

Arnesby Neighbourhood Plan

Summary of representations submitted by Harborough District Council to the independent examiner pursuant to Regulation 17 of Part 5 of The Neighbourhood Planning (General) Regulations 2012

| Name | Policy /Page | Full Representation |
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| <p>Anglian Water Services Limited Mobile: 07764989051 Thorpe Wood House, Thorpe Wood, Peterborough, PE3 6WT</p> | | <p>Thank you for your letter relating to the Arnesby Neighbourhood Plan. The following response is submitted on behalf of Anglian Water.</p> <p>I would be grateful if you could confirm that you have received this response.</p> <p>It would appear that Arnesby parish is located outside of our area of responsibility. Therefore we have no comments relating to the content of the Arnesby Neighbourhood Plan.</p> |
| <p>Gladman Developments Ltd. Congleton Business Park Congleton Cheshire</p> | | <p>This letter provides Gladman Developments Ltd (Gladman) representations in response to the submission version of the Arnesby Neighbourhood Plan (ANP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy.</p> <p>During the consultation period the revised National Planning Policy Framework has been published, on the 24th July 2018. The transitional arrangements supporting this publication state that plans submitted before 24th January 2019 should continue to be examined against the policies in the previous Framework. Whilst the new NPPF is a material consideration when dealing with applications from this day forward, it is against the previous Framework that this response has been prepared.</p> <p>Legal Requirements Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the ANP must meet are as follows: (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is</p> |

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| | <p>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 area of the authority (or any part of that area).</p> <p>(f) The making of the order does not breach, and is otherwise compatible with, EU obligations.</p> <p>National Planning Policy Framework and Planning Practice Guidance</p> <p>The National Planning Policy Framework (the Framework) sets out the Government’s planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role in which they play in delivering sustainable development to meet development needs.</p> <p>At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.</p> <p>The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account the latest and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.</p> <p>The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 16 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.</p> <p>Paragraph 17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.</p> <p>Paragraph 184 of the Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.</p> <p>Planning Practice Guidance</p> |
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| | <p>It is clear from the requirements of the Framework that neighbourhood plans should be prepared in conformity with the strategic requirements for the wider area as confirmed in an adopted development plan. The requirements of the Framework have now been supplemented by the publication of Planning Practice Guidance (PPG). On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan.</p> <p>On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG. These updates provide further clarity on what measures a qualifying body should take to review the contents of a neighbourhood plan where the evidence base for the plan policy becomes less robust. As such it is considered that where a qualifying body intends to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the qualifying bodies anticipated timescales in this regard. Further, the PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded. It is with that in mind that Gladman has reservations regarding the ANP's ability to meet basic condition (a) and this will be discussed in greater detail throughout this response.</p> <p>Relationship to Local Plan Adopted Local Plan The adopted Development Plan relevant to the preparation of the Arnesby Neighbourhood Plan consists of the adopted Harborough Core Strategy covering the period from 2006 – 2028. This plan was adopted in November 2011 and therefore is out of date against the requirements of the Framework which requires local planning authorities to identify and meet full Objectively Assessed Needs (OAN) for housing. Whilst this is the Development Plan that the Arnesby Neighbourhood Plan will be tested against it is important that sufficient flexibility is included within the Plan to minimise conflicts with the emerging Local Plan, so that its contents of the ANP are not superseded by the provisions of S38(5) of the Planning and Compulsory Purchase Act 2004.</p> <p>Emerging Local Plan To meet the requirements of the Framework, the Council has commenced work on a new Local Plan, covering the period from 2011 and 2031. The plan was submitted to the Secretary of State on the 16th March and whilst the policies of the proposed plan have not yet been subject to Examination in Public, the strategic direction that the Council is proposing to take is clearly set out. The ANP should ensure policies are sufficiently aligned with the emerging Local Plan to minimise any potential conflicts when the plan is adopted.</p> <p>Arnesby Neighbourhood Plan This section highlights the key issues that Gladman would like to raise with regards to the content of the ANP as currently proposed. It is considered that some policies do not reflect the requirements of national policy and guidance, Gladman have therefore sought to recommend a series of alternative options that should be explored prior to the Plan being submitted for Independent Examination.</p> |
