation area appraisal identifies key views including a view “northwards along Worthington Lane” (4.23). The Tonge appraisal identifies “fine views [from] the western entrance to the hamlet to the parish church on Breedon Hill” (4.23). This evidence does not appear to have contributed to your own understanding of “locally important views” in the plan area.</p>	<p>overlooked by Local views 1 and 2. The significance of these views can be drawn from Hand-me-down-Hearsays- an album of photographs stories and anecdotes from parents and grandparents, friends and neighbours in the Parish of Breedon cum Worthington during the summer of 2002. The book provides a reference work for local people to learn or remember what life was like in the area during the 20th Century. When so much of the local landscape has been affected by quarrying, the views that are largely untouched by modern development</p>	

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					are particularly important to local people.	
Harworth Estates and Caesarea	25		BotH3	<p>This draft policy includes a provisional area of separation in anticipation of a proposed new settlement to the south of East Midlands Airport as part of the New Local Plan for North West Leicestershire. Map 5 on page 24 of the draft NP identifies the proposed area of the provisional area of separation. This aspect of Policy BotH3 is objected to for the reasons set out below on behalf of the promoters of the proposed new settlement.</p> <p>First, it is nonsensical to designate an area of separation when there is nothing there that presently requires separation. Paragraph 31 of the NPPF identifies that:</p> <p>“The preparation and review of all policies should be underpinned by relevant and up- to-date evidence. This should be adequate and proportionate, focused tightly</p>	<p>The area is experiencing rapid growth focussed on East Midlands Airport and the East Midlands Gateway. There are also proposals for the construction of more than 4,500 new houses on the southern edge of East Midlands Airport, which would bring large-scale development even closer to Tonge with very significant impacts on the character of the settlement.</p> <p>The proposed new settlement is an important component of the emerging Local</p>	No change

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				<p>on supporting and justifying the policies concerned, and take into account relevant market signals.”</p> <p>No evidence has been put forward in support of the proposed provisional area of separation and thus the policy fails to meet the basic condition of according with the NPPF. Second, the LPA are proposing to allocate land for a new settlement - Isley Woodhouse - in their new Local Plan and the policy allocating the land is considered to be the appropriate place to address any settlement character impact concerns.</p> <p>Attached as Appendix 1 is the report to the Council's Local Plan Committee of 15th November 2023, where the new settlement proposal for up to 4,500 dwellings is discussed from paragraph 4.25. At Appendix 2 to these submissions is the draft policies for the new local plan in respect</p>	<p>Plan’s development strategy. Currently there are no plans to safeguard the landscape settings of the existing settlements most affected which is the purpose of the Provisional Area of Separation to the north of Tonge identified by Policy BotH3.</p> <p>It is also important to note that the designation is provisional, and the Area of Separation only becomes active if the new settlement is confirmed either through a planning application or by allocation in the Local Plan.</p>	

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				<p>of proposed housing and employment allocations (Appendix A to the Local Plan Committee report); at page 9 are the draft Housing Allocations, with Isley Woodhouse (IW1) at the bottom of the list proposed for circa 4,500 dwellings. The draft Policy IW1 wording seeks to provide for a comprehensive landscape strategy and to conserve and enhance heritage assets. This report and recommendations were deferred at the meeting of 15th November, but no in-principle concerns were raised with the proposed new settlement proposal.</p> <p>It is considered that the proposed Local Plan allocation IW1 is the appropriate policy to address any settlement character impact concerns, with the proposed masterplan then needing to respond to this prior to any new settlement</p>		

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				<p>development proposals being approved.</p> <p>Third, it should be noted that the proposed allocation site area for IW1 (page 60 of Appendix 2) includes two fields that are proposed as part of the provisional area of separation in the draft NP Policy BotH3. The first basic condition of a Neighbourhood Plan is to have appropriate regard to national policy, with paragraph 16 of the NPPF stating that Plans should: “(f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)”. Accordingly, it is the inclusion of these two fields as part of draft Policy BotH3 that these objections seek to remove from the policy, in order to meet the basic conditions.</p>		
North West Leicestershire	25		BotH3	Retaining the separation between settlements is a strategic matter which is	The area is experiencing rapid growth focussed on	The last paragraph of

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District Council				<p>covered in criterion (ii) of Local Plan Policy S3 – Countryside “it does not undermine....the physical and perceived separation and undeveloped character between nearby settlements...”.</p> <p>There is some precedent, however. The Examiner for the Blackfordby Neighbourhood Plan considered an Area of Separation Policy. (see page 14 of the Examiners Report). He concluded that “notwithstanding the fact that countryside policies would apply, the policy serves to reinforce the function of this local space. The Examiner changed the title of this designation to ‘Local Area of Separation’ in order to distinguish it from the Local Plan.</p> <p>However, it is unclear how a Provisional Area of Separation can be identified and</p>	<p>East Midlands Airport and the East Midlands Gateway. There are also proposals for the construction of more than 4,500 new houses on the southern edge of East Midlands Airport, which would bring large-scale development even closer to Tonge with very significant impacts on the character of the settlement. The proposed new settlement is an important component of the emerging Local Plan’s development strategy. Currently there are no plans to safeguard the landscape settings of the existing</p>	<p>Policy BotH3 be modified to read: ‘The above requirements will also apply to the Provisional Area of Separation to the north of Tonge, as defined on Map 5, should proposals for a new settlement to the north of the Neighbourhood Area be progressed through either a planning application or the Regulation 19 Draft version of the North West Leicestershire Local Plan.’</p>

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				<p>designated in the absence of the allocation of a new settlement. It is suggested that the issues this policy is seeking to address are better dealt with in the Local Plan should land be allocated for a new settlement.</p> <p>Alternatively it needs to be clear at what stage in the Local Plan process, for example Regulation 19, when the designation may change from a Provisional Area of Separation to an actual Area of Separation.</p>	<p>settlements most affected which is the purpose of the Provisional Area of Separation to the north of Tonge identified by Policy BotH3.</p> <p>It is also important to note that the designation is provisional, and the Area of Separation only becomes active if the new settlement is confirmed either through a planning application or by allocation in the Local Plan. The Regulation 19 stage of local plan preparation would seem an appropriate trigger.</p>	
Derbyshire County Council	26			Overall, DCC welcomes the recognition of, and references to, the Public Rights of Way (PROW) network in the BotHNP.	Noted. However, the policies of the Neighbourhood Plan cannot extend	No change

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				Paragraph 4.16 mentions 'an extensive network of Public Rights of Way that link communities to the surrounding countryside'. DCC welcomes this recognition of the PROW network, but would suggest that cross-border links to PROW in Derbyshire could also be mentioned here. To that end DCC attaches a plan to show the Public Rights of Way that border Breedon on the Hill from Melbourne – Melbourne Public Footpath 24, FP25, FP 13 and FP 30. FP 24 and FP 13 continue over the county boundary as footpaths in Breedon on the Hill. These paths all pass across open fields in the countryside. DCC welcomes the intention to 'see the existing network extended and enhanced' (paragraph 4.18).	beyond the Neighbourhood Area.	
Derbyshire County Council	28		BotH4	DCC welcomes and supports the policy that 'Development should protect Rights of Way and wherever possible create new links to the network	Noted	No change

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				<p>including footpaths and cycleways'</p> <p>General advice around the existing Public footpaths to be affected by any proposed works is as follows:</p> <ul style="list-style-type: none"> · The footpaths must remain open, unobstructed and on their legal alignment. · There should be no disturbance to the path surface without prior authorisation from the Rights of Way Section. · Consideration should be given to the safety of members of the public using the path during and after the works. A temporary closure of paths will be permitted on application to DCC where the path(s) remain unaffected on completion of the development. · There should be no encroachment of the path, and no fencing should be installed without consulting the Rights of Way Section. 		
NHS Leicester, Leicestershire	28		BotH4	In particular, we would welcome:	The policies of the Breedon on the Hill	No change

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& Rutland Integrated Care Board				<ul style="list-style-type: none"> Infrastructure for Active Travel should be actively encouraged with provision for high quality cycling and walking routes. We note that an improved footpath/cycle link between Breedon on the Hill and National Cycle Route 6 is encouraged in the plan. 	Neighbourhood Plan will help achieve healthy, inclusive and safe places. The Plan enables and supports healthy lifestyles– for example through the provision of safe and accessible green infrastructure, and layouts that encourage walking and cycling.	
North West Leicestershire District Council	28		BotH4	<p>There are no significant sporting/leisure facilities, and it is unlikely a development would be large enough to warrant a contribution or need to develop a new facility.</p> <p>Support reference to walking and cycling in Policy BotH4 and the creation of new links. Is there an opportunity to seek improvements to the walking network through new developments? Suggested improvements could be in the</p>	The opportunities to create new links to the Public Rights of Way network are likely to be limited. However, the Parish Council wishes to retain Policy BotH4 to secure improvements should suitable developments arise.	No change

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				<p>form of footpath widening, additional crossings.</p> <p>Would support greater detail around design and developments are designed to encourage active modes of transport such as cycling and walking. Developments should be designed so that wheelchairs and mobility scooter can be used to access the existing network and local facilities.</p> <p>Does the Neighbourhood Plan provide an opportunity to protect cycling routes?</p>		
Leicestershire County Council	28-33			<p>The Natural Environment and Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their duties, to the purpose of conserving biodiversity. The National Planning Policy Framework (NPPF) clearly outlines the importance of sustainable development</p>	<p>Biodiversity information is based on data contained in the Leicestershire and Rutland Environmental Records Centre (LRERC).</p>	No change

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				<p>alongside the core principle that planning should contribute to conserving and enhancing the natural environment, providing net gain for biodiversity, and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development or management of open spaces on enhancing biodiversity and habitat connectivity, such as hedgerows and greenways. Habitat permeability for species which addresses encouragement of movement from one location to another such as the design of street lighting, roads, noise, obstructions in water, exposure of species to predation and</p>		

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				<p>arrangement of land-uses should be considered.</p> <p>The Neighbourhood Plan can be used to plan actions for the parish council on its' own land (community actions) and guide the actions of others (policy actions).</p> <p>For specific advice on species and habitats of importance in the County and actions that can make a difference to their conservation and ways to increase the quality and quantity of these, please refer to the Leicestershire and Rutland Biodiversity Action Plan: https://www.leicestershire.gov.uk/environment-and-planning/planning/biodiversity-strategy https://www.leicestershire.gov.uk/environment-and-planning/planning/planning-and-biodiversity</p> <p>The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife</p>		

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				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.		
Leicestershire County Council	28-33			Green infrastructure (GI) is a network of multi-functional green space, urban and rural, which is capable of delivering a	The Breedon on the Hill Neighbourhood Plan plans positively	No change

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				<p>wide range of environmental and quality of life benefits for local communities (NPPF definition). GI includes parks, open spaces, playing fields, woodlands, street trees, cemeteries/churchyards, allotments and private gardens as well as streams, rivers, canals and other water bodies and features such as green roofs and living walls.</p> <p>The NPPF places the duty on local authorities to plan positively for a strategic network of GI which can deliver a range of planning policies including: building a strong, competitive economy; creating a sense of place and promoting good design; promoting healthier communities by providing greater opportunities for recreation and mental and physical health benefits; meeting the challenges of climate change and flood risk; increasing biodiversity and conserving and enhancing the</p>	<p>for Green Infrastructure.</p>	

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				<p>natural and historic environment. Looking at the existing provision of GI networks within a community can influence the plan for creating & enhancing new networks.</p> <p>Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks.</p> <p>Sites that are designated as Local Green Spaces can form an important strategic part of local Green Infrastructure and can be conserved and</p>		

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				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.		
Severn Trent	28-33			We are supportive of the principles of blue green infrastructure and plans that aim to improve biodiversity across our area. Looking after water means looking after nature and the environment too. As a water company we have launched a Great Big Nature Boost Campaign which aims to revive 12,000 acres of land, plant 1.3 million trees and restore 2,000km of rivers across our region by 2027. We also have ambitious plans to revive peat bogs and moorland, to plant wildflower meadows working with the RSPB, National Trust, Moors for the Future Partnership, the Rivers Trust, National Forest and	The Breedon on the Hill Neighbourhood Plan plans positively for Green Infrastructure. The Ramsley Brook is identified as a wildlife corridor.	No change

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				<p>regional Wildlife Trusts and conservation groups.</p> <p>We want to encourage new development to continue this theme, enhancing biodiversity and ecology links through new development so there is appropriate space for water. To enable planning policy to support the principles of blue green Infrastructure, biodiversity and protecting local green open spaces we recommend the inclusion of the following policies:</p> <p>Blue and Green Infrastructure Policy</p> <p>Supporting Text:</p> <p>The incorporation of Sustainable Drainage Systems (SuDS) into blue green corridors can help to improve biodiversity, assisting with the wider benefits of utilising SuDS.</p> <p>National Planning Policy Framework (2021) paragraph 174 States: "Planning policies and Decisions should contribute</p>		

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				<p>to and enhance the natural and local environment by:</p> <p>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their Statutory Status or identified quality in the development plan);</p> <p>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</p> <p>c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;</p> <p>d) minimising impacts on and providing net gains for</p>		

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				biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.”		
Environment Agency	33		BotH5	We welcome the inclusion of Policy BotH5. Whilst this includes the wording...”New development will be expected to secure measurable net gains” we consider this Policy could be strengthened by mandating a minimum requirement for Biodiversity Net Gain, for example a figure greater than 10%.	Biodiversity net gain (BNG) is mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development.	<p>The last sentence of paragraph 4.27 be modified to read: ‘Biodiversity net gain is mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990.’</p> <p>The beginning of the second paragraph of Policy BotH5 be modified to read: ‘New development will be expected to secure</p>

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						measurable net gains for biodiversity in accordance with Schedule 7A of the Town and Country Planning Act 1990 through the following opportunities:'
North West Leicestershire District Council	33		BotH5	<p>Having checked our records of LWS against Map 8 of the Neighbourhood Plan we can advise of the following:</p> <ul style="list-style-type: none"> • It is difficult to see the extent of the site 75570 on Map 8 • There is 75198 south west of Breedon and the green dot covers another number. • Is 91421 south west of Breedon centre all 3 dots? • Our records show Site Ref 75101 and this is detailed in Appendix 1 but doesn't seem to appear on Map 8 	<p>Some of the LWS are very small and it impractical to show all of them at a large scale. However, more detailed plans can be provided on request. The discrepancies identified have been re-checked with the Leicestershire & Rutland Environment Records Team. LWS 75570 is a hedgerow that lies very close to the Neighbourhood Area boundary.</p>	Map 8 be modified to improve clarity if possible. LWS 91421 and 75101 be modified.

