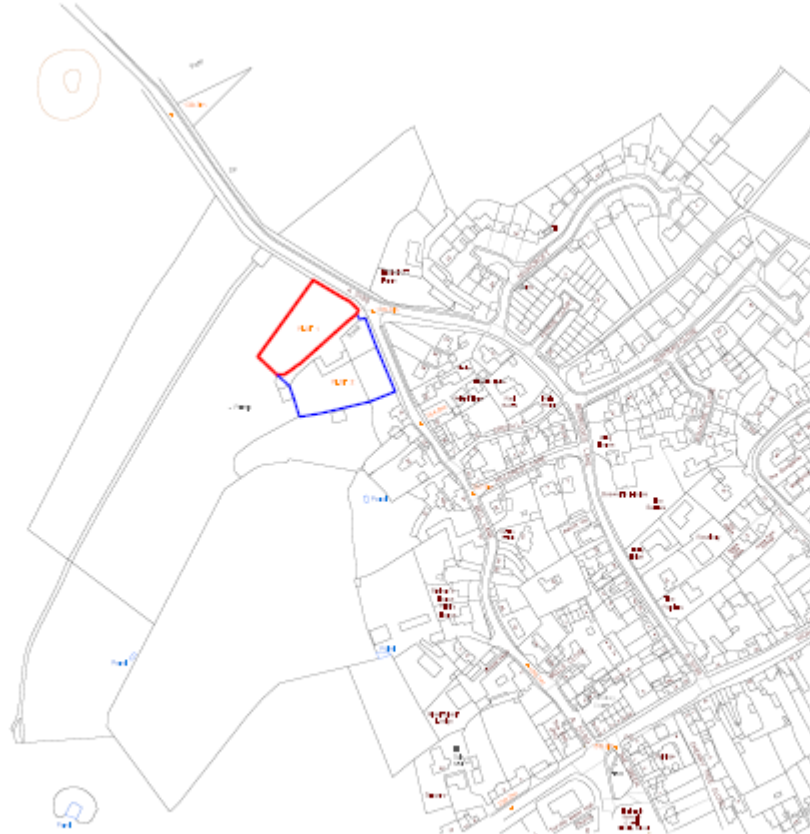



Husbands Bosworth Neighbourhood Plan

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	Qualifying Body Response
<p>AMLI Design 160 Birstall Road Birstall Leicester LE4 4DF On behalf of Highcroft Farm, Berridges Lane, Husbands Bosworth</p>	<p>Figure 3a</p>	<p>We refer to our submission to the Parish Council in relation to a plot of land off Leicester Road near to Highcroft Farm. We requested this be considered as suitable land for a dwelling or dwellings of a type to be confirmed. As we have had no confirmation of consideration we would again like to bring this to your attention in the hope the settlement boundary can include it.</p> <p><u>Letter to HBPC</u> Land off Berridges Lane, Husband Bosworth Neighbourhood Plan</p> <p>Dear Husbands Bosworth Parish Council, Can I forward the enclosed for you to consider as regards the Neighbourhood Plan. My client, a Husbands Bosworth resident, has a parcel of land included within the red line on your published literature and would like at some point in the future work towards a planning application for some form of residential development. The enclosed is simply a statement of intent and to hopefully allow you to consider it during your discussions for inclusion.</p> <p>I understand there is are regular meetings including one on the 2nd March and it would be greatly appreciated if this could be part of these.</p> <p>Could you kindly acknowledge receipt of this letter. Many thanks for your help.</p>	



LOCATION PLAN 1:1250 

From Design and Access Statement

1.0 Context

The site is located on Berridges Lane, on the edge of the large village of Husband Bosworth. Plot 1 and 2 are in separate ownership and it is believed the owner of plot 2 has made their own submission.

Following the Localism Act 2011 consultations and reports have been undertaken by the Advisory Committee for passing to the Parish Council.