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| | <p>Policy S1: Limits to Development</p> <p>Policy H1: Residential Site Allocation</p> <p>Policy ENV2: Protection of Other Sites and Features of Environmental Significance</p> <p>Policy ENV6: Ridge and Furrow</p> <p>Policy ENV7: Important Views</p> | <p>Policy S1: Limits to Development This policy seeks to retain Limits to Development (LTD) for Arnesby. The emerging Local Plan sets a flexible approach towards development on the edge of settlements instead of a rigid LTD approach. Gladman object to the use of settlement limits which seek to preclude otherwise sustainable development from coming forward on the edge of settlements. This policy approach does not accord with the approach of the Framework to approve sustainable development without delay and would conflict with the emerging policy approach when it is adopted. Gladman suggest should the LTD be retained this should be caveated with a permissive approach to sustainable development adjacent to the boundary of Arnesby aligned with the emerging Harborough Local Plan.</p> <p>Policy H1: Residential Site Allocation Gladman note that reference is made to a comprehensive assessment of the site options in the supporting text of this policy, however we have not been able to find this document available supporting this consultation. Without having been able to analyse this document it is not certain if the site allocation is based on robust assumptions regarding the sustainability of the site identified. Gladman would suggest that a further consultation is held upon the ANP with this evidence base document available for comment.</p> <p>Policy ENV2: Protection of Other Sites and Features of Environmental Significance The wording of this policy does not accord with the Framework and additional flexibility will be needed in the wording of this policy. This policy seeks for development proposals to protect or enhance the identified features without clearly setting out what these features are on each site. The policy also states that planning permission would be refused unless the need for and benefits from the development clearly outweigh the loss. Paragraph 118 of the Framework states that when determining planning applications, permission should only be refused if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort compensated for. The wording of this policy should therefore be amended to accord with the Framework.</p> <p>Policy ENV6: Ridge and Furrow Gladman suggest that the wording of this policy should be modified. Recognising that the areas of ridge and furrow are considered as non-designated heritage assets the wording of this policy should accord with Paragraph 135 of the Framework where the scale of any harm or loss should be balanced against the significance of the heritage asset.</p> <p>Policy ENV7: Important Views This policy seeks to protect the identified important views from development which would significantly harm these views. At this time Gladman have seen no evidence to support the protection of these views. We consider that for a view to be identified for protection there should be a demonstrable physical attribute that elevates a views importance out of the ordinary, it is not justified to seek to protect nice views of open countryside. Gladman note that the important views identified cover extensive areas of the neighbourhood plan area and this could be seen to be an attempt to impose an almost blanket restriction towards development in much of the neighbourhood area.</p> |
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| | | <p>Conclusions</p> <p>Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the ANP as currently proposed with the requirements of national planning policy and the wider strategic policies for the wider area.</p> <p>Gladman is concerned that the plan in its current form does not comply with basic conditions (a) as the plan does not conform with national policy and guidance. Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.</p> |
| <p>Harborough District Council The Symington Building Market Harborough</p> | Page 6 | Neighbourhood Plans – page 6. Reference to ‘EU strategic planning policies’ not accurate (obligations and human rights requirements). |
| | Page 9 | The Neighbourhood Plan Advisory Committee – page 9. Last sentence is unfinished. |
| | Page 20 | 5.1: Introduction Page 20: The final Proposed Submission Local Plan (consulted on in Sept-Nov 2017) was dated September 2017. However, figures differ only slightly – 8,140 and 4,660 instead of 8,150 and 4,650. |
| | Page 21 | Page 21 – Last 2 paragraphs: The Core Strategy will be superseded by the new Local Plan in the short term. Therefore any reliance on Core Strategy policies has a limited lifespan. |
| | Page 23 | Limits to Development (Page 23): Suggest adding ‘where possible’ or ‘where appropriate’ to point 2 as the LTD boundary doesn’t always follow such features. |
| | Policy S1 | Policy S1: phrase ‘within the Neighbourhood Plan area’ is unnecessary and complicates the policy. In light of specific housing needs in the village, it would be helpful to set out the expected housing mix for this site. |
| | 5.2: Introduction: | 5.2: Introduction: 1st paragraph: Second sentence refers to ‘conservation village’ - should this be conservation area? 2nd paragraph (2nd line) delete ‘it is’. |
| | Policy H2: | Policy H2: Last clause – not particularly clear what this is meant to achieve or how it is to be implemented on infill sites. There needs to more aligning of this policy with H3 the explanation of which limits infill to 2 dwellings. |