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				<p>Map 8 details 75092 and 75023 as a run of hedgerow. Our records show this hedgerow to comprise of 75023, 74931, 74967, 75029, 74974 and 75092. Furthermore 75023 is only identified as a potential LWS.</p> <p>For accuracy, the Council recommends that the NP Group checks these discrepancies with the LCC Ecology team.</p> <p>It would be useful to clarify if historic Local Wildlife Sites are still designated sites. If they are no longer designated would suggest that they are not included.</p>	<p>LWS 75198 is an oak tree within a historic LWS (LWS 11826). LWS 91421 covers two mature ash trees- not three. LWS 75101 is a hedgerow that lies very close to the Neighbourhood Area boundary. LWS 75023, 74931, 74967, 75029, 74974 and 75092 are for individual lengths of hedgerow alongside Burney Lane. The LWS have been mapped, but the not all the reference numbers may show at the scale of mapping included in the Plan. LWS 75023 is confirmed.</p>	
Severn Trent	33		BotH5	Severn Trent are supportive of the principles outlined within Policy BotH5 but would suggest that the policy also	These are addressed by Policy BotH7: Water Management.	No change

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				incorporates a statement to promote the use of the Drainage Hierarchy and consideration of future maintenance requirements for any natural flood management/Sustainable Drainage (SUDs) features incorporated within new developments.		
North West Leicestershire District Council	35		BotH6	No Comments	Noted	No change
Leicestershire County Council	35			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	Noted	No change

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				<p>works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the onsite drainage systems are designed in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution.</p> <p>The LLFA is not able to:</p> <ul style="list-style-type: none"> • Prevent development where development sites are at low risk of flooding or can demonstrate appropriate flood risk mitigation. • Use existing flood risk to adjacent land to prevent development. • Require development to resolve existing flood risk. <p>When considering flood risk within the development of a neighbourhood plan, the LLFA</p>		

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				<p>would recommend consideration of the following points:</p> <ul style="list-style-type: none"> • Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea)). • Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map). • Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding. • How potential SuDS features may be incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff. • Watercourses and land drainage should be protected within new developments to prevent an increase in flood risk. All development will be required to restrict the 		

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				<p>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</p>		

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				<p>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.</p> <p>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.</p> <p>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</p>		

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				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/		
Severn Trent	35			As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments on the impacts of future developments and to provide advice regarding policy wording on other relevant areas such as water efficiency, Sustainable Drainage Systems (SuDS), biodiversity, and blue green infrastructure. Where more detail is provided on site allocations, we will provide	Severn Trent do not normally assess sites below 20 dwellings due to the small flows that will be connected to the sewers, assuming surface water is managed sustainably (i.e. not discharged to the Sewer). Being aware of previous flooding issues that impact Breedon on the Hill, involving significant amounts of surface water flooding in the	No change

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				<p>specific comments on the suitability of the site with respect to the water and sewerage network. In the instances where there may be a concern over the capacity of the network, we may look to undertake modelling to better understand the potential risk. For most developments there is unlikely to be an issue connecting. However, where an issue is identified, we will look to discuss in further detail with the Local Planning Authority. Where there is sufficient confidence that a development will go ahead, we will look to complete any necessary improvements to provide additional capacity.</p>	<p>village, and the knock on impact that surface water has on the sewerage network, Severn Trent assessed all the housing site options. This was considered during the site selection process.</p>	
Severn Trent	35			<p>Good quality watercourses and groundwater is vital for the provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that the water quality of our supplies are not impacted</p>	<p>There are no Source Protection Zones (SPZ) in Breedon on the Hill Parish.</p>	No change

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				<p>by our operations or those of others. Any new developments need to ensure that the Environment Agency's Source Protection Zones (SPZ) and Safeguarding Zone policies which have been adopted by Natural Resources Wales are adhered to. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan as prepared by the Environment Agency.</p> <p>Every five years we produce a Water Resources Management Plan (WRMP) which focuses on how we plan to ensure there is sufficient supply of water to meet the needs of our customers whilst protecting our environment over the next 25 years. We use housing target data from Local Planning Authorities to plan according to the projected growth rates. New development results in the need for an increase in the</p>		

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				<p>amount of water that needs to be supplied across our region. We are committed to doing the right thing and finding new sustainable sources of water, along with removing unsustainable abstractions, reducing leakage from the network and encouraging the uptake of water meters to promote a change in water usage to reduce demand. New developments have a role to play in protecting water resources, we encourage you to include the following policies:</p> <p>Protection of Water Resources Policy</p> <p>Supporting Text: National Planning Policy Framework (July 2021) Paragraph 174 states: “Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <p>e) preventing new and existing development from contributing</p>		

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				<p>to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;"</p> <p>Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.</p> <p>New developments must demonstrate that they will not result in adverse impacts on the quality of waterbodies, groundwater and surface water, will not prevent waterbodies and groundwater from achieving a good status in the future and contribute positively to the environment and ecology. Where</p>		

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				<p>development has the potential to directly or indirectly pollute groundwater, a groundwater risk assessment will be needed to support a planning application.</p> <p>Supporting Text: National Planning Policy Framework (July 2021) Paragraph 174 states: “Planning policies and decisions should contribute to and enhance the natural and local environment by: e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;”</p>		

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Severn Trent	35			<p>Water Efficiency Policy</p> <p>We are supportive of the use of water efficient design of new developments fittings and appliances and encourage the optional higher water efficiency target of 110 litres per person per day within part G of building regulations. Delivering against the optional higher target or better provides wider benefits to the water cycle and environment as a whole. This approach is not only the most sustainable but the most appropriate direction to deliver water efficiency. We would therefore recommend that the following wording is included for the optional higher water efficiency standard:</p> <p>New developments should demonstrate that they are water efficient, incorporating water efficiency and re-use measures and that the estimated consumption of wholesome water per dwelling is calculated in accordance</p>	<p>This is addressed by Policy BotH7: Water Management which requires all new residential development to incorporate water efficient design and technology. Local planning authorities have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of water efficiency. These can be set through Local Plans but not Neighbourhood Plans.</p>	No change

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				<p>with the methodology in the water efficiency calculator, not exceeding 110 litres/person/day.</p> <p>Supporting Text: National Planning Policy Framework (July 2021) Paragraph 153 states: “Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.” This need for lower water consumption standards for new</p>		

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				<p>developments is supported by Government. In December 2018, the Government stated the need to a reduction in Per Capita Consumption (PCC) and issued a call for evidence on future PCC targets in January 2019, with an intention of setting a long term national target. The National Infrastructure Commission (NIC) has already presented a report including recommendations for an average PCC of 118 l/p/d. In Wales, the 110 l/p/d design standard was made mandatory in November 2018. In 2021 the Environment Agency classed the Severn Trent region as Seriously Water Stressed – link.</p> <p>We recommend that all new developments consider:</p> <ul style="list-style-type: none"> • Single flush siphon toilet cistern and those with a flush volume of 4 litres. • 		

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				<p>Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.</p> <ul style="list-style-type: none"> • Hand wash basin taps with low flow rates of 4 litres per minute or less. • Water butts for external use in properties with gardens. 		
Severn Trent	35			<p>Water Supply</p> <p>For the majority of new developments, we do not anticipate issues connecting new development, particularly within urban areas of our water supply network. When specific detail of planned development location and sizes are available a site-specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. If significant development in rural areas is planned, this is more likely to</p>	Noted	No change

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				have an impact and require network reinforcements to accommodate greater demands.		
Severn Trent	35	4.39		Management of surface water is an important feature of new development as the increased coverage of impermeable area on a site can increase the rainwater flowing off the site. The introduction of these flows to the public sewerage system can increase the risk of flooding for existing residents. It is therefore vital that surface water flows are managed sustainably, avoiding connections into the foul or combined sewerage system and where possible directed back into the natural water systems. We recommend that the following policy wording is included in your plan to ensure that surface water discharges are connected in accordance with the drainage hierarchy: Drainage Hierarchy Policy Supporting Text:	This is addressed by Policy BotH7: Water Management which requires all new residential development to manage surface water flows sustainably.	No change

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				<p>Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states:</p> <p>“Generally, the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:</p> <ol style="list-style-type: none"> 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer.” 		
Severn Trent	35	4.40		<p>Sustainable Drainage Systems (SuDS) represent the most effective way of managing surface water flows whilst being adaptable to the impact of climate change and providing wider benefits around water quality, biodiversity, and amenity. We therefore recommend that the following policy wording is included within your plan regarding SuDS:</p> <p>Sustainable Drainage Systems (SuDS) Policy</p>	<p>This is addressed by Policy BotH7: Water Management which requires all new residential development to manage surface water flows sustainably.</p>	No change

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				Supporting Text: Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.		
Environment Agency	37		BotH7	We consider that Policy BotH7 could be strengthened by including more requirements regarding fluvial flooding, and the subsequent need for a Sequential Test and then, if required, Exception Test, for developments with Flood Zones 2 and 3. However we do recognise that where a	The National Planning Policy Framework sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. Where these tests are	No change

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				Neighbourhood Plan is silent on a particular policy aspect, then the Local Plan (North West Leicestershire District Council Local Plan), and the National Planning Policy Framework, will need to be adhered to.	not met, national policy is clear that new development should not be allowed. These national policies are well-established, so there is no need for the Neighbourhood Plan to duplicate them.	
North West Leicestershire District Council	37		BotH7	Should the opening sentence refer to 'designed' rather than 'built'?	The Parish Council is not too sure that there is a significant difference between the two terms. However, if the Local Planning Authority prefer the use of 'designed', the modification will be made.	First sentence of Policy BotH7 be modified by replacing 'built' with 'designed'.
Leicestershire County Council	39-45	5.1-5.25		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	Breedon on the Hill village has a basic range of facilities including a primary school, convenience store, two public houses, church and	No change

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				<p>needs of people in local communities. Neighbourhood Plans provide an opportunity to:</p> <ol style="list-style-type: none"> 1. Carry out and report on a review of community facilities, groups and allotments and their importance with your community. 2. Set out policies that seek to; <ul style="list-style-type: none"> · protect and retain these existing facilities, · support the independent development of new facilities, and, · identify and protect Assets of Community Value and provide support for any existing or future designations. 3. Identify and support potential community projects that could be progressed. <p>You are encouraged to consider and respond to all aspects of community resources as part of the Neighbourhood Planning process. Further information, guidance and examples of policies and supporting information is available at</p>	<p>bus service. Tonge and Wilson have no services and facilities other than The Bulls Head PH in Wilson. Policy IF2 of the North West Leicestershire Local Plan in tandem with Policy BotH8 protects against the loss of key services and facilities that residents currently enjoy.</p>	

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				www.leicestershirecommunities.org.uk/np/useful-information .		
Leicestershire County Council	39	5.3-5.4		<p>Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look to the availability of school places within a two-mile (primary) and three-mile (secondary) distance from the development. If there are not sufficient places then a claim for Section 106 funding will be requested to provide those places.</p> <p>It is recognised that it may not always be possible or appropriate to extend a local school to meet the needs of a development, or the size of a development would yield a new school.</p> <p>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</p>	<p>To enable new housing development to take place, there will need to be improvements to village services and facilities. The Education Authority has already indicated that developer contributions may be required. However, the Neighbourhood Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened.</p> <p>Policy BotH10: Infrastructure supports the need for</p>	No change

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				school age whose parents wish them to have one.	developer contributions to the improvement, remodelling or enhancement of St Hardulph's Church of England Primary School.	
St Hardulph's Church of England Primary School	39	5.3-5.4		Thank you for including us in the circulation of this document. I have amended the section that refers to school very slightly. Please see below: St Hardulph's Church of England Primary School 5.3 St Hardulph's Church of England Primary School is a mainstream, state funded primary school for mixed, 4-11 year-olds. The school catchment area includes Breedon-on-the-Hill, Isley Walton, Tonge, Lount, Staunton Harold and Wilson. The Education Authority has set a planned admission limit of 15 children in the reception year. In the event of the school	Agree	Paragraphs 5.3 and 5.4 be modified to read: 'St Hardulph's Church of England Primary School is a mainstream, state funded primary school for mixed, 4-11 year-olds. The school catchment area includes Breedon on the Hill, Isley Walton, Tonge, Lount, Staunton Harold and Wilson. The

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				<p>reaching that number, it is their practice to give precedence to those living in the catchment area.</p> <p>5.4 The School and the Priory Church of Saint Mary and Saint Hardulph have been closely linked for many years. The school offers wrap-around care, with a breakfast club from 7:45am and after school care until 5:30pm.</p>		<p>Education Authority has set a planned admission limit of 15 children in the reception year. In the event of the school reaching that number, it is their practice to give precedence to those living in the catchment area.</p> <p>The School and the Priory Church of Saint Mary and Saint Hardulph have been closely linked for many years. The school offers wrap-around care, with a breakfast club from 7:45am and</p>

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						after school care until 5:30pm.'
Cameron Homes Ltd	42		BotH8	We suggest amended wording to reflect the village hall as an asset the community would like to protect: Add: E. Village Hall, Breedon on the Hill.	Breedon Parish Hall is a new facility situated on the Cameron Homes development ('Highwoods Green'), adjacent to the village green. It opened on 1 July 2023 and will represent the Parish communities of Breedon on the Hill, Tonge and Wilson.	Policy BotH8 be modified by adding: 'E. Breedon Parish Hall, Breedon on the Hill.' The supporting text concerning Breedon Parish Hall to be updated.
NHS Leicester, Leicestershire & Rutland Integrated Care Board	42		BotH8	In particular, we would welcome: · Actions to support the development of community identity; maximising opportunities for residents to come together to create community cohesion and support each other. We support your vision to protect and improve the provision of current facilities and assets as well as the promotion of the	Noted	No change

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				development of new community facilities to enhance and enrich community life, such as the village hall that has been built in Breedon on the Hill.		
North West Leicestershire District Council	42		BotH8	No comments to make.	Noted	No change
Leicestershire County Council	43	5.20-5.22		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 Leicestershire by December 2025, increasing to 100% 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	Superfast broadband is already available throughout most of Breedon on the Hill village. New developments should have access to ultrafast broadband (of at least 100Mbps) and allow for Fibre to the Premise (FTTP) access for each property in accordance with Policy BotH9.	No change

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				<p>networks and support learning and development for all. It will help to deliver a range of societal benefits including the more effective provision of public services, information and connect people to the support at the point of need.</p> <p>The Digital Leicestershire team manages programmes aimed at improving digital infrastructure in the county. This includes superfast, ultrafast and full fibre broadband. This work combines three approaches; engaging with commercial operators to encourage private investment in Leicestershire, working with all tiers of government to reduce barriers to commercial investment, and operating intervention schemes with public funds to support deployment of digital infrastructure in hard-to-reach areas that are not included in broadband suppliers' plans, reaching parts of the county</p>		

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				<p>that might otherwise miss out on getting the digital connectivity they need. We are currently providing support throughout the county with our Gigabit and Gigahub programmes.</p> <p>How does this role relate to neighbourhood plans?</p> <p>The UK government has brought into force new laws that require new homes in England to be built with gigabit broadband connections and enables telecoms firms to be able to get faster broadband to nine million people living in blocks of flats across the UK.</p> <p>Ministers have amended the Building Regulations 2010 to ensure that new homes constructed in England will be fitted with infrastructure and connections capable of delivering gigabit broadband - the fastest internet speeds on the market.</p> <p>The updated regulations mean that more people moving into</p>		

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				<p>new homes will have a gigabit-capable broadband connection ready when construction is completed, avoiding the need for costly and disruptive installation work after the home is built and enabling residents to arrange the best possible internet service at the point they move in.</p> <p>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.</p> <p>Both of these new laws came into effect on 26 December 2022.</p> <p>The updated building rules mean home developers will be legally required to future-proof new homes in England for next-generation gigabit broadband as standard practice during construction.</p>		

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				<p>Connection costs will be capped at £2,000 per home for developers and they will work together with network operators to connect developments to the gigabit network. It is estimated over 98 per cent of premises fall within this cap, meaning moving into a new build property without lightning-fast internet speeds will become a thing of the past for the vast majority of people across England.</p> <p>Where a developer is unable to secure a gigabit-capable connection within the cost cap, developers must install the next fastest connection available. And even where a gigabit-capable connection is not available within the cost cap, gigabit-ready infrastructure, such as ducts, chambers and termination points, still needs to be installed. This will ensure that homes are fit for the digital age but may not be connected straight away.</p>		

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				<p>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</p> <p>https://www.thinkbroadband.com/ and BDUK (Building Digital UK)</p> <p>Further Information https://digital-leicestershire.org.uk/ Email: broadband@leics.gov.uk</p>		

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				Building Regulations: Infrastructure for Electronic Communications (R)		
North West Leicestershire District Council	44		BotH9	Should the policy also refer to technically unviable?	The second part of Policy BotH9 allows for exceptions where it can be demonstrated that making such provision would render the development unviable.	No change
Leicestershire County Council	44	5.23 and 5.24		Any contributions/mitigation will need to be reasonable in scale and kind.	Contributions are governed by the provisions of the Community Infrastructure Regulations 2010 as set out in Policy BotH10.	No change
North West Leicestershire District Council	45		BotH10	No comments to make.	Noted	No change
Historic England	46-64			Thank you for consulting Historic England about your Neighbourhood Plan.	Heritage information is partly based on data contained in the Leicestershire &	No change

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				<p>The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records</p>	Rutland Historic Environment Record.	