		<p>The initial literature has included the site on the phamplet as in annex A. The same phamplet says that the plan will be consulted when planning applications are submitted therefore the purpose of this submission is to hopefully include the site within the Parish Council acceptable areas for development.</p> <p>The current owner of the site also has her farm included in the red lines of the report but is interested only in development of this smaller plot. Owned since 1985 it has historically been used for animals, although circa 1990 planning was granted for commercial use to Landguards sprays but the option never taken up.</p> <p>2.0 Design statement The proposal is at this stage just to register interest in building houses on the site, hopefully in conjunction with the neighbouring plot. It is appreciated that the number and type of houses, and the siting and access to them, is to be establish much later and after further consultations.</p> <p>It is hoped to work with the Parish and District Councils to provide much needed housing without harming the setting and feel of the local area. Whether these are to be affordable houses for the local community or larger houses is to be debated later, it is the principle of development and to register this as a possible site under the Neighbourhood Plan that we wish to do.</p> <p>If the site does become subject to a planning application, obviously in depth surveys and report would be required.</p> <p>3.0 Access statement The site is within easy walking distance of the public transport on the main village. It is appreciated the corner is not ideal for access so the initial though is for access further up next to the existing dwellings. Again further surveys and report are envisaged regards this.</p>	
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5.0 Annex Annex A

Community Profile & Needs Assessment

1. Single-Family Residential
 2. Multi-Family Residential
 3. Commercial
 4. Industrial
 5. Office
 6. Retail
 7. Public/Community
 8. Other

9. Open Space
 10. Recreation
 11. Cultural
 12. Other

13. Other

14. Other

15. Other

16. Other

17. Other

18. Other

19. Other

20. Other

Community Profile & Needs Assessment

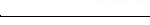
Power to the People!

The City of Husbands Bosworth is committed to providing a safe, healthy, and vibrant community for all its residents. We are currently reviewing our Comprehensive Zoning Ordinance to ensure it reflects the needs and desires of our community.

We are seeking input from our residents to help us make the best possible decisions for the future of our town. Your input is important and will help us create a zoning ordinance that works for everyone.

We will be holding public hearings on the proposed changes to the zoning ordinance. We encourage all residents to attend and share their thoughts and ideas.

For more information, please contact the Planning Department at (937) 233-1234.



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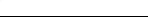
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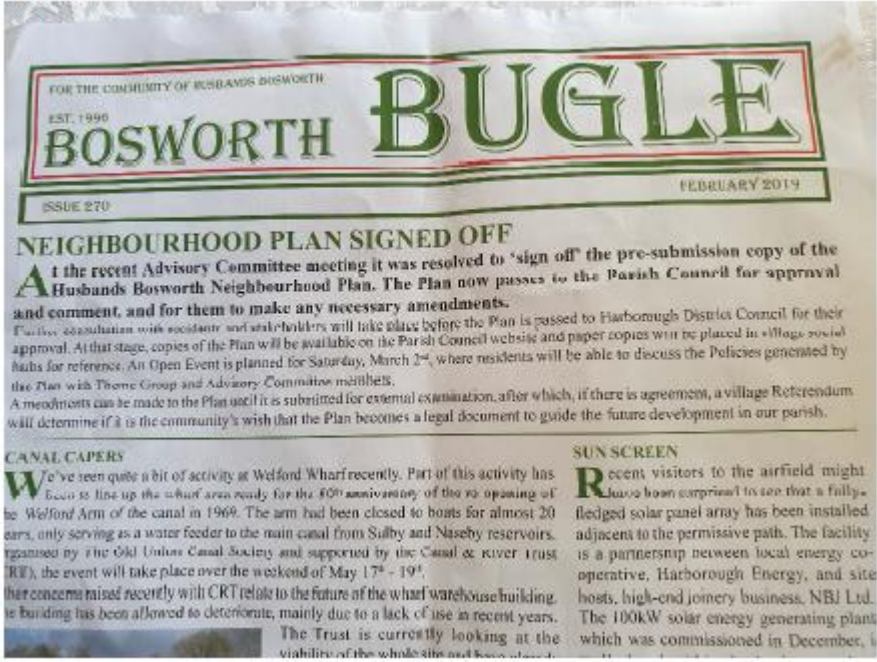


HUSBANDS BOSWORTH 2031?