| Policy H3: | Policy H3: Explanation limits windfall sites to 2 dwellings but this is not reflected n the policy which refers to ‘small | |

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| | <p>Policy Env 3:</p> <p>Page 42 – Figure 8</p> | <p>groups of dwellings’. There appears to be some inconsistency.</p> <p>Policy Env 3: Area 167 is shown on figure 6 but not referenced in the policy. Policy refers to ‘048, 050’ but on figure 6 area is ‘049 / 050’</p> <p>Figure 8: Not clear from plan where the feature (Post-medieval well) is located.</p> |
| <p>Historic England 2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE</p> | | <p>Arnesby Neighbourhood Plan</p> <p>Thank you for your email of 20 June 2018 consulting Historic England on the submission stage of Arnesby neighbourhood plan.</p> <p>We have no further comments to our letters of 1 September 2016 and 28 March 2018.</p> |
| <p>Leicestershire County Council</p> | <p>Page 59</p> <p>Page 59</p> <p>Page 59</p> | <p>Arnesby Neighbourhood Plan Comments Request – 20th June 2018 Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in this consultation.</p> <p>Highways Specific Comments</p> <p>Pg.59- One identified solution to traffic congestion in the village is a one-way system around the island on Mill Hill Road. This is supported by the Neighbourhood Plan and will be the subject of discussions with the Local Highways Authority.</p> <p>A detailed understanding of the traffic congestion is needed before potential discussions could commence. The Parish council would need to commission appropriate surveys and gather a suitable evidence base. Implementation of a new one-way system is likely to necessitate civil engineering measures, changes to signing and lining and could impact upon underground services. The Parish council would need to be aware of the costs involved as this would need to be fully funded by a third party and not LCC.</p> <p>Pg.59- A Double yellow line parking restriction on Lutterworth Road and corner of Mill Hill and a double yellow parking restriction at the southern end at the narrowest point of the one-way system on Robert Hall Road offer additional solutions and are supported by the Neighbourhood Plan.</p> <p>A detailed understanding of parking problems is required to initiate discussions regarding these concerns.</p> <p>Pg.59- reduction of vehicle speed A third party funded scheme supported by LCC would have to establish if there is an actual speeding problem through</p> |

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| | <p>Policy T1</p> <p>Page 68</p> | <p>speed survey data. The management of the speed limit along the Lutterworth Road and Mill Hill Road would have to be assessed to ensure the correct limit is in place for that location. This assessment alongside liaison with Leicestershire Police would ensure that the limit set would also have a high driver compliance level. The assessment would take into account the current driver compliance with the current speed limit, the class of road, the type of road, the physical environment (including direct frontages), the interaction between all road users and the accident record.</p> <p>Policy T1</p> <p>a) Existing 7.5t restriction in force prohibits the through movements of HGV's unless delivering to addresses within the wider area.</p> <p>d) The parish must be fully aware of the costs associated with access improvements as this would need to be fully funded by a third party and not LCC</p> <p>e) The parish must be fully aware of the costs associated with provision of new footpaths/cycle ways as this would need to be fully funded by a third party and not LCC.</p> <p>Pg.68- Develop appropriate traffic calming measures for the village A third party funded scheme supported by LCC would have to establish if there is an actual speeding problem through speed survey data before consideration for traffic calming could be made. The parish must be fully aware of the costs associated with the provision of traffic calming features as this would need to be fully funded by a third party and not LCC.</p> <p>General Comments</p> <p>The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth.</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 associated with any new development would need to be fully funded from third party funding, such as via Section 278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no longer in a position to accept any financial risk relating to/make good any possible shortfall in developer funding. To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems.</p> <p>Where potential S106 measures would require future maintenance, which would be paid for from the County Council's funds, the measures would also need to be assessed against the County Council's other priorities and as such may not be maintained by the County Council or will require maintenance funding to be provide as a commuted sum.</p> |