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				<p>may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk <http://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.</p> <p>Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-</p> <p><https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/></p> <p>You may also find the advice in "Planning for the Environment at the Neighbourhood Level"</p>		

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				<p>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:</p> <p><http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf></p> <p>If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, "Housing Allocations in Local Plans" as this relates equally to neighbourhood planning. This can be found at <https://content.historicengland.org.uk/images-</p>		

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				books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/>		
Leicestershire County Council	46-64			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.	All these matters are addressed by the Draft Neighbourhood Plan.	No change
North West Leicestershire District Council	46 - 49	6.1 to 6.12		Paragraphs 6.1 to 6.12 reproduce paragraphs from the Breedon, Tonge and Wilson conservation area appraisals. The District Council should be credited as the source of this information.	Agree. However, this is not an academic writing process where referencing is important.	Add a footnote to the Historic Development section crediting the Breedon, Tonge and Wilson

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						conservation area appraisals.
North West Leicestershire District Council	47	6.4 to 6.5		<p>Paragraph 6.4 refers to the quarry while paragraph 6.5 refers to “important landowners”. References to developments “by the turn of the nineteenth century” and “in the middle of the nineteenth century” are misleading. Paragraph 6.5 does not refer to Lord Donington or John Gillies Shields, who were instrumental in the development of the modern quarry. The following is my own account, although it relies heavily upon the account in Hand-me-down hearsays (2002).</p> <p>In 1641 the manor belonged to the first Earl of Stamford. In 1770 Nathaniel Curzon and the fifth Earl exchanged letters about the “lime works at Breedon”. In 1872 Nathaniel Curzon acquired Lockington Hall “and left Breedon Hall”. In 1873 the seventh Earl “put his Breedon</p>	This is not an academic writing process.	No change

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				<p>property up for sale by auction". It was bought by Charles Abney Hastings (d.1895), first Baron Donington.</p> <p>The Earl of Stamford had "let the lime works from year to year to the Bostock family". Lord Donington let the quarries to Fielding Moore, who worked the quarries for three years "and then went bankrupt". Lord Donington "decided to run the quarries himself"; he engaged John Stableford of Coalville, who managed the quarries in the 1880s "with ever decreasing success".</p> <p>Lord Donington asked his agent, John Gillies Shields, to "take control of the quarries". In 1896 the quarries were leased to Mr Shields for thirty years. In 1920 Mr Shields "was able to purchase the quarries and other land in the parish outright". In the 1920s Breedon Hall "was let to Major Johnny Shields, who</p>		

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				remained there until 1943 when his father [John Gillies] Shields died". In 1944 "Captain Charles Shields (Johnny's younger brother) bought Breedon Hall from John Curzon and moved in".		
North West Leicestershire District Council	52	6.19		Paragraph 6.19 says that most buildings "built between 1700 and 1840" are listed. In fact since November 2018 the threshold has been 1850, not 1840 (link).	The Historic England description has been revised.	Paragraph 6.19 be modified to: 'The general principles are that all buildings built before 1700 which survive in anything like their original condition are likely to be listed, as are most buildings built between 1700 and 1850. Particularly careful selection is required for buildings from the period after 1945. Buildings less than 30

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						years old are not normally considered to be of special architectural or historic interest because they have yet to stand the test of time.'
North West Leicestershire District Council	53			The font for the LB building link for 'Church of St Mary and St Hardulph, Breedon on the Hill' is different to that used for the other links	Agree	Modify formatting of paragraph 6.21 and the link to 'Church of St Mary and St Hardulph, Breedon on the Hill'
Leicestershire County Council	61	6.29		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	A chapter of the Draft Plan is devoted to heritage and design. Heritage information is partly based on data contained in the Leicestershire & Rutland Historic Environment Record.	No change

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				<p>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,</p>		

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				<p>including all surviving 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</p>		

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				<p>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</p>		

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				preparation of appropriate heritage policy.		
Harworth Estates and Caesarea	62		BotH11	<p>Policy BotH11: Locally Valued Heritage Assets Ridge and Furrow areas (Map 12) is objected to.</p> <p>The policy, in respect of applying to areas of ridge and furrow, fails to have regard to national policies in respect of heritage. National guidance on the assessment of ridge and furrow, Historic England and Northamptonshire County Council's 2001 document 'Turning the Plough' gives a methodology for assessing the significance of ridge and furrow earthworks, and applies this to identify 43 Priority Townships where the most significant ridge and furrow is present (Neither Breedon on the Hill nor Tonge are identified as such). The methodology given in this document is clear that ridge and furrow should be considered as township units, rather than individual blocks or</p>	Ridge and furrow earthworks, the corrugated fields produced by medieval cultivation that were once a familiar sight across many parts of England, are now a rare archaeological resource and becoming more so as each year passes. The vestiges of ridge and furrow we see today are the shadows of the past – the scant remains of extensive and contiguous systems of cultivation that once covered most of the Eastern Midlands and existed in a less developed form across many other parts of the country.	No change

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				<p>other groups of earthworks and, as such, where it is considered to be a non-designated heritage asset, it is the entirety of the earthworks within each township (here Breedon on the Hill or Tonge) that is one asset, and impacts should be assessed on that township asset as a whole.</p> <p>Historic England have not stated that all ridge and furrow is of national importance, nor indeed that all ridge and furrow is a heritage asset – their studies have been clear that different areas of ridge and furrow earthworks have different levels of significance and provide a methodology for the assessment of such significance. That methodology has not been applied here and thus Policy BotH11 in respect of ridge and furrow fails Basic Condition a) for preparing Neighbourhood Plans.</p>	<p>During the 1990s the Monuments Protection Programme investigated survival and loss of medieval and post-medieval agricultural earthworks in the English Midlands. The region was identified as preserving the best surviving examples in Europe. The work was published as 'Turning the Plough' (Hall 2001), and identified 40 parishes where the most significant earthworks were located. In 2011 it was decided to update records of what survives in the 40 parishes. English Heritage took new oblique photographs,</p>	

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					<p>allowing the condition of ridge and furrow to be mapped and recorded in detail. A perhaps smaller than expected amount (12%) of the ridge and furrow that survived in 1999 had been lost or badly damaged by early 2012, but proposed reforms to the Common Agricultural Policy, amongst other issues, has resulted in a period of renewed pressure on long term pasture.</p> <p>A map provided by the Historic & Natural Environment Team at Leicestershire County Council shows an extract of the Turning the Plough Survey for Breedon on the Hill Parish. It represents</p>	

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					<p>the best information available at the time. However, the ridge and furrow earthworks shown in the Neighbourhood Plan have been confirmed by APGB Surface Hight modelling and visual inspection. Ridge and furrow sites are non-designated heritage sites of archaeological interest.</p>	
North West Leicestershire District Council	62		BotH11	<p>Paragraph 6.27 refers to a list of 'features of local heritage interest', compiled from Hand-me-down hearsays (2002), the Leicestershire & Rutland HER, the Breedon, Tonge and Wilson conservation area appraisals and a 2021 questionnaire survey.</p> <p>Paragraph 6.29 says that the HER "identifies 10 historic</p>	<p>The inclusion of a site on the HER means that it has already been the subject to research and investigation in accordance with national standards of good practice. The HER has only been used to identify Features of Local</p>	<p>Policy BotH11 be modified by deleting Known Archaeological Remains MLE4399 and MLE23231.</p>

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				<p>buildings which are not already listed and 37 archaeological remains". Policy BOTH11 contains a list of 10 'features of local heritage interest' and a list of 37 'known archaeological remains' and thus appears to be based solely on the evidence in the HER. I cannot see how the other three sources of evidence have contributed to this exercise.</p> <p>In response to an examiner's question, in 2021 I said that a neighbourhood plan should "identify clear criteria for the identification of heritage assets". The draft plan contains no such criteria. MLE19765 refers to a "brick cart shed built at some point between 1887 and 1903"; prima facie I can see no reason why it has been identified as a feature of local heritage interest.</p> <p>The 10 historic buildings "are not already listed", but some of the</p>	<p>Heritage Interest and Known Archaeological Remains. 'Findspots' such as pottery shards, arrow heads, flint scatters or the scattered remains of early humans that are on the HER are not included.</p> <p>The brick-built cart-shed (MLE19765) was sympathetically converted as part of The Limes development approved by North West Leicestershire District Council in 2013 (11/00462/FUL). The District Council was of the view that the cart-shed should be retained and the cart-shed's significance is recorded in the Heritage Appraisal</p>	

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				<p>37 “known archaeological remains” are associated with designated heritage assets. MLE4399 and MLE23231 relate to the scheduled monument known as ‘The Bulwarks’. Historic settlement cores MLE4426, MLE9166 and MLE16894 relate to the conservation areas at Tonge, Breedon and Wilson respectively.</p> <p>Some of the “known archaeological remains” have been destroyed; for instance a cemetery (MLE4402) was excavated “in advance of destruction by quarrying”. Some of the “known archaeological remains” (including MLE4398 and MLE16871) are finds.</p>	<p>accompanying the planning application. MLE4399 and MLE23231 relate to the scheduled monument and no additional local benefit would be gained by their inclusion. The historic settlement cores for Breedon on the Hill, Tonge and Wilson are based on archaeological interest and serve a different purpose to Conservation Areas. The boundaries are different too.</p>	
Leicestershire County Council	64-66			Suggest adding reference to ensure new developments have appropriate provision for the storage of waste and recyclable material in locations	Following consultation in 2023, Government intends to publish the Future Homes Standard (FHS) in 2024 and	No change

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				<p>convenient and accessible for collection and emptying.</p> <ul style="list-style-type: none"> · Suggest the plan make reference to electric vehicles, in particular supporting home charging in new developments as well as communal vehicular charging points within the parish. · The Plan does not reference the possible introduction of wind turbines or air source heat pumps etc. Other Neighbourhood Plans we have seen make reference to this. · Suggest strengthening the links to supporting climate action through planning in order to support the Government's commitment for net zero emissions by 2050. · Recommend that climate adaptation and resilience is considered more within the plan. Suggest the plan takes into consideration the selection of plants in regard to the effects of climate change, as some plants may not be able to cope 	<p>then bring it into force in 2025. All new homes will then be 'zero carbon-ready', meaning that they will be zero carbon once the electricity grid has been decarbonised. The government also made a commitment to ensure that once a new house has been built, no refurbishment will be necessary to reach zero-carbon as the electricity grid continues to decarbonise – and no new home built under the Future Homes Standard will be reliant on fossil fuels.</p> <p>So, the Future Homes Standard improve the energy efficiency of homes by potentially</p>	

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				with increased temperatures or sudden downpours of rain.	making low carbon heating solutions, improved ventilation methods, heat recovery systems and solar panels mandatory. Building Regulations already require the installation of infrastructure for charging electric vehicles for new residential and non-residential buildings.	
North West Leicestershire District Council	66		BotH12	Due to staffing issues at the present time, we are unfortunately not in a position to provide comments on this policy. However, we would be happy to arrange a meeting should you wish to discuss this matter.	Noted	No change
NHS Leicester, Leicestershire & Rutland Integrated Care Board	66		BotH12	In particular, we would welcome: · That any new developments are designed in such a way to encourage and enhance	The policies of the Breedon on the Hill Neighbourhood Plan will help achieve healthy, inclusive and safe places. The Plan	No change

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				physical and mental health and wellbeing.	enables and supports healthy lifestyles– for example through the provision of safe and accessible green infrastructure, and layouts that encourage walking and cycling.	
Susan Theaker	66		BotH12	<p>Thanks for giving us the opportunity to comment on the Neighbourhood plan. Something that I would like to query is:</p> <p>Can there be any influence at local level for developers to be encouraged to be more environmentally aware in their building projects? e.g Solar panels on the rooves as standard, air source heat pumps, even triple glazing??</p> <p>I was extremely disappointed to discover that the houses on the Cameron home estate have Calor gas heating!!</p>	<p>Following consultation in 2023, Government intends to publish the Future Homes Standard (FHS) in 2024 and then bring it into force in 2025. All new homes will then be 'zero carbon-ready', meaning that they will be zero carbon once the electricity grid has been decarbonised. The government also made a commitment to ensure that once a new house has been built, no</p>	No change

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					<p>refurbishment will be necessary to reach zero-carbon as the electricity grid continues to decarbonise – and no new home built under the Future Homes Standard will be reliant on fossil fuels.</p> <p>So, the Future Homes Standard improve the energy efficiency of homes by potentially making low carbon heating solutions, improved ventilation methods, heat recovery systems and solar panels mandatory.</p> <p>Building Regulations already require the installation of infrastructure for charging electric vehicles for new residential and non-</p>	

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					residential buildings. Neighbourhood Plans are discouraged from duplicating Building Regulation requirements.	
NHS Leicester, Leicestershire & Rutland Integrated Care Board	67		BotH13	In particular, we would welcome: <ul style="list-style-type: none"> • Maximise the opportunities and provision of green space that actively promote and enable residents to access and undertake physical activity with ease. 	The policies of the Breedon on the Hill Neighbourhood Plan will help achieve healthy, inclusive and safe places. The Plan enables and supports healthy lifestyles– for example through the provision of safe and accessible green infrastructure, and layouts that encourage walking and cycling.	No change
North West Leicestershire District Council	67		BotH13	For context, it would be useful to highlight the tests which need to be met for a piece of land to be able to be designated as Local Green Space (paragraph 102 of the NPPF) and this is cross referenced to Appendix 3:	Agreed.	Appendix 3 be modified to include Local Green Space Designation criteria.

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				<p>a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.</p> <p>Suggest that evidence/justification is provided to supports the various statements at Appendix 3 and how each sites meets the relevant criteria.</p>		Local Green Space proforma be published for each site. This will incorporate a review of Local Green Spaces.
Severn Trent	67		BotH13	Severn Trent understand the need for Important Open Space and the need for it to be protected, however open spaces can provide suitable locations for schemes such as flood alleviation to be delivered without adversely impacting on the primary function of the	Part 17 of the Second Schedule of the General Permitted Development Order allows water companies (among others) to carry out certain works without having to make a	No change

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				open space. If the correct scheme is chosen, the flood alleviation schemes can result in additional benefits to the local green space in the form of biodiversity or amenity improvements. We would therefore recommend that the following point is added to Policy BotH13 to support the delivery of flood alleviation projects where required within green spaces.	planning application. These permitted development rights are not affected by the Local Green Space designation.	
Severn Trent	67			Green Open Spaces Policy Supporting Text: We understand the need for protecting Green Spaces, however open spaces can provide suitable locations for schemes such as flood alleviation schemes to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation schemes can result in additional benefits to the local green space	Part 17 of the Second Schedule of the General Permitted Development Order allows water companies (among others) to carry out certain works without having to make a planning application. These permitted development rights are not affected by the Local Green Space designation.	No change

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				through biodiversity and amenity benefits.		
Leicestershire County Council	71-77			<p>The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth.</p> <p>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</p>	Noted	No change

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				<p>associated with any new development would need to be fully funded from third party funding, such as via Section 278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no longer in a position to accept any financial risk relating to/make good any possible shortfall in developer funding.</p> <p>To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems. Where potential S106 measures would require future maintenance, which would be paid for from the County</p>		

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				<p>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</p>		

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				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 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.		
North West Leicestershire District Council	73-74	8.9 to 8.11		This section would benefit from an update now that the government has announced that it will no longer proceed with the eastern leg of HS2 which would have passed through the district.	Agreed	Draft Neighbourhood Plan be modified by deleting references to HS2.