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| | <p>With regard to public transport, securing S106 contributions for public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped i.e. they would be able to operate without being supported from public funding.</p> <p>The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect of third party funding to deliver a scheme, the County Council will still normally expect the scheme to comply with prevailing relevant national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered by the third party funding. Where any measures are proposed that would affect speed limits, on-street parking restrictions or other Traffic Regulation Orders (be that to address existing problems or in connection with a development proposal), their implementation would be subject to available resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures.</p> <p>Flood Risk Management</p> <p>The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the onsite drainage systems are designed in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution.</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 would recommend consideration of the following points:</p> <ul style="list-style-type: none"> • Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea)). • Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map). • Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding. • How potential SuDS features may be incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff. • Watercourses and land drainage should be protected within new developments to prevent an increase in flood risk. <p>All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out.</p> |
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| | <p>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.</p> <p>Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path, and are retained in public open space to ensure that access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained.</p> <p>LCC, in its role as LLFA will not support proposals contrary to LCC policies.</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>Planning</p> <p>Developer Contributions</p> <p>If there is no specific policy on Section 106 developer contributions/planning obligations within the draft Neighbourhood Plan, it would be prudent to consider the inclusion of a developer contributions/planning obligations policy, along similar lines to those shown for example in the Draft North Kilworth NP and the draft Great Glen NP albeit adapted to the circumstances of your community. This would in general be consistent with the relevant District Council's local plan or its policy on planning obligations in order to mitigate the impacts of new development and enable appropriate local infrastructure and service provision in accordance with the relevant legislation and regulations, where applicable.</p> <p>www.northkilworth.com/wp-content/uploads/2016/01/nk-draft-low-resolution-1.pdf http://www.harborough.gov.uk/downloads/file/3599/great_glen_referendum_version_2pdf</p> <p>Mineral & Waste Planning</p> <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 Mineral Consultation Areas, contained within the adopted Minerals Local Plan and Mineral and Waste Safeguarding proposed in the new Leicestershire Minerals and Waste Plan. These proposed safeguarding areas and existing Mineral Consultation Areas are there to ensure that non-waste and non-minerals development takes place in a way that does not negatively affect mineral 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.</p> <p>Education</p> <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</p> |
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| | | <p>development. If there are not sufficient places then a claim for Section 106 funding will be requested to provide those places.</p> <p>It is recognised that it may not always be possible or appropriate to extend a local school to meet the needs of a development, or the size of a development would yield a new school. However, in the changing educational landscape, the Council retains a statutory duty to ensure that sufficient places are available in good schools within its area, for every child of school age whose parents wish them to have one.</p> <p>Property Strategic Property Services No comment at this time.</p> <p>Adult Social Care It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people's choices are often limited by the lack of suitable local options.</p> <p>Environment With regard to the environment and in line with the Governments advice, Leicestershire County Council (LCC) would like to see Neighbourhood Plans cover all aspects of the natural environment including climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land.</p> <p>Climate Change The County Council through its Environment Strategy and Carbon Reduction Strategy is committed to reducing greenhouse gas emissions in Leicestershire and increasing Leicestershire's resilience to the predicted changes in climate. Neighbourhood Plans should in as far as possible seek to contribute to and support a reduction in greenhouse gas emissions and increasing the county's resilience to climate change.</p> <p>Landscape The County Council would like to see the inclusion of a local landscape assessment taking into account Natural England's Landscape character areas; LCC's Landscape and Woodland Strategy and the Local District/Borough Council landscape character assessments. We would recommend that Neighbourhood Plans should also consider the street scene and public realm within their communities, further advice can be found in the latest 'Streets for All East Midlands ' Advisory Document (2006) published by English Heritage.</p> <p>Biodiversity The Natural Environment and Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their duties, to the purpose of conserving biodiversity. The National Planning Policy Framework (NPPF) clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a</p> |