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Leicestershire County Council	75	8.15		Just want to flag as to how the plan has come to such a conclusion re traffic flows in respect of higher at weekends than weekdays. No information as to where this information had been derived from	Data is from the 2017 WYG Transport Statement accompanying planning application 18/02198/FULM (Cameron Homes). To establish baseline traffic information, three Automatic Traffic Counter (ATC) surveys were undertaken for a seven-day period commencing 29th March 2017. "The sum of flows on Ashby Road is up to 300 vehicles per hour (two-way). The highway network is busiest at the weekends with a maximum of 468 vehicles recorded on Sunday between 11am and 12pm."	No change

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Leicestershire County Council	75	8.16		Cannot verify the 2017 data as this is 5+ years ago so no longer showing on Location Centre, can view the fatal in 2021	Updated crashmap data is now available.	Paragraphs 8.14, 8.16, 8.19 and 8.23 be updated with latest crashmap data.
Ian and Lorraine Slack	76	8.29		<p>Thank you for the informative copy of the Breedon on the Hill Neighbourhood plan.</p> <p>Having lived in Breedon for just over a year and aged in our late 60's, we notice that the village is poorly served by public transport. The one bus service makes it difficult to get to Leicester and return in sensible timescales.</p> <p>Whilst this is not a problem currently as we both drive cars, it would affect our decision to remain here. Clearly there used to be a wider service looking at the bus stop opposite Highwoods Green and also in Wilson and Tonge.</p> <p>As the plan mentions services and facilities, not sure if that covers transport links?</p>	<p>Breedon on the Hill and Tonge are served by Midland Classic bus service 125, which runs from Leicester via Coalville to Castle Donington. The service is infrequent operating weekdays and Saturday.</p> <p>The responses to our 2021 Questionnaire Survey show that 57% of respondents from Breedon on the Hill would like to see a better bus service.</p> <p>However, bus service frequency and routes fall outside the scope of the Neighbourhood Plan.</p> <p>Securing S106 contributions for</p>	No change

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				But it would be good, as the village grows, to see a better bus service such as Melbourne enjoys.	public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped i.e. they would be able to operate without being supported from public funding. No development of this scale are proposed for Breedon on the Hill.	
NHS Leicester, Leicestershire & Rutland Integrated Care Board	77	8.30-8.32		In particular, we would welcome: <ul style="list-style-type: none"> • A range of options for travel (including active travel) within the plan that enables residents to get to and from work, leisure facilities and health services easily. 	The policies of the Breedon on the Hill Neighbourhood Plan will help achieve healthy, inclusive and safe places. The Plan enables and supports healthy lifestyles– for example through the provision of safe and accessible green	No change

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					infrastructure, and layouts that encourage walking and cycling. Accessibility to services and facilities was a key consideration in the housing site selection process.	
North West Leicestershire District Council	78	9.3 and 9.4		The redevelopment of previously developed land for housing should be within or well related to the settlement boundary. This should be reflected in the text for clarity.	Agreed. The redevelopment of previously developed land for housing should be within or well-related to Breedon on the Hill, Tonge or Wilson.	Paragraphs 9.3 and 9.4 be modified to read: 'Breedon on the Hill village is identified as a Sustainable Village which has a limited range of services and facilities where a limited amount of growth will take place within the defined Limits to Development or on brownfield land within or

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						well-related to the village. Tonge and Wilson are classified as Small Villages with very limited services, where development will be restricted to conversions of existing buildings, affordable housing or the redevelopment of brownfield land within or well-related to the villages.
North West Leicestershire District Council	80	9.8 to 9.10		The reference to the potential for the new Local Plan to include a proposal for a new settlement is noted , as is the response to the questionnaire survey undertaken.	Consultation on the new draft Local Plan took place between 5 February and 17 March 2024. The draft Plan proposes a new settlement to the south of East	Draft Neighbourhood Plan be modified by updating references to the new Local Plan.

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				It is not clear whether the reference at paragraph 9.8 to 30 years should be 20 years?	Midlands Airport (Isley Woodhouse).	
Andrew Dudden	80	9.12		Paragraph 9.12 states "Based on an annual requirement of 686 dwellings, existing committed development and the emerging development strategy, North West Leicestershire District Council has indicated that the housing requirement for Breedon on the Hill is 13 dwellings (to 2040) together with windfall development (sites not specifically identified in the development plan). Development in Wilson will be restricted to conversions of existing buildings, the redevelopment of brownfield land or affordable housing. In Tonge, new housing development is limited to that suitable for countryside locations although the Neighbourhood Plan does allocate a housing site to provide for the redevelopment	The housing requirement for Breedon on the Hill is likely to be met by the proposed development north of Southworth Road (24/00007/FULM).	The allocation of approximately one hectare of land south of Priory Close, Breedon the Hill, for the development of around 15 dwellings be deleted and Policy BotH14 be modified accordingly.

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				<p>of the derelict Brook Farm site on Moor Lane.</p> <p>Policy BotH14 sets out how the housing need will be met</p> <p>A. Existing committed developments, including the former Breedon Priory Garden Centre (18/02198/FULM and 20/01920/FUL);</p> <p>B. The allocation of Land south of Priory Close, Breedon the Hill for the development of approximately 15 dwellings in accordance with Policy BotH16;</p> <p>C. Windfall development in accordance with Policies BotH15, BotH17 and BotH21; and</p> <p>D. The allocation of a site at Brook Farm, Moor Lane, Tonge for the development of approximately 10 dwellings in accordance with Policy Bot18.</p> <p>The above would total some 77 dwellings without considering C windfall development.</p> <p>I am sure the Parish are aware of the intentions of the owner of the Former Golf Course to</p>		

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				<p>submit with Cameron for 5 units on the former Store/Admin building adjoining the newly completed development, along with the talked about development of 18 Affordable houses of Southworth Rd, this would bring the overall provision close to 100 units without any inclusion for Windfall sites.</p> <p>Based on the above the requirements of the Local Plan would appear to have been well met and there would appear to be no justification for the need to either amended the development boundaries nor to allocate the circa 0.9 hect to the South of Priory Close.</p>		
Cameron Homes Ltd	81		BotH14	<p>We support the identified allocation included as: B. The allocation of Land south of Priory Close, Breedon the Hill. The site is available and Cameron Homes are committed to bringing the site forward to help provide for the identified growth required in</p>	<p>Noted. However, housing requirement for Breedon on the Hill is likely to be met by the proposed development north of Southworth Road (24/00007/FULM). This makes the</p>	<p>The allocation of approximately one hectare of land south of Priory Close, Breedon the Hill, for the development of around 15</p>

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				<p>the plan, as well as to further support the settlement's existing services by providing further high quality homes for the community, through what would effectively be an extension to the existing Highwoods Green Cameron Homes redevelopment of the former Breedon Priory Nursery. Taking account of the requirements for smaller dwellings within the housing mix means the site can deliver more dwellings than that allocated in the draft plan. This is due to smaller houses requiring less developable area. The site can therefore provide for more than 15 dwellings and therefore, to make an efficient and effective use of the site which will also help deliver further affordable housing provision and support local shops and services, the wording of the policy should be amended to reflect this position resulting from the policies in</p>	<p>allocation of the land south of Priory Close unnecessary.</p>	<p>dwellings be deleted and Policy BotH14 be modified accordingly.</p>

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				<p>both the Neighbourhood and NWLDC Local plan. This is evidenced by the indicative layout as previously submitted and shown below for completeness, which shows how approximately 20 homes can be delivered on the site. The policy should therefore be amended as follows:</p> <p>Policy BotH14: Housing Requirement</p> <p>B. The allocation of Land south of Priory Close, Breedon the Hill for the development of approximately 20 dwellings in accordance with Policy BotH16;</p>		
Cora	81		BotH14	<p>It is understood that the genesis of the Neighbourhood Plan's proposed housing requirement is derived from conversations with North West Leicestershire District Council (NWL). This approach is in accordance with the PPG, which confirms in the absence of a defined housing requirement within Strategic Policies, Neighbourhood Plan's groups should liaise with the</p>	<p>It is not for the Neighbourhood Plan to review the development strategy of the emerging North West Leicestershire Local Plan or the deliverability of its new settlement proposal.</p>	No change

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				<p>relative Local Planning Authority who should provide an indicative figure. Whilst this figure is not provided in evidence, we have no reason to suspect that this is not the figure provided by NWL. Notwithstanding this, we do have concerns that this figure is likely to underestimate the likely need to be distributed to sustainable settlements through the spatial hierarchy and distribution of development, as it assumes that the quantum of delivery assumed in the emerging Local Plan is correct. We are not yet privy to a detailed housing trajectory, but published papers for NWL (Local Plan Committee - Wednesday, 15th November) provide key context in respect of assumed delivery in the emerging Local Plan. In particular, there is a strong reliance on delivery of a new settlement south of East Midlands Airport (Isley</p>	<p>Where neighbourhood planning bodies have decided to make provision for housing in their plan, the housing requirement figure and its origin are expected to be set out in the neighbourhood plan as a basis for their housing policies and any allocations that they wish to make. In accordance with NPPF paragraph 68, the neighbourhood planning body has requested North West Leicestershire District Council to provide an indicative housing requirement figure. Based on an annual requirement of 686 dwellings, existing committed development and the</p>	

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				<p>Woodhouse) which equates to 29% of the proposed allocations to achieve its overall housing requirement. The delivery of this site is referred to by NWL as a 'radical solution' as opposed to expanding existing settlements as is most often the case and a sound planning solution. Whilst the published papers state evidence regarding the site now being advanced did not have any identify any 'unmitigable constraints', it is clearly evident that there will be a significant burden in respect of infrastructure provision, to ensure the development is acceptable in isolation, but also that the proposal would not result in unacceptable impacts to particularly the airport, or proposed developments but also the wider businesses in this location. Papers confirm at this stage that it remains unclear what the infrastructure burden would be, when infrastructure</p>	<p>emerging development strategy, the District Council has indicated that the housing requirement for Breedon on the Hill is 13 dwellings (to 2040) together with windfall development (sites not specifically identified in the development plan). This requirement will be met by the allocation of land north of Southworth Road for at least 13 dwellings. The allocation of approximately 10 dwellings at Brook Farm, Moor Lane, Tonge is not required to meet the housing requirement and is viewed as an additional provision.</p>	

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				<p>would need to be provided to support development, and if this would render development unviable. Our understanding is however significant works are likely to be required to enable this development to come forward, including significant highway improvements, sewage capacity, new education facilities, other community facilities etc. In our NWL Local Plan Regulation 18 response we set out that the whilst we have no inherent objection to the principle of the allocation of a strategic scale new settlement, we did warn against overreliance in terms of housing delivery, as in almost all cases where this has occurred, housing needs have not been met and 5-year housing land supply shortfalls have been persistent - Rushcliffe (5 out of 6 strategic allocations failed to deliver as anticipated), Charnwood (3 out of 3 strategic</p>	<p>Although, housing development in Tonge is restricted, the local community supports the redevelopment of the derelict Brook Farm site to bring it back into active use, to secure environmental improvements and to support the provision of housing to meet local needs.</p>	

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				<p>scale sites failed to deliver as anticipated) to name two local examples. Neighbourhood Plan's prepare don the basis of the emerging Plan are therefore at greater risk of being found out of date or overruled via District plan making functions or speculative planning applications. This risk however can be reduced through the delivery of additional housing sites or reserve sites to be released on the basis of set scenario being met.</p> <p>Despite the assertions in published papers, relatively little preparatory work has been undertaken for the proposed New Settlement and as such it is considered unlikely that the site would be able to deliver a significant quantum of the Plan's housing requirement, even up to 2040 in this context. An allocation of this scale should not presume to begin delivery until circa 10 years into the Plan period, particularly</p>		

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				<p>given the current lack of a submitted planning application, as evidenced by documents such as Lichfield's Start to Finish (second edition 2020) and the Letwin Review. Start to Finish concludes following a thorough analysis of a number of sites of this scale, that a site of this size is likely to take 8.4 years from validation of an outline permission to first delivery, however we have no current indication as to when an application is likely to be submitted, let alone determined, pushing delivery late into the Plan period. Whilst we appreciate these are strategic matters, we want the group to be cognisant of potential risks, as should matters change at the strategic level, this could render the Plan out of date quickly. This risk could be minimised through identification of reserve sites for example, but if such an action isn't taken, the protections of</p>		

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				<p>Paragraph 14 may not apply if there are changes at a strategic level.</p> <p>If there is a greater quantum of development directed towards Breedon on the Hill, counted delivery should be within Breedon on the Hill, with development elsewhere considered windfall in accordance with proposed strategy. I.E. if housing growth to Breedon was increased, this should not be offset by delivery at Tonge, as the spatial strategy works according to settlement tier, and thus housing delivery to 'Sustainable Villages' (Breedon on the Hill) cannot be translocated to settlements in a lower tier. Breedon on the Hill is identified in adopted Policy as a Sustainable Village. Sustainable Villages are described as "settlements which have a limited range of services and facilities where a limited amount of growth will take place within the defined Limits</p>		

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				<p>to Development”. Tonge is identified as a Small Village. Small Villages are “Settlements with very limited services and where development will be restricted to conversions of existing buildings or the redevelopment of previously developed land (as defined in the National Planning Policy Framework) or affordable housing in accordance with Policy H5 (Rural Exceptions Sites for AffordableHousing)”. These are discreet settlements in separate spatial tiers and thus housing need for one cannot in accordance with the spatial strategy be transposed to another. The emerging local plan similarly distinguishes between the 2 settlements, with Breedon identified as a Sustainable Village and Tonge as an Other Village/Settlement. Importantly however Other Village/Settlement tier is 2 Tiers below Sustainable Villages, with the change being one of</p>		

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				<p>only 4 changes proposed between the two documents, and highlighting the relative lack of sustainability of Tonge which has been specifically downgraded within the emerging document and justified by the NWL Settlement Study 2021, which concludes strongly that Tonge is demonstrably less sustainable than both Breedon but also other settlements within the same tier.</p> <p>On the above basis, we do not believe the proposed allocation within Tonge is adequately justified and housing need in Breedon cannot sensibly be located in Tonge as a matter of principle as compliance with the Settlement Hierarchy is likely necessary to demonstrate conformity with the Neighbourhood Plan. Any allocation in Tonge should be assessed against Breedon alternatives to ensure the most</p>		

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				suitable site/s are identified, as discussed below.		
North West Leicestershire District Council	81		BotH14	Please see comments below on Policies BothH15, BothH16, BotH17, BotH18 and BotH21.	Noted	No change
Cameron Homes Ltd	82		BotH15	We support the identification of windfall development as noted at C. as this will again help support the village and ensure if future opportunities occur that these can help make an effective use of land within the development boundary. In supporting this element of the Policy, we are also supporting Policy BotH15: Breedon on the Hill – Windfall Housing Development and Policy BotH17: Wilson – Windfall Housing Development.	Noted	No change
North West Leicestershire District Council	82		BotH15	It is noted that the proposed Limits to Development do not fully accord with the Limits to Development in the adopted NWLLP. The Limits to Development boundary has been updated to account for	Discussions have taken place with North West Leicestershire District Council to ensure that Limits to Development are	Breedon on the Hill Limits to Development be modified.

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				<p>new development that has been permitted in the village.</p> <p>The Council are also undertaking a review of the Limits to Development. Public consultation on this review will take place in January 2024 and also proposes the inclusion of approved development sites within the Limits to Development boundary.</p> <p>We appreciate that this is only a consultation document but there is some difference in how the line has been drawn to reflect the Cameron Homes Development off Ashby Road/The Green.</p> <p>The Council is also proposing two further changes, one to reflect the office development that has been permitted at Pinnacle House and the other to follow a residential curtilage at the junction of Hollow Road and Melbourne Road.</p>	aligned with the emerging Local Plan.	

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				<p>Please find a link to the Proposed Limit to Development that is to be the subject of public consultation in early 2024.</p> <p>We would welcome a meeting to discuss this matter further.</p>		
Beverley and Paul Tonks	83	9.17		<p>As an alternative site, if Breedon do have to build, may we suggest that Cameron Holmes (or any other proposed builder) approach the quarry as there is a perfect brown-site on their land; that of the old demolished workshop. As this is situated high above the flood line it would be a perfect space to build on without encroaching on any greenbelt sites.</p> <p>There is also already road access, albeit via the quarry carpark as obviously access via The Delp would be difficulty, though not impossible.</p>	<p>The starting point for the identification of potential housing sites is the North West Leicestershire Strategic Housing and Economic Land Availability Assessment. Local Planning Authorities are required to prepare a Strategic Housing and Economic Land Availability Assessment (SHELAA) that provides evidence on the potential supply of housing and</p>	No change

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					<p>economic land. The North West Leicestershire SHELAA represents the position on land availability within the district at 2021. Seven housing sites were put forward by landowners and developers in Breedon on the Hill. In Autumn 2022, Breedon on the Hill Parish Council invited landowners and developers to put forward any other sites for consideration and as a result one additional site was identified. Although Breedon submitted another site, the old demolished workshop was not submitted as a potential housing site.</p>	

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Patricia Coleman and Dominic Twelftree	83	9.17		<p>As alternative sites that are away from the road and non flooding areas. I suggest an extension at the top of Priory estate and the brown field site of the landowners greenkeepers workshop. These properties will not be subject to flooding as they are on a hill and access has already been established.</p> <p>Another alternative would be the brown site owned by the Quarry where the old workshop was situated.</p> <p>Or the top of Southworth road the field behind Hastings Close which I think is owned by the Council?</p>	<p>The starting point for the identification of potential housing sites is the North West Leicestershire Strategic Housing and Economic Land Availability Assessment. Local Planning Authorities are required to prepare a Strategic Housing and Economic Land Availability Assessment (SHELAA) that provides evidence on the potential supply of housing and economic land. The North West Leicestershire SHELAA represents the position on land availability within the district at 2021. Seven housing sites were put forward by</p>	No change

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					landowners and developers in Breedon on the Hill, including land off Southworth Road. In Autumn 2022, Breedon on the Hill Parish Council invited landowners and developers to put forward any other sites for consideration and as a result one additional site was identified. Although Breedon submitted another site, the old demolished workshop was not submitted as a potential housing site.	
Bowsall Developments Ltd	83	9.17		I am instructed by Bowsall Developments Ltd to make the following representation in response to the current Regulation 14 consultation on the draft Breedon on the Hill	Breedon on the Hill Parish Council initially agreed with the District Council's assessment that land north of Southworth Road (SHELAA site	The allocation of approximately one hectare of land south of Priory Close, Breedon the Hill, for the

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				<p>Neighbourhood Plan. As part of this consultation, we wanted to advise the Parish Council that it remains Bowsall Development's intention to seek to develop a parcel of land that is located within the Neighbourhood Plan area, so that this should inform the Parish Council's next stage in the drafting of the Neighbourhood Plan.</p> <p>This representation relates specifically to land north of Southworth Road, Breedon on the Hill, DE73 8LU.</p> <p>Background</p> <p>As the Parish Council will remember from a recent public consultation exercise carried out in September 2023, Bowsall Developments Ltd have land interests in the subject site on Southworth Road. Following the completion of the public consultation, Hourigan Planning has since submitted a planning application for Full Planning Permission to North</p>	<p>Br8) was undeliverable due to highway access and landownership issues. In particular, SHELAA site Br8 appeared 'landlocked' and this was confirmed by our Land Registry search. However, Bowsall Developments and East Midlands Housing (Emh) have since confirmed that the Southworth Road is owned by Emh. Emh also own the existing housing development on that road. Emh also recently acquired a strip of land which is situated between the road and the application site, which secures Emh ownership up to the boundary of the site.</p>	<p>development of around 15 dwellings be deleted.</p> <p>The site assessment scoring of SHELAA Site Br8: Land north of Southworth Road be modified.</p> <p>A new policy be included allocating land north of Southworth Road for approximately 13 dwellings. This shall be subject to criteria concerning drainage and impact on residential amenities.</p>

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				<p>West Leicestershire District Council. That application is awaiting validation by the Council. The description of development on the application is the same as that contained in the material distributed during the public consultation, that being: "Erection of 18 dwellings (100% affordable housing), access, landscaping and associated works".</p> <p>A copy of the Proposed Site Plan as submitted to the Council, is attached to this letter for information purposes. Bowsall Developments Ltd and emh group, a Registered Provider (RP) of affordable housing, is the Joint Applicant on the planning application. Bowsall Developments Ltd specialise in the procurement and delivery of new homes in collaboration with established RP's. Since its inception, the company has established an enviable track record in the</p>	<p>The land to the north of Southworth Road, Breedon on the Hill is subject to undetermined planning application 24/00007/FULM. This is for the erection of 18 dwellings (100% affordable housing), access, landscaping and associated works.</p> <p>Breedon on the Hill Parish Council has concerns about the planning application relating to drainage, layout and its impact on the amenities of neighbouring properties. However, it accepts that the principle of development is acceptable in this location and that technical constraints</p>	<p>Policy BotH14 be modified accordingly.</p>

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				<p>acquisition of sites in the affordable housing sector. Emh group is an experienced RP having delivered good quality affordable homes to individuals and families in the East Midlands since 1946. In total, emh group provide and manage 18,000 affordable homes in more than 40 local authority areas.</p> <p>Previous Promotion of the Subject Site</p> <p>We know that the Parish Council originally promoted the subject land at Southworth Road to be allocated for housing and it was included the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) (June 2021). The application site is identified in the SHELAA as site reference Br8 as shown below:</p> <p>The SHELAA Site Assessment concluded that the site (at that time) was potentially suitable, not currently available and not</p>	<p>to development can be overcome. It follows that the land north of Southworth Road should be allocated for housing development, although for a reduced number of dwellings in view of the technical constraints.</p> <p>The housing requirement for Breedon on the Hill will be met by this allocation, making the allocation of the land south of Priory Close unnecessary.</p>	

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				<p>currently achievable for the following reasons: 'The site is within Limits to Development of Breedon on the Hill. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed. Therefore the site is considered potentially suitable.</p> <p>Availability: The site has been put forward for consideration by Breedon on the Hill Parish Council; although the site is not currently owned by the Parish Council. Having regard to ownership issues the site is considered not currently available.</p> <p>Achievability: There maybe issues regarding access to the site given that Southworth road is not adopted by the Highway Authority. In addition there is not currently an identified access from Southworth Road</p>		

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				<p>onto the site and this may require third party land, these issues may compromise the achievability of the site; therefore the site is considered not currently achievable.'</p> <p>Things have moved on since the publication of the SHELAA, and as the submission of the current planning application now demonstrates, the land at Southworth Road remains suitable (for housing), is available, and is achievable. This is a material consideration which should inform the emerging Breedon on the Hill Neighbourhood Plan.</p> <p>Statutory Provisions - Neighbourhood Plan</p> <p>In examining a draft Neighbourhood Plan the Examiner must consider whether the Plan meets the 'basic conditions' as set out at Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (As</p>		

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				<p>amended) which are set out below:</p> <p>(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,</p> <p>(b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,</p> <p>(c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,</p> <p>(d) the making of the order contributes to the achievement of sustainable development,</p> <p>(e) the making of the order is in general conformity with the strategic policies contained in the development plan for the</p>		

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				<p>area of the authority (or any part of that area), (f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and (g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order. Representation - Southworth Road to be included as a housing allocation in the Breedon on the Hill Neighbourhood Plan Having regard to the statutory provisions above, and with specific reference to my client's interest in the subject site at Southworth Road, I wish to submit the following to the regulation 14 consultation: (a) and (e) National Policies and Strategic Policies in the Development Plan. The National Planning Policy Framework (2023) at paragraph 29 sets out that:</p>		

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				<p>'Neighbourhood planning gives communities the power to develop a shared vision for their area.</p> <p>Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.'</p> <p>It is agreed that the Neighbourhood Plan has regard to national policies, which seek to deliver sustainable development. With regards the strategic policies of the area, the Development Plan is the North West Leicestershire Local Plan 2011-2031 (as amended by the partial review) (adopted 16 March 2021), and the</p>		

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				<p>Leicestershire Minerals and Waste Local Plan (LMWLP) (adopted September 2019). The subject site is not allocated for any specific use, and it is within the defined Limits to Development boundary (Policy S3)3 as shown in the extract below (the site is identified by a yellow arrow):</p> <p>In accordance with Policy S2 (Settlement Hierarchy), Breedon on the Hill is categorised as a 'Sustainable Village' (Tier 4 out of 6), and such settlements are described as 'have a limited range of services and facilities where a limited amount of growth will take place within the defined Limits to Development'. The supporting text to this policy advises that any further development in Sustainable Villages will be restricted to either infilling or previously developed land which is well related to the settlement concerned.</p>		

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				<p>With regards the delivery of housing, the adopted Local Plan makes provision for 9,620 dwellings with growth to be distributed in accordance with the settlement hierarchy. The Local Plan policies for affordable housing are also relevant in this case, given that my client's interests in the land lie solely in the provision of a 100% affordable housing scheme. Policy H4 (Affordable Housing) states that to support the provision of mixed, sustainable communities, the Council will seek the provision of affordable housing on new housing developments and in the case of greenfield sites such as this (in 'all other settlements'), 30% of the total number of dwellings (on scheme of 11 or more) are required to be true affordable housing.</p> <p>The Neighbourhood Plan proposes to deal with the</p>		

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				<p>delivery of housing via Policy BotH14: 'Policy BotH14: Housing Requirement The housing requirement for Breedon on the Hill Neighbourhood Area for the period 2021 to 2040 will be met by: A. Existing committed developments, including the former Breedon Prior Garden Centre (18/02198/FULM and 20/01920/FUL). B. The allocation of Land south of Priory Close, Breedon on the Hill for the development of approximately 15 dwellings in accordance with Policy BotH16. C. Windfall development in accordance with Policies BotH15, BotH17 and BotH21. D. The allocation of a site at Brook Farm, Moor Lane, Tonge for the development of approximately 10 dwellings in accordance with BotH18.</p>		

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				<p>With regards affordable housing, draft Policy BotH20 states that on greenfield sites, developments of 10 or more homes, or where the site has an area of 0.5 hectares or more, at least 30% of the total number of homes should be available as affordable homes. The policy further states that, unless informed by more up to date evidence of local affordable housing need, 25% of this affordable housing shall be rented, with the remainder providing affordable home ownership (which shall include at least 25% First Homes). On behalf of Bowsall Developments, I submit that the site at Southworth Road should be included as a proposed housing allocation in the Neighbourhood Plan, and that specifically it should be allocated for 100% affordable housing in line with the</p>		

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				<p>planning application submission.</p> <p>The Parish Council has previously supported the site for housing and following extensive technical survey work carried out by Bowsall, there are no technical reasons why the site cannot be brought forward as such.</p> <p>It must be noted that the development of the subject site for housing - if it were not allocated - could come forward as windfall development in line with the draft polices BotH15 (Windfall Housing Development) as the site is wholly within the Limits to Development as identified on Map 17 (of the draft Neighbourhood Plan)4.</p> <p>Furthermore, the site is wholly surrounded by existing residential properties (albeit that there is a small corner in the south east which is bounded by open land in private ownership),</p>		

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				<p>which results in a piece of land which can easily be described as an infill plot. This means that the site would sit squarely within the type of development which Local Plan Policy S2 would find appropriate. The subject site would be well related to the existing settlement of Breedon on the Hill and would therefore accord with that Policy S2 to which the draft Policy BotH15 must be in conformity with.</p> <p>However, to allocate the subject site in Neighbourhood Plan for housing would give greater certainty going forward, and greater weight would be given to that policy presumption in any future planning decisions by the District Council.</p> <p>If the site were allocated for affordable housing, it would far exceed the policy expectations set out in the Neighbourhood Plan</p> <p>draft Policy BotH20 (Affordable Housing), which would be a</p>		

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				<p>significant benefit to the local community of Breedon on the Hill. As submitted in the planning application submission, evidence from the District Council's Housing and Economic Development Needs Assessment (HEDNA) (2017) identified that approximately 199 affordable homes are required each year in North West Leicestershire to meet the anticipated future needs of the District's population. A key point summarised in the HEDNA on page 115 states that "the scale of affordable housing need is significant". The current planning application proposes a 100% affordable housing scheme, meaning that all 18 no. units would be affordable homes resulting in an additional 7 no. affordable dwellings than if the scheme were for open market housing. The submitted planning application represents a very</p>		

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				<p>real opportunity for the District Council to approve a sensitively designed affordable housing scheme which is wholly supported by a Registered Provider, emh group. The letter of support from emh group which accompanies the planning application demonstrates the strength of support for the specifics of the proposals, and the application has also been accompanied by an Affordable Housing Statement by Bailey Venning Associates which sets out the most current affordable need and requirements based on up-to-date information.</p> <p>Summary and Conclusions Having regard to the above, whilst we agree that the Neighbourhood Plan is in general conformity with national and strategic policies, there is an opportunity to allocate another housing site within Breedon on the Hill for a 100% affordable housing</p>		

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				<p>scheme. The submission of the current planning application demonstrates that, in direct partnership with a Registered Provider (as a Joint Applicant), there is a real intention to bring forward land for housing which is suitable, available and achievable. The allocation of the subject land would meet the basic conditions set out in the Statutory Provisions because:</p> <ul style="list-style-type: none"> □ Residential development of the land would comply with national and strategic policy - the site is within the Limits to development in the Local Plan, is well related to the settlement, and would deliver over and above the expected affordable housing policy provision. □ Residential development would cause no harm to the setting and / or significance of any built environment heritage asset. 		

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				<p>□ The proposed housing development (as submitted in the current planning application) would contribute to the achievement of sustainable development.</p> <p>□ There are no technical constraints to development.</p> <p>□ All land within the application site is under the Applicant's control and therefore the delivery of the site for housing is wholly achievable.</p> <p>I trust the Parish Council will take the above into consideration and seek to revise the Breedon on the Hill Neighbourhood Plan in so far as it seeks to include the subject site as a proposed housing allocation (100% affordable housing). We reserve the right to supplement any representations made with further representations at subsequent stages.</p>		

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				Please do not hesitate to contact me should you wish to discuss the contents of this submission in more detail. I would be grateful if you could ensure my contact details are included in the Parish Council's database so that I may be keep up to date on progress with the Neighbourhood Plan.		
Cora	83	9.17		Cora Homes have prepared an indicative Masterplan for the comprehensive redevelopment of the site. We consider that the Development Cells demonstrate the way the site could be subdivided, and Development Cell A for example could form a new Br5a for assessment, being physically separated from the other development Cells by established mature vegetation. We have appended a comprehensive vision document for the potential development of land east of Main Street, Breedon on the	The Vision Document prepared by Cora Homes shows a proposal for around 65 dwellings- significantly more than the Neighbourhood Area housing requirement.	No change

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				<p>Hill. This details the sites opportunities and constraints, and we encourage you to consider this document in formulating an opinion of the site.</p> <p>For Brevity, whilst I will not repeat the contents of the document, your attention is drawn to the following key points/sections.</p> <p>The Vision Document provides comprehensive site context (including physical, cultural and planning) at pages 7-12). The Vision Document is supported by a range of evidence, including landscape (page 10-11) tree surveys (page 13), ecology (page 14-15), heritage (page 18-19) etc, which have informed proposals, and demonstrate that proposals can be delivered sensitively, creating an attractive scheme in walking distance of key services and facilities. The proposed design concept for the site is contained from Chapter 5</p>		

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				(page 25 onwards). Such criteria could be secured through the Plan through conversion to a design code for example. Ultimately, we conclude that the site as a whole, or a subdivided development cell, could be allocated to comprehensively meet Breedon's housing needs. The development cells also provide for future growth in a controlled manner, giving the community certainty over the future growth of Breedon, released as required to meet housing needs in the future. Moreover, it can be delivered in a way that ensures the ongoing protection of trees within the site, rather than their unjustified removal as currently proposed by the Group's decision to allocate development at land south of Priory Close, Breedon on the Hill.		
Susan Barnett	83	9.17		I found reading through the Neighbourhood Village Plan, it to be a very interesting	Breedon on the Hill Parish Council initially agreed with	The allocation of approximately one hectare of