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| | <p>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 on enhancing biodiversity and habitat connectivity such as hedgerows and greenways.</p> <p>The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife information for your Neighbourhood Plan area. This will include a map showing nationally important sites (e.g. Sites of Special Scientific Interest); locally designated Wildlife Sites; locations of badger setts, great crested newt breeding ponds and bat roosts; and a list of records of protected and priority Biodiversity Action Plan species. These are all a material consideration in the planning process. If there has been a recent Habitat Survey of your plan area, this will also be included. LRERC is unable to carry out habitat surveys on request from a Parish Council, although it may be possible to add it into a future survey programme.</p> <p>Contact: planningecology@leics.gov.uk, or phone 0116 305 4108</p> <p>Green Infrastructure</p> <p>Green infrastructure (GI) is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities, (NPPF definition). As a network, GI includes parks, open spaces, playing fields, woodlands, street trees, cemeteries/churchyards allotments and private gardens as well as streams, rivers, canals and other water bodies and features such as green roofs and living walls. The NPPF places the duty on local authorities to plan positively for a strategic network of GI which can deliver a range of planning policies including: building a strong, competitive economy; creating a sense of place and promote good design; promoting healthier communities by providing greater opportunities for recreation and mental and physical health benefits; meeting the challenges of climate change and flood risk; increasing biodiversity and conserving and enhancing the natural environment. Looking at the existing provision of GI networks within a community can influence the plan for creating & enhancing new networks and this assessment can then be used to inform CIL (Community Infrastructure Levy) schedules, enabling communities to potentially benefit from this source of funding.</p> <p>Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks.</p> <p>Brownfield, Soils and Agricultural Land</p> <p>The NPPF encourages the effective use of brownfield land for development, provided that it is not of high environmental/ecological value. Neighbourhood planning groups should check with DEFRA if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological 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 therefore should be enhanced in value and protected from adverse effects of unacceptable levels of pollution. Within the governments "Safeguarding our Soils" strategy, DEFRA have produced a code of practice for the sustainable use of soils on construction sites which could be helpful to neighbourhood planning groups in preparing</p> |
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| | <p>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.</p> <p>Impact of Development on Civic Amenity Infrastructure Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district area and the 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 civic amenity infrastructure then appropriate projects to increase the capacity to off-set the impact have to be initiated. Contributions to fund these projects are requested in accordance with Leicestershire's Planning Obligations Policy and the Community Infrastructure Legislation Regulations.</p> <p>Communities Communities Consideration of community facilities is a positive facet of Neighbourhood Plans that reflects the importance of these facilities within communities and can proactively protect and develop facilities to meet the needs of people in local communities. Neighbourhood Plans provide an opportunity to;</p> <ol style="list-style-type: none"> 1. Carry out and report on a review of community facilities, groups and allotments and their importance with your community. 2. Set out policies that seek to; <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 community resources as part of the Neighbourhood Planning process. Further information, guidance and examples of policies and supporting information is available at www.leicestershirecommunities.org.uk/np/useful-information.</p> <p>Economic Development We would recommend including economic development aspirations with your Plan, outlining what the community currently values and whether they are open to new development of small businesses etc.</p> <p>Superfast Broadband High speed broadband is critical for businesses and for access to services, many of which are now online by default. Having a superfast broadband connection is no longer merely desirable, but is an essential requirement in ordinary</p> |
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| | | <p>daily life. All new developments (including community facilities) should have access to superfast broadband (of at least 30Mbps) Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as build on the development is complete. Developers are only responsible for putting in place broadband infrastructure for developments of 30+ properties. Consideration for developers to make provision in all new houses regardless of the size of development should be considered.</p> <p>Equalities While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2016-2020 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for engagement and consultation work. A copy of the strategy can be view at: www.leicestershire.gov.uk/sites/default/files/field/pdf/2017/1/30/equality-strategy2016-2020.pdf</p> |
| <p>National Grid</p> | | <p>Arnesby Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p>About National Grid National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London. To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.</p> <p>Specific Comments An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p>Key resources / contacts National Grid has provided information in relation to electricity and transmission assets via the following internet link: http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ The electricity distribution operator in Harborough District Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk</p> |