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				<p>document with lots of facts about the villages. My concern is the amount of development taking place in Breedon. The views of the survey carried out clearly showed that many other villagers are also concerned and don't want excessive building in the village. In recent years nearly 60 houses have been built on the Ashby side of the village with more in the planning stage. We are fast losing our green spaces from the village together with their associated wildlife and flora. This has gone forever. There was a statement in the last document the Parish Council sent round the village saying " We may need to review our Neighbourhood Plan's housing proposals for to take account of the proposed development of 18 affordable houses to the north of Southworth Road"</p>	<p>the District Council's assessment that land north of Southworth Road (SHELAA site Br8) was undeliverable due to highway access and landownership issues. In particular, SHELAA site Br8 appeared 'landlocked' and this was confirmed by our Land Registry search. However, Bowsall Developments and East Midlands Housing (Emh) have since confirmed that the Southworth Road is owned by Emh. Emh also own the existing housing development on that road. Emh also recently acquired a strip of land which is situated between the road and the application site,</p>	<p>land south of Priory Close, Breedon the Hill, for the development of around 15 dwellings be deleted.</p> <p>The site assessment scoring of SHELAA Site Br8: Land north of Southworth Road be modified.</p> <p>A new policy be included allocating land north of Southworth Road for approximately 13 dwellings. This shall be subject to criteria concerning</p>

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				<p>I'm not sure what this means. Are you saying it's fine to build another 18 houses as long as the plans are changed to accommodate them?</p> <p>This particular development is going to be built on a rare example of a Ridge and Furrow field identified as such on your plan.</p>	<p>which secures Emh ownership up to the boundary of the site. The application of the site assessment scoring therefore needs revision. The land to the north of Southworth Road, Breedon on the Hill is subject to undetermined planning application 24/00007/FULM. This is for the erection of 18 dwellings (100% affordable housing), access, landscaping and associated works. Breedon on the Hill Parish Council has concerns about the planning application relating to drainage, layout and its impact on the amenities of neighbouring properties. However,</p>	<p>drainage and impact on residential amenities.</p> <p>Policy BotH14 be modified accordingly.</p>

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					<p>it accepts that the principle of development is acceptable in this location and that technical constraints to development can be overcome.</p> <p>It follows that the land north of Southworth Road should be allocated for housing development, although for a reduced number of dwellings in view of the technical constraints.</p> <p>The housing requirement for Breedon on the Hill will be met by this allocation, making the allocation of the land south of Priory Close unnecessary.</p>	

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Leicestershire County Council	83	9.18		Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district and borough area and the existing HWRC services delivered by Leicestershire County Council. The County's Waste Management team considers proposed developments on a case by case basis and when it is identified that a proposed development will have a detrimental effect on the local HWRC infrastructure then appropriate projects to increase the capacity of the HWRC most likely impacted have to be initiated. Contributions to fund these projects are requested in accordance with the Leicestershire's Planning Obligations Policy and the relevant Legislation Regulations.	The nearest Recycling and Household Waste Site is at Lount. It is over 3 miles from Breedon on the Hill and outside the Neighbourhood Area.	No change
Leicestershire County Council	83	9.18		The NPPF encourages the effective use of brownfield land for development, provided that	Agricultural land quality was an important	No change

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				<p>it is not of high environmental/ecological/heritage value. Neighbourhood planning groups should check with Defra if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological or heritage value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological and heritage value of a brownfield site before development decisions are taken.</p> <p>Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They should be enhanced in value and protected from adverse effects of unacceptable levels of pollution. Within the governments "Safeguarding our Soils" strategy, Defra have produced a code of practice for</p>	<p>consideration in the identification of housing sites. The allocated site at Brook Farm, Moor Lane, Tonge is a site which has not been occupied for years and is in disrepair. There are many derelict glasshouses with broken glass across the site and dense areas of overgrown vegetation.</p>	

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				<p>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 then planning should consider using the poorer quality areas in preference to the higher quality areas. Neighbourhood planning groups should consider mapping agricultural land classification within their plan to enable informed decisions to be made in the future. Natural England can provide further information and Agricultural Land classification and have produced the following guide. https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-</p>		

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				<p>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. https://soils.org.uk/wp-content/uploads/2022/02/Assessing-Agricultural-Land-Jan-2022.pdf</p>		
Severn Trent	83	9.18		<p>We have a duty to provide capacity for new development in the sewerage network and at our Wastewater Treatment Works (WwTW) and to ensure that we protect the environment. On a company level we have produced a Drainage and Wastewater Management Plan (DWMP) covering the next 25 years, which assesses the future pressures on our catchments including the impacts of climate change, new development growth and impermeable area creep. This plan supports future investment</p>	Noted	No change

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				<p>in our wastewater infrastructure and encourages collaborative working with other Risk Management Authorities to best manage current and future risks. More information on our DWMP can be found on our website https://www.severntrent.com/about-us/our-plans/drainage-wastewater-management-plan/.</p> <p>Where site allocations are available, we can provide a high-level assessment of the impact on the existing network. Where issues are identified, we will look to undertake hydraulic sewer modelling to better understand the risk and where there is sufficient confidence that a development will be built, we will look to undertake an improvement scheme to provide capacity.</p>		
Cameron Homes Ltd	83		BotH16	We support the principle of Policy BotH16: Land south of Priory Close, Breedon the Hill and request the amendment to	Breedon on the Hill Parish Council has concerns regarding the potential loss of	The allocation of approximately one hectare of land south of

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				<p>part A. so that the level of dwellings suggested reflects the site's potential of approximately 20 dwellings. Suggested amended word for part A of Policy BotH16 A.</p> <p>The development shall provide approximately 20 dwellings;</p>	<p>trees with the site south of Priory Close, Breedon the Hill. The site contains several important trees that formed part of the former golf course. The indicative site layout presented by Cameron Homes would suggest the loss of many of those trees and whilst a tree survey has been requested, that has not been forthcoming.</p> <p>The availability of land north of Southworth Road (SHELAA site Br8) has now been clarified. Bowsall Developments and East Midlands Housing (Emh) have since confirmed that the Southworth Road is owned by Emh.</p>	<p>Priory Close, Breedon the Hill, for the development of around 15 dwellings be deleted.</p> <p>The site assessment scoring of SHELAA Site Br8: Land north of Southworth Road be modified.</p> <p>A new policy be included allocating land north of Southworth Road for approximately 13 dwellings. This shall be subject to criteria concerning drainage and</p>

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					<p>Emh also own the existing housing development on that road. Emh also recently acquired a strip of land which is situated between the road and the application site, which secures Emh ownership up to the boundary of the site. The application of the site assessment scoring therefore needs revision. The land to the north of Southworth Road, Breedon on the Hill is subject to undetermined planning application 24/00007/FULM. This is for the erection of 18 dwellings (100% affordable housing), access, landscaping and associated works.</p>	<p>impact on residential amenities.</p> <p>Policy BotH14 be modified accordingly.</p>

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					<p>Breedon on the Hill Parish Council has concerns about the planning application relating to drainage, layout and its impact on the amenities of neighbouring properties. However, it accepts that the principle of development is acceptable in this location and that technical constraints to development can be overcome.</p> <p>It follows that the land north of Southworth Road should be allocated for housing development, although for a reduced number of dwellings in view of the technical constraints.</p>	

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					The housing requirement for Breedon on the Hill will be met by this allocation, making the allocation of the land south of Priory Close unnecessary.	
Cora	83		BotH16	Policy BotH16: Land south of Priory Close, Breedon on the Hill seeks to allocate the site adjacent to the Cameron Homes development for 15 dwellings. Whilst we consider the allocation of an additional site in Breedon on the Hill to be entirely pragmatic to help safeguard the Plan and ensure the delivery of additional housing throughout the proposed Plan period, we have significant concerns in relation to the site allocated, and whether it is suitable for development. The allocated site forms part of a former golf course, and contains a number of mature trees. Whilst the proposed policy requires a tree	The Vision Document prepared by Cora Homes shows a proposal for around 65 dwellings- significantly more than the Neighbourhood Area housing requirement. National planning practice advises that neighbourhood plan groups should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. These criteria are set out in the Parish	The site assessment scoring of Site Br11a: Land west of Ashby Road, south of Highwoods Green development, against criterion 3- Access to local food shop, be modified to 'red'.

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				<p>survey to support any application, and for this to inform proposals, it is unclear how the site can be delivered in a sensible way which does not involve the removal of a number of mature trees. Moreover, confirmation would need to be provided that an access can be gained from the Cameron Homes site, without the risk of a ransom situation. There are a number of inconsistencies within the site scoring which require rectification for the supporting evidence base to be considered robust. The Group's evidence is provided within a site profiles document and an assessment matrix. The group assessed 8 sites over 18 criteria, creating a ranking system to score sites. Not all scores are however then justified in the site proformas, which makes it difficult to understand the rationale for certain score being provided. It is not clear why the Site Profiles</p>	<p>Council's Site Assessment Framework. Based on the site assessment, the Cora Homes site was identified 8th of the 9 sites assessed. The Parish Council stands by its assessment and offer the following observations in relation to criteria 5, 7, 10, 11 and 17. Criteria 5 concerns access to a village / community hall- in this case access to Breedon Parish Hall. Although Cora Homes has provided evidence showing the Parish Hall 752m from the site. However, the starting point for the measurement is not within the centre of the site and there are</p>	

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				<p>do not align with the assessment criteria, e.g. the scoring matrix and site assessment contained in the Site Profiles</p> <p>consider different criteria, meaning there is a lack of consistency through the evidence. For example, the Site Profiles include commentary on Ecology, but no such criteria on the scoring matrix. This lack of alignment makes it very difficult to critically assess the scores attributed to each site for each reason.</p> <p>For brevity, we set out only comments where we think there is a specific issue with scoring provided in relation to both the group's chosen allocation (Br11a), but also for completeness our client's land interest at Berry Field (Br5).</p> <p>It is also unclear why the group have created a subdivided site for Br11, but no other sites, however that matter is discussed below. It is also</p>	<p>some straight-line 'short-cuts' to reduce the distance. In any event, most of the proposed development would lie further away. Plus, the Vision Document prepared by Cora Homes states that the Village Green is 780m from the site and the Parish Hall is more than 20m beyond that. The 'amber' score against criterion 5 is correct. Site Br11 was subdivided to create the smaller site Br11a at the promoter's request. This is set out in the Site Assessment Framework. Criteria 10 concerns proximity to designated biodiversity and</p>	

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				<p>unclear why the proposed site in Tonge has not been assessed.</p> <p>Criteria 5 - Access to a village / community hall</p> <p>The methodology sets out that the village/community hall is the facility from which assessment will be made. Those Sites within 800m are scored as green, whereas those between 800m and 1,200m are awarded amber, with further distances being scored red. Site Br5 is the only site awarded an amber score (albeit land at Tonge would have been scored as red). The site profile for Br5 sets out that the site is 815m from the new village hall, however our measurements using Google Earth suggest it is within 800m, see below.</p> <p>In accordance with the methodology, the site should be scored as green.</p> <p>Criteria 7 - Proximity to public transport</p> <p>There is no inherent issue with the proposed scoring, but note</p>	<p>geodiversity sites. In common with all other sites (except Br12), the Cora site scored amber. The Cora site lies within 300m of the Breedon Hill SSSI, so the score is correct. In fact, the Cora site is the closest of all the site options to the SSSI.</p> <p>Criteria 11 concerns heritage impacts. The Cora site lies near The Old School, a Grade II listed on opposite side of Main Street. The Cora site would have a significant adverse effect on the setting of the Listed Building and a 'red' score is justified.</p> <p>Criteria 15 concerns the effect on mineral resources. The effects of introducing housing development</p>	

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				<p>that Br11a has benefitted from subdivision, in comparison to Br11 which scored amber, which is not consistent with scoring methodology for other sites which have been assessed on the basis of the delivery of the full site, not a subdivision which may draw more favourable scoring.</p> <p>Criteria 10 - Proximity to designated biodiversity and geodiversity sites</p> <p>There seems to be a fundamental misalignment with the Assessment Matrix and site profiles. The site profiles consider the site-specific impacts of the site on ecology, whereas the assessment considers only distances to designated biodiversity sites. Seemingly nowhere on the matrix is the impact on trees or site specific ecology assessed. It is unclear how Br11a can deliver units without significant impact on existing trees. It is not clear what material has been</p>	<p>into this location has a high potential to adversely affect quarrying operations in a significant way that will impact on Breedon Aggregate's ability to provide a steady and adequate supply of aggregates. There is also a significant risk that quarrying operations could have harmful effects on the living conditions of occupiers of the proposed dwelling through noise, vibration or dust emissions that may be produced from the quarry and the HGV traffic it generates. A 'red' score is justified. In terms of criterion 17 (highway access), the Cora site would require the creation of</p>	

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				<p>provided by the site promoter, however if the group has a masterplan which shows how the site can be delivered then this should be shared (we have provided the group a vision document which shows how our Client's land interests can be delivered, informed by evidence on site constraints). Without a proper assessment of impact on trees and on-site ecology, we consider the matrix is flawed.</p> <p>Criteria 11 - Assessment of heritage impacts</p> <p>It is noted that Br5 is the only site which receives a red scoring. It is noted that the Site Assessment Framework states that a red scoring should only be afforded in circumstances wherein there are 'significant effects on heritage assets or their settings are likely and mitigation measures are unlikely to prevent harm. An amber is scored wherein there is a moderate potential of</p>	<p>a new access onto Main Street. An access onto Ashby Road via Priory Close already exists for site Br11a.</p> <p>Breedon on the Hill Parish Council does have concerns regarding the potential loss of trees with both the Cora site and site Br11a. Many of the trees within the Cora site are the subject of Tree Preservation Orders while site Br11a contains several important trees too. The indicative site layout presented by Cameron Homes would suggest the loss of many of those trees and whilst a tree survey has been requested, that has not been</p>	

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				<p>achieving a suitable mitigation measures. We fundamentally disagree that any potential impacts on the Grade II listed Old School cannot be mitigated against, nor that through careful designed scheme would have significant adverse effects on the building. It is far too simple of a conclusion to simply assert that because development is next to a Grade Listed building, that in itself will amount to harm.</p> <p>The NPPF is clear on how potential impacts on historic assets should be assessed (Chapter 16). Nowhere within adopted policy or guidance is simple proximity recommended as the primary way to ascertain potential harm to a historic asset.</p> <p>Harm to historic assets must be measured against even a basic understanding of the significance and setting of a historic asset, then to what extent the development would</p>	<p>forthcoming. The promoter of site Br11a is the developer of the Priory Close development. The subdivision of the Cora would make very little different to its scoring. It has been noted that during the review of the site scoring, Site Br11a: Land west of Ashby Road, south of Highwoods Green development has been incorrectly scored 'amber' against criterion 3- access to a local shop.</p>	

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				<p>impact either the significance or setting of said asset. Matters such as intervisibility, historical association, etc. are all relevant to the assessment of potential harm. As such, a site may be close to a historic asset with very limited harm, conversely a site may be much further away, but have a significantly greater impact. Whilst there is a listed building within the vicinity of the site, through assessment and mitigation harms can be reduced and managed acceptably. On this basis, we consider site Br5 should be afforded an amber scoring, as potential harms arising can be mitigated through design. As set out within the Vision Document for Main Street (br5), This heritage asset predominantly derives its significance from the architectural and historic interest of its built form, but also derives a positive contribution</p>		

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				<p>through its position on Main Street, and its relationships with the surrounding playground and the village of Breedon on the hill. The development of the site would not have any effects on these contributions to its significance.</p> <p>Criteria 15 - Potential effect on mineral resources</p> <p>It is again noted that Br5 is the only site which receives a red scoring. The Site Assessment Matrix states significant adverse impact on minerals operations will be afforded a red score. This scoring is not clear, as it is not set out whether it is implied that the delivery of housing on this location will impact the existing quarry or will serve to prevent extraction of minerals physically under the site. In relation to the former, the development of the site will deliver housing no closer than that which exists at present. Mitigation can be provided, if assessed as</p>		

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				<p>necessary, on dwellings located closest to the quarry, if demonstrably required by evidence, which will mitigate impacts. In relation to the latter, we do not see the extraction of minerals on the site to be a realistic proposition, due to proximity of existing housing, size of the site and existing TPO's within the site's boundary. In either scenario it is not considered likely therefore that the delivery of the site will have 'significant adverse impact on minerals operations', thus amber scoring justified.</p> <p>Criterion 16 - Will the site help to meet local housing needs?</p> <p>The scoring system is illogical, going from green for 10-20 dwellings, amber at less than 10 and red for more than 20. It is illogical that a site of 21 dwellings for example score so significantly worse than a site of 20. Regardless, it is irrational that sites would be scored down simply because its</p>		

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				<p>notional capacity is higher. The group can control the level of development through Policy wording, meaning scoring as an integral part of the site assessment is not necessary. Moreover, this is another key example wherein specific benefits have been provided to Br11a through its subdivision, that could have been applicable to the subdivision of Br5, if explored in a commensurate manner as discussed below.</p> <p>Criterion 17 - Highway access All sites score amber, save for Br3 which scores red and Br11a which scores green. The scoring of Br11a is challenged. There is no existing point of access into Br11a from Priory Close opposite. Such an access would need to be created and involve tree clearance.</p> <p>Moreover, is the group aware if an access is agreed between the two landowners and wouldn't be subject to a</p>		

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				<p>ransom? On the basis of the above, Br11a should be scored at least an amber, albeit this scoring would only be suitable if an agreed point of access was confirmed, as if not, the site would need to utilise an access from Ashby Road, which would require significant works and further tree removal for access to be provided.</p> <p>Subject to the above changes, this would result in the following changes to the Site Assessment Matrix (assessments with changes emboldened).</p> <p>It is clear if that if a similar approach to subdivision was included on Br5 as Br11a, a site of similar scoring is possible on Br5. The site profile states that Br5 is a “large site with potential capacity much larger than housing requirement. Unsuitable for subdivision”. It is unclear why this conclusion was reached for Br5, when the inverse conclusion was reached</p>		

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				<p>and applied in respect of Br11. We do not see Br11 to be inherently more capable to subdivide than Br5. Br5 is more logically subdividable through existing mature vegetation belts, and such subdivision can be delivered without removal of trees. The Vision Document (appended again for ease of reference) sets out that the site is clearly separated by existing mature vegetation into different areas/zones, and as such the southwestern part of the site could have been subdivided and assessed accordingly, and that assessment, when combined with the above, would have resulted in a more favourable scoring and outcome.</p> <p>As set out above, we would require evidence as to the level of tree removal required to facilitate the delivery of Br11a for us to provide comment on the appropriateness of this, however impact on trees should</p>		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>clearly form part of the assessment matrix. Figure 4 below demonstrates the current mature tree cover on Br11a and thus to fully consider the impacts of this, including on matters such as Landscape, BNG and arboriculture, evidence would need to be provided on layout, access and a tree survey. Our strong consideration is this should form an element of the Assessment Matrix, and would anticipate the harms to be either an Amber or Red. Moreover, a site assessment should be provided for the proposed allocation in Tonge, as ultimately it is competing with other potential allocations and thus for completeness should be assessed accordingly. It cannot be that there is a set process for the selection of housing allocation, but that process is not applicable for other allocations. A consistent approach is required for both.</p>		

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North West Leicestershire District Council	83		BotH16	<p>Given that there is no housing requirement for Breedon on the Hill in the adopted Local Plan, planning policy officers have provided the Parsh Council with an indicative housing figure, having tested various housing growth and distribution scenarios, to provide a final figure of 13 dwellings for the plan period.</p> <p>Officers welcome the Parish Council's proposal to allocate a site for housing as it represents positive planning which is based in evidence. The site is for approximately 15 dwellings which would equate to 15 dwellings per hectare, a density that is not considered unreasonable, provided the design and layout of future development respects the character of the area.</p> <p>It is noted that the Housing Allocation was further informed</p>	<p>Breedon on the Hill Parish Council has concerns regarding the potential loss of trees with the site south of Priory Close, Breedon the Hill. The site contains several important trees that formed part of the former golf course. The indicative site layout presented by Cameron Homes would suggest the loss of many of those trees and whilst a tree survey has been requested, that has not been forthcoming. The availability of land north of Southworth Road (SHELAA site Br8) has now been clarified. Bowsall Developments and East Midlands</p>	<p>The allocation of approximately one hectare of land south of Priory Close, Breedon the Hill, for the development of around 15 dwellings be deleted.</p> <p>The site assessment scoring of SHELAA Site Br8: Land north of Southworth Road be modified.</p> <p>A new policy be included allocating land north of Southworth Road for approximately 13 dwellings. This</p>


Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>by a 'Call for Sites' and Site Appraisal process.</p> <p>Would be useful to reference in policy that the boundary hedgerow to the front of the site is designated as Local Green Space.</p>	<p>Housing (Emh) have since confirmed that the Southworth Road is owned by Emh. Emh also own the existing housing development on that road. Emh also recently acquired a strip of land which is situated between the road and the application site, which secures Emh ownership up to the boundary of the site. The application of the site assessment scoring therefore needs revision. The land to the north of Southworth Road, Breedon on the Hill is subject to undetermined planning application 24/00007/FULM. This is for the erection of 18 dwellings (100%</p>	<p>shall be subject to criteria concerning drainage and impact on residential amenities.</p> <p>Policy BotH14 be modified accordingly.</p>

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					<p>affordable housing), access, landscaping and associated works.</p> <p>Breedon on the Hill Parish Council has concerns about the planning application relating to drainage, layout and its impact on the amenities of neighbouring properties. However, it accepts that the principle of development is acceptable in this location and that technical constraints to development can be overcome.</p> <p>It follows that the land north of Southworth Road should be allocated for housing development, although for a reduced number of</p>	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					<p>dwelling in view of the technical constraints.</p> <p>The housing requirement for Breedon on the Hill will be met by this allocation, making the allocation of the land south of Priory Close unnecessary.</p>	
North West Leicestershire District Council	83		BotH16	<p><u>Planning History</u> No Planning History – other than the site to which it adjoins to the north east</p> <p><u>Site Characteristics</u> Greenfield site Access is assumed off Priory Close (in order to retain the tree belt) A number of trees on site, including a tree belt running perpendicular with Ashby Road and a hedgerow running through the middle of the proposed site Public Footpath running north to south on the underside of the</p>	<p>Breedon on the Hill Parish Council has concerns regarding the potential loss of trees with the site south of Priory Close, Breedon the Hill. The site contains several important trees that formed part of the former golf course. The indicative site layout presented by Cameron Homes would suggest the loss of many of those trees and whilst a tree survey has been</p>	<p>The allocation of approximately one hectare of land south of Priory Close, Breedon the Hill, for the development of around 15 dwellings be deleted.</p> <p>The site assessment scoring of SHELAA Site Br8: Land north of Southworth</p>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>tree belt and then along the southern edge of the site in a north westerly direction Pond to the south of the site (beyond it) High and medium risk of surface water flooding to the east of the site, along Ashby Road and lower risk extended into the site Flood Zone 1 Site levels unknown The frontage is to be designated as a Local Green Space in the Draft NP</p> <p><u>Assessment</u> There are a number of trees on site which would be lost as a result of any re-development which would need to be mitigated against – replacement planting proposed.</p> <p>This site would adjoin existing development and in principle would appear as a natural extension to the south from the</p>	<p>requested, that has not been forthcoming. The availability of land north of Southworth Road (SHELAA site Br8) has now been clarified. Bowsall Developments and East Midlands Housing (Emh) have since confirmed that the Southworth Road is owned by Emh. Emh also own the existing housing development on that road. Emh also recently acquired a strip of land which is situated between the road and the application site, which secures Emh ownership up to the boundary of the site. The application of the site assessment</p>	<p>Road be modified.</p> <p>A new policy be included allocating land north of Southworth Road for approximately 13 dwellings. This shall be subject to criteria concerning drainage and impact on residential amenities.</p> <p>Policy BotH14 be modified accordingly.</p>

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				<p>existing built development it would adjoin on Priory Close. It would also not encroach any further to the south of the settlement than existing development to the eastern side of Ashby Road.</p> <p>However, the site appears to straddle across two existing parcels of land which are subdivided by an existing hedgerow. It would appear to make more sense to develop the eastern most part of the site, closest to the existing building development to the north east, and retain the existing hedgerow, and have that act as physical and visual separation from the countryside beyond.</p> <p>Breedon on the Hill contains a shop, community facilities etc and would be a sustainable location for a development of up to 15 dwellings. As such there could be support in principle for this site, however</p>	<p>scoring therefore needs revision. The land to the north of Southworth Road, Breedon on the Hill is subject to undetermined planning application 24/00007/FULM. This is for the erection of 18 dwellings (100% affordable housing), access, landscaping and associated works. Breedon on the Hill Parish Council has concerns about the planning application relating to drainage, layout and its impact on the amenities of neighbouring properties. However, it accepts that the principle of development is acceptable in this location and that</p>	

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				<p>we would suggest an alternative siting as shown in blue below.</p> 	<p>technical constraints to development can be overcome. It follows that the land north of Southworth Road should be allocated for housing development, although for a reduced number of dwellings in view of the technical constraints. The housing requirement for Breedon on the Hill will be met by this allocation, making the allocation of the land south of Priory Close unnecessary.</p>	
Patricia Coleman and Dominic Twelftree	83		BotH16	<p>We recently attended the Parish Committee meeting regarding the proposal of a further 15 homes south of Priory Close, which we strongly oppose. I totally understand that the</p>	<p>Breedon on the Hill Parish Council has concerns regarding the potential loss of trees with the site south of Priory Close, Breedon the Hill. The</p>	<p>The allocation of approximately one hectare of land south of Priory Close, Breedon the Hill, for the</p>

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				<p>Parish has to accommodate more houses and a plan being needed to restrict and monitor the number of houses being built in the village catchment area.</p> <p>Historically, dealing with Cameron Homes has led to them building more houses than the initial planning permission by reapplying for planning permission to increase the amount of houses. Each time this was approved by the Council and Parish Council. Our biggest fear is that history will repeat itself again and more houses will be built.</p> <p>What guarantees can the Parish Council give to our Community that further development of this site will not be happening and the proposal of 15 houses will be adhered to? How will the Neighbourhood Plan protect our village? The bullet points of the Neighbourhood Plan that we</p>	<p>site contains several important trees that formed part of the former golf course. The indicative site layout presented by Cameron Homes would suggest the loss of many of those trees and whilst a tree survey has been requested, that has not been forthcoming.</p> <p>The availability of land north of Southworth Road (SHELAA site Br8) has now been clarified. Bowsall Developments and East Midlands Housing (Emh) have since confirmed that the Southworth Road is owned by Emh. Emh also own the existing housing development on that</p>	<p>development of around 15 dwellings be deleted.</p> <p>The site assessment scoring of SHELAA Site Br8: Land north of Southworth Road be modified.</p> <p>A new policy be included allocating land north of Southworth Road for approximately 13 dwellings. This shall be subject to criteria concerning drainage and impact on residential amenities.</p>

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				<p>are particularly interested in are as follows:-</p> <ul style="list-style-type: none"> - Safeguard the character and beauty of the countryside. Conserve the character and heritage of Breedon on the Hill,- Tonge and Wilson. - Protect important green spaces. - Address flood risks. <p>By building on the pitch and putt area this will be compromising all of these bullet points.</p> <p>It will be compromising our local green areas and the local footpath. There is an abundance of wildlife in this area which will all be destroyed by this building work. This area is also vulnerable to flooding as we have all recently seen and this is with the culvert in place. We also must protect the mature trees and hedgerows. Trees are a well renowned</p>	<p>road. Emh also recently acquired a strip of land which is situated between the road and the application site, which secures Emh ownership up to the boundary of the site. The application of the site assessment scoring therefore needs revision. The land to the north of Southworth Road, Breedon on the Hill is subject to undetermined planning application 24/00007/FULM. This is for the erection of 18 dwellings (100% affordable housing), access, landscaping and associated works. Breedon on the Hill Parish Council has concerns about the</p>	<p>Policy BotH14 be modified accordingly.</p>

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				<p>defence against flooding and also crucial to the environment and wildlife. By losing well established mature trees and hedgerows in this area the flooding risk is far higher and will compromise the safety of properties in the village. We need to maintain these green areas to enable people to enjoy the local footpaths and countryside. We are all aware how these green spaces contribute to our mental health and wellbeing.</p>	<p>planning application relating to drainage, layout and its impact on the amenities of neighbouring properties. However, it accepts that the principle of development is acceptable in this location and that technical constraints to development can be overcome. It follows that the land north of Southworth Road should be allocated for housing development, although for a reduced number of dwellings in view of the technical constraints. The housing requirement for Breedon on the Hill will be met by this</p>	

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					allocation, making the allocation of the land south of Priory Close unnecessary.	
Beverley and Paul Tonks	83		BotH16	<p>Please do not build on the proposed putting green site – we need to keep as much green space as we can for both maintaining local wildlife and people’s mental wellbeing. It has been long established that countryside has a positive effect on mental wellbeing. Also, this area floods easily so will require much more flood alleviation alongside the public footpath. We would like to keep all the existing trees in that area, otherwise what is the point of the council giving away free trees and encouraging the public to plant them.</p> <p>Existing mature trees are much better for the environment than very young saplings that will take years to establish (although we as a household do take advantage of this</p>	<p>Breedon on the Hill Parish Council has concerns regarding the potential loss of trees with the site south of Priory Close, Breedon the Hill. The site contains several important trees that formed part of the former golf course. The indicative site layout presented by Cameron Homes would suggest the loss of many of those trees and whilst a tree survey has been requested, that has not been forthcoming.</p> <p>The availability of land north of Southworth Road (SHELAA site Br8) has</p>	<p>The allocation of approximately one hectare of land south of Priory Close, Breedon the Hill, for the development of around 15 dwellings be deleted.</p> <p>The site assessment scoring of SHELAA Site Br8: Land north of Southworth Road be modified.</p> <p>A new policy be included allocating land north of</p>

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				scheme to try and put back some of the benefit of trees from those removed from by the brook and duck pond).	now been clarified. Bowsall Developments and East Midlands Housing (Emh) have since confirmed that the Southworth Road is owned by Emh. Emh also own the existing housing development on that road. Emh also recently acquired a strip of land which is situated between the road and the application site, which secures Emh ownership up to the boundary of the site. The application of the site assessment scoring therefore needs revision. The land to the north of Southworth Road, Breedon on the Hill is subject to undetermined	<p>Southworth Road for approximately 13 dwellings. This shall be subject to criteria concerning drainage and impact on residential amenities.</p> <p>Policy BotH14 be modified accordingly.</p>

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					<p>planning application 24/00007/FULM. This is for the erection of 18 dwellings (100% affordable housing), access, landscaping and associated works.</p> <p>Breedon on the Hill Parish Council has concerns about the planning application relating to drainage, layout and its impact on the amenities of neighbouring properties. However, it accepts that the principle of development is acceptable in this location and that technical constraints to development can be overcome.</p> <p>It follows that the land north of Southworth Road should be allocated</p>	

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					for housing development, although for a reduced number of dwellings in view of the technical constraints. The housing requirement for Breedon on the Hill will be met by this allocation, making the allocation of the land south of Priory Close unnecessary.	
North West Leicestershire District Council	85		BotH17	<p>The Local Plan does not define a settlement boundary for the interpretation of Local Plan policy.</p> <p>However, the approach taken in identifying the settlement boundary generally appears reasonable when considered against the adopted Local Plan and the new Local Plan. However, it would be helpful if the methodology used to define</p>	Agreed	<p>Methodology for defining Limits to Development and Settlement Boundaries be published on the Parish Council's website.</p> <p>The Settlement Boundary for Wilson be extended to include</p>

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				<p>the settlement boundary is made available and published.</p> <p>Please note a site visit has not been undertaken to Wilson but you may wish to give consideration to the inclusion in the settlement boundary of the property named Thatched Cottage, Slack Lanes.</p> <p>Queries are raised on Criteria E and what is being sought here. Must the previously developed land not be of high environmental value to satisfy this policy? What is meant by high environmental value? If this is a requirement of the policy this exceeds the requirement of Local Plan and National Policy.</p>		<p>Thatched Cottage, Slack Lanes.</p> <p>Criterion E of Policy BotH17 be modified to read: 'The redevelopment of previously developed land; and affordable housing in accordance with Local Plan Policy H5 (Rural Exceptions Sites for Affordable Housing).'</p>
Fred Sherwood Group	87		BotH18	This representation is made by Pegasus Group, on behalf of Fred Sherwood Group, in relation to our client's interests in Brook Farm, Moor Lane, Tonge.	Noted	No change

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				<p>Policy BotH18: Brook Farm, Moor Lane, Tonge is supported. The policy proactively allocates the site for approximately 10 dwellings, recognising the opportunity to improve this derelict site and bring it back into a use to the benefit of the community, meeting housing need.</p> <p>Our clients can confirm that as the single landowner the site is suitable, available and achievable and therefore deliverable within the next five years. Our client intends to submit a planning application within the next six months. The proposed policy wording is supported. It sets out appropriate and evidenced requirements which our clients are confident they can satisfactorily address through a planning application. The site is in a run-down condition and so the proposed development will actually reduce the heritage impact of the current site by</p>		

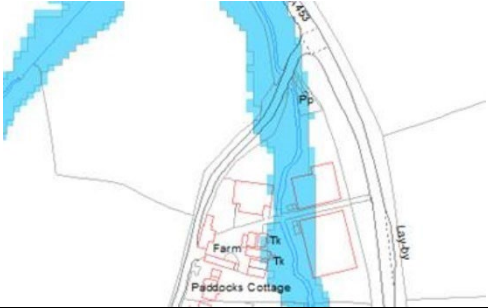
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				improving the setting of the adjacent conservation area. In the context of this site requiring remediation, the proposed requirement for 10% affordable housing to reflect the brownfield nature of the site is welcomed.		
North West Leicestershire District Council	87		BotH18	<p>Tonge is identified as a small village and Local Plan Policy S2 states that development in this village will be restricted to conversions of existing buildings or the redevelopment of previously developed land. The farmhouse on site could be considered as previously developed land, but the remainder of the buildings, glasshouses and associated land are greenfield. The allocation of this site would be contrary to Local Plan Policy S2.</p> <p>Comments from Conservation Officer It is proposed to allocate land in the Tonge conservation area to</p>	<p>Brook Farm on Moor Lane is a vacant site that was previously used as a plant nursery. While the site may not meet the strict definition of previously developed land, the site bears many similarities. There is a dwelling on site which has not been occupied for years and is in disrepair. There are many derelict glasshouses with broken glass across the site and dense areas of overgrown vegetation.</p>	No change

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				<p>“provide approximately ten dwellings”. In 2020 it was proposed to develop six dwellings including four new buildings (20/01689/FUL). I said that the “high density and the loss of soft landscaping would not reflect the low density of the conservation area, its ‘open paddock areas’ or the agricultural landscape that ‘penetrates into the hamlet’”. Hence an amended proposal was submitted for the development of three dwellings. In this context a development of ten dwellings would be beyond the pale.</p>	<p>The local community supports the redevelopment of the derelict Brook Farm site to bring it back into active use, to secure environmental improvements and to support the provision of housing to meet local needs.</p> <p>A development of 10 dwellings represents just 0.07% of North West Leicestershire’s 2020-39 housing requirement. The allocation is therefore in general conformity with the strategic policies of the development plan. The concerns of the Conservation Officer are noted, but smaller workers’ cottages are a feature of the Conservation Area. The Parish Council</p>	

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					believes that the development of the site for around ten dwellings can secure the restoration and re-use of Brook Farmhouse and an overall enhancement of the Conservation Area.	
North West Leicestershire District Council	87		BotH18	<p><u>Planning History</u> 20/01766/FUL - Demolition of existing glasshouses and change of use of former commercial plant nursery for the keeping of horses and the erection of a stable block was approved on 23.12.2021</p> <p>20/01689/FUL – Originally submitted for 8 residential dwellings (erection of 5 dwellings and conversion of farmhouse into 2 dwellings), but amended during the course of the application to Demolition of existing outbuildings and glasshouses and erection of 2 dwellings and the conversion of</p>	Brook Farm on Moor Lane is a vacant site that was previously used as a plant nursery. While the site may not meet the strict definition of previously developed land, the site bears many similarities. There is a dwelling on site which has not been occupied for years and is in disrepair. There are many derelict glasshouses with broken glass across the site and dense	No change

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				<p>the existing farmhouse into two dwellings, which was subsequently withdrawn once we confirmed we were not supportive.</p> <p>There was some discussion as part of this application that the demolition of the existing glasshouses that are derelict and dilapidated once cleared would be an enhancement to the Conservation Area. However, the re-development of this, was not acceptable in heritage or policy terms.</p> <p><u>Site Characteristics</u> The site was historically a farm complex but was later converted to a horticultural nursery and is now redundant. A single-track access from the A453 located to the immediate east A residential dwelling (Paddocks Cottage) within the same ownership of the</p>	<p>areas of overgrown vegetation. The local community supports the redevelopment of the derelict Brook Farm site to bring it back into active use, to secure environmental improvements and to support the provision of housing to meet local needs.</p> <p>A development of 10 dwellings represents just 0.07% of North West Leicestershire's 2020-39 housing requirement. The allocation is therefore in general conformity with the strategic policies of the development plan. The concerns of the Conservation Officer are noted, but smaller workers' cottages are a feature of the</p>	

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				<p>applicant is located to the south. A brook runs through the centre of the site with a bridge crossing. Part of the site to the south is located within the Tonge Conservation Area. The majority of the site is located within Flood Zone 2, with some areas in Flood Zone 3 + high risk of surface water flooding to the east of the site. Water vole and historic wildlife site Site levels unknown</p> <p><u>Assessment</u> This majority of the site is agricultural so not PDL, it's a very isolated site on the edge of the settlement – and a settlement that we have repeatedly said is not sustainable. We won the appeal APP/G2435/W/18/3219446 (app ref: 18/00567/FUL) which is still very much of relevance to this</p>	<p>Conservation Area. The Parish Council believes that the development of the site for around ten dwellings can secure the restoration and re-use of Brook Farmhouse and an overall enhancement of the Conservation Area.</p>	

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				<p>settlement for potential future development on this site. As such we would only be looking to be supportive of the conversion of existing buildings on this site, rather than demolition and re-build of new. It is also worth noting the Flood Zones and a Sequential Assessment would need to demonstrate how/why a more preferential Flood Zone (Flood Zone 1) could not be achieved, elsewhere.</p> 		
Leicestershire County Council	90	9.29-9.33		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	Paragraphs 9.29 to 9.33 specifically refers to the housing needs of older people.	No change

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				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.		
Cameron Homes Ltd	91		BotH19	The Housing mix should reflect the identified needs of the Leicester & Leicestershire Housing & Economic Needs Assessment (HENA). This study considered the needs of the whole District and demographic change. Concern is raised that if neighbourhood plans do not reflect these wider needs, then the required housing mix for the wider District and County will not be met and the NWLDC local plan will not then be deliverable. Consideration of local need is important, but focusing this onto too defined an area fails to take into account the needs of	New housing needs to reflect local characteristics. In 2021, Breedon Parish Council commissioned AECOM to undertake a Housing Needs Assessment as part of a Locality led, Government-funded neighbourhood planning support programme. The Parish Council does accept that the mix set out in Policy BotH19 may not be sufficiently flexible.	Policy BotH19 be modified to read: 'Unless informed by more up to date evidence of housing need, on developments of five or more dwellings, no more than 16% of market housing should be of four or more bedrooms. Within the housing mix, provision should be made for bungalows and

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				<p>those currently outside the neighbourhood plan area, of whom will form a good proportion of the future occupiers of any new growth in Breedon. The policy mix in the currently adopted local plan is consistent with the identified needs in the Leicester & Leicestershire Housing & Economic Development Needs Assessment (HEDNA) which included a 10% degree of flexibility within the percentages of each dwelling size for market housing. For example, the 3 bed dwellings' mix requirement is a range of between 45% & 55%. Having fixed figures such as 9% is far too prescriptive in any plan and the term "broadly reflect" used in the policy wording does not provide clarity on the degree of flexibility. This is especially the case with small sites and low housing numbers, where these will not achieve rounded</p>	<p>So, as the life-stage modelling exercise suggest that new housing in Breedon on the Hill should focus on dwellings with two to three bedrooms, the focus should be on limiting the provision of larger dwellings.</p>	<p>other provision designed to meet the housing needs of older households.'</p>

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				<p>numbers to enable the policy to be complied with. For example, on a site of 20 dwellings once 30% of the units have been taken off for provision of affordable homes, this leaves 14 homes. 9% of 14 = 1.26 units. Clearly this doesn't work. A range is therefore required to enable unit numbers to be rounded up or down, to enable a mix so that the policy can be complied with. It is suggested that this should reflect the approach in the currently adopted local plan and provide a range of 10%.</p> <p>This flexibility is also necessary to reflect the Breedon on the Hill Neighbourhood Plan Needs Assessment by AECOM, on which the figures in Policy BotH19 are based. The Study's conclusions at paragraph 162 states "New developments may involve the following share of dwelling sizes..." and then further on includes the statement "Though it should be</p>		

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				<p>considered what demand of homes would be required by the dominant aging group. Something which we weren't able to incorporate here from the secondary data." Paragraph 155 of AECOM's Assessment provides a clear rationale for the flexibility suggested above, where it states "This analysis provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the characteristics of the existing stock of housing, the role of the NA or site within the wider housing market area (linked to any LA strategies or plans) and site specific factors which may justify a particular dwelling mix."</p>		

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North West Leicestershire District Council	91		BotH19	<p>Policy BotH19 identifies a housing mix that developments of five or more dwellings should broadly reflect, unless informed by a more up to date evidence of housing need. This is justified having regard to the housing profile of the Parish as well as a 2021 Housing Needs Assessment.</p> <p>Local Plan Policy H6 applies to developments of 10 or more dwellings whereas Policy BotH19 applies to development of 5 or more market dwellings. However, whilst the HENA identifies the mix of homes needed the supporting text at NWLLP paragraph 7.47 recognises “there may be a need for local variations”.</p>	<p>New housing needs to reflect local characteristics. In 2021, Breedon Parish Council commissioned AECOM to undertake a Housing Needs Assessment as part of a Locality led, Government-funded neighbourhood planning support programme. The Parish Council does accept that the mix set out in Policy BotH19 may not be sufficiently flexible. So, as the life-stage modelling exercise suggest that new housing in Breedon on the Hill should focus on dwellings with two to three bedrooms, the focus should be on limiting</p>	<p>Policy BotH19 be modified to read: ‘Unless informed by more up to date evidence of housing need, on developments of five or more dwellings, no more than 16% of market housing should be dwellings of four or more bedrooms. Within the housing mix, provision should be made for bungalows and other provision designed to meet the housing needs of older households.’</p>

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					the provision of larger dwellings.	
Fred Sherwood Group	95		BotH20	Policy BotH20: Affordable Housing and in particular the requirement for 10% of the total number of homes to be available for affordable home ownership on developments of 10 or more homes on previously developed land is supported. This appropriately recognises the additional costs involved in bringing forward brownfield sites for development.	Noted	No change
North West Leicestershire District Council	95		BotH20	The provision of affordable housing is a strategic policy matter. The quantum/tenure of affordable housing provision therefore needs to be in accordance with the requirements of NWLLP Policy H4. This policy seeks the provision of affordable housing on developments of 10 or more homes or where the site has an area of 0.5 hectares. This	Policy BotH20 aims to be broadly in conformity with North West Leicestershire Local Plan Policy H4 but addresses more recent national size thresholds, minimum affordable housing requirements, First Homes requirements and local information on tenure split.	No change

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				<p>complies with the national site size threshold.</p> <p>The proportion of affordable housing on Greenfield sites is detailed as 30%, which is also detailed in Local Plan Policy H4. The mix of affordable housing type is detailed.</p> <p>With respect to previously developed land, the policy details the percentage of the properties that should be for affordable home ownership (at 10%). This is consistent with national policy.</p> <p>Detailed comments have been received from the Strategy Housing Team have been provided with respect to this policy, and these have been attached for your information.</p> <p>It is proposed that this requirement for a local connection should be deleted from this policy for the</p>	<p>North West Leicestershire District Council does not operate Local Lettings Policies. This means that local people are not prioritised for affordable housing with larger housing developments expected to meet affordable housing needs identified in the district. However, the Neighbourhood Plan is only required to be in general conformity with the local development plan and as the District Council's housing eligibility criteria is not part of the development plan, the Neighbourhood Plan can set its own requirements. Indeed, Planning Practice</p>	

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				<p>following reasons; a) it does not accord with the affordable housing eligibility criteria applied by the district council's Housing team. The criteria require a connection to the district, not to the local area; and b) it is not in general conformity with NWLLP Policy H4 which includes no such local connection requirement.</p> <p>On a practical level, a consequence of a local connection requirement is that people in housing need who come from places with no/limited new development would never have their needs met. Local connection requirements can also constrain Registered Providers' ability to secure funding for new affordable housing schemes.</p> <p>A similar approach has been advocated in other Neighbourhood Plans in the</p>	<p>Guidance makes clear that As part of the section 106 agreements, neighbourhood planning groups can apply eligibility criteria, including a local connection test.</p>	

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				district and has not been supported by Examiners. Supporting such an approach would be inconsistent.		
North West Leicestershire District Council	95		BotH21	The existing Local Plan and the new Local Plan is silent on the issue of subdivision of an existing residential dwelling. However, the NPPF allows for the development of isolated homes in the Countryside if the development would involve the subdivision of an existing residential dwelling.	Policy BotH21 provides for the subdivision of an existing residential dwelling in accordance with the National Planning Policy Framework.	No change
North West Leicestershire District Council	96		BotH22	Query is raised over the application of this policy. For example, would the residential conversion of a rural building not be supported if a building is not of architectural and historic interest. This approach would be odds with national and local policy.	The Draft Breedon on the Hill Neighbourhood Plan has had regard to national planning policy and is in general conformity with the Local Plan when it comes to the re-use of re-use and/or adaptation of rural buildings. Policy BotH22 provides for the conversion of rural	No change

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					buildings of architectural and historical interest to residential. Whereas there is no such requirement under Policy BotH25 which supports the business conversion of rural buildings irrespective of its architectural or historic merit. In this way, the Neighbourhood Plan prioritises business development over isolated dwellings in the countryside.	
North West Leicestershire District Council	97		BotH23	In line with the policy in the new Local Plan	Noted	No change
North West Leicestershire District Council	98		BotH24	Are we correct in our understanding that the that the prevention of the loss of 2 or 3 bedroom accommodation is linked to the local housing profile.	The Draft Neighbourhood Plan focusses on the provision of dwellings with two to three bedrooms, but the Parish Council	No change

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				We appreciate the desire to resist the loss of a 2- or 3-bedroom property, but such properties could still be lost through an extension to an existing 2 or 3 bedroom property, so will the policy achieve its objective? In addition, if Criteria C is complied with, how likely is it that the new build would have more bedrooms than was previously the case?	considers restrictions on extensions to existing housing to be unreasonable.	
Leicestershire County Council	100			We would recommend including economic development aspirations with your Plan, outlining what the community currently values and whether they are open to new development of small businesses etc.	The Neighbourhood Plan seeks a prosperous local economy. Policies BotH25 and BotH26 support the local economy, sustaining existing businesses and providing opportunities for business diversification and new businesses to become established on suitable sites in the area.	No change

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Leicestershire County Council	101- 102			<p>The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development.</p> <p>Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood.</p> <p>You should also be aware of Minerals and Waste Safeguarding Areas, contained within the adopted Minerals and Waste Local Plan (Leicestershire.gov.uk). These safeguarding areas are there to ensure that non-waste and non-minerals development</p>	<p>Minerals Consultation Areas (MCA) covering the resources within Mineral Safeguarding Areas have been defined. The MCA also covers the safeguarding of mineral sites and associated infrastructure. Much of Breedon on the Hill village is in Safeguarding Area. This has been considered in the allocation of potential housing sites.</p>	No change

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				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.		
North West Leicestershire District Council	104		BotH25	No comment	Noted	No change
North West Leicestershire District Council	105		BothH26	No comment	Noted	No change