NEIGHBORHOOD PLAN



		<p>Annex B</p> 	
<p>CPRE Leicestershire info@cpreleicestershire.org.uk</p>		<p>Dear Mr Bills</p> <p>Thank you for consulting CPRE Leicestershire but we have no comments.</p> <p>Kind regards Committee Administrator CPRE Leicestershire</p>	
<p>Andrew Granger and Co on behalf of Leicester Diocesan Board of Finance</p>		<p>1. Introduction 1.1. Andrew Granger & Co. Ltd specialises in the promotion of strategic land for residential development and commercial uses. As a company we are heavily involved in the promotion of client's land through various Neighbourhood Plans and also have vast experience in contributing to the Local Plan preparation process throughout the country.</p>	

		<p>1.2. On behalf of our client, the Leicester Diocesan Board of Finance, we are seeking to work with the Husbands Bosworth Neighbourhood Plan Group, in promoting the subject site, Land at The Rectory, Honeypot Lane, Husbands Bosworth (Appendix 1) for residential development.</p> <p>1.3. This document provides a written submission to the Regulation 16 Consultation of the Husbands Bosworth Neighbourhood Plan and is framed in the context of the obligation for the Neighbourhood Plan to meet the 'basic conditions' and other legal requirements as per Paragraph 37 of the National Planning Policy Framework [NPPF]. The basic conditions and legal requirements as set out at Paragraph 8 of the Schedule of the Town and Country Planning Act 1990 (as amended), and require the Examiner to consider the following:</p> <ul style="list-style-type: none"> • Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan; • The making of the neighbourhood development plan contributes to the achievement of sustainable development; • The making of the neighbourhood development 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); • The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and • Prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan. <p>2. Planning Context</p> <p>2.1. We have made Harborough District Council [HDC] aware of the site's availability for development through a formal pre-application advice enquiry. A formal response we received from Louise Finch</p>	
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		<p>(Development Management Team Leader, Harborough District Council) following the request on 18th February 2018. The formal advice confirmed that the key consideration for any development on the site would be the appropriate preservation and/or enhancement of the setting of the Grade II* Listed All Saints Church and the Husbands Bosworth Conservation Area.</p> <p>2.2. Husbands Bosworth is identified within the Harborough Local Plan 2011-2031 (Adopted April 2019) as a Rural Centre, where development levels should service the needs of the village and those of the surrounding settlements. In light of the planning permissions granted thus far within the plan period in Husbands Bosworth, the Local Plan does not identify a strategic housing requirement for the village.</p> <p>3. Site Context & Development Potential</p> <p>3.1. The proposed development site comprises the All Saints Church Hall and associated amenity land located off Honeypot Lane, to the east of the centre of Husbands Bosworth, a village within the Harborough District of Leicestershire.</p> <p>3.2. The site covers an area of approximately 0.33 hectares (0.82 acres) and consists of a single storey building and the associated amenity land, as shown outlined in red in Figure 1 below.</p>	
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	<p>Policy H1</p> <p>Policy H3</p> <p>Policy H6</p>	 <p>Figure 1: Site Location Plan</p> <p>3.3. The site is bound the north by Honey Pot Lane, to the east by Theddingworth Road (A4304) and to the west by existing residential properties fronting Church Street. The Grade II* Listed All Saints Church bounds the site to the south. The site lies within the Husbands Bosworth Conservation Area, as designated by Harborough District Council in 1987.</p> <p>3.4. Husbands Bosworth benefits from a number of local services and amenities, including a Primary School, Public House, Doctors Surgery, Convenience Store and the Grade II* Listed All Saints Church.</p> <p>3.5. The village is also located in relatively close proximity to the services and facilities available in Leicester (approx. 14.6 miles), Market Harborough (approx. 6.3 miles), Lutterworth (approx. 7.1 miles) and Rugby (approx. 13.3 miles).</p>	
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	Policy CFA1	<p>3.6. We consider that the site has the capacity to accommodate up to 5 detached dwellings and, in line with the aims of the emerging Neighbourhood Plan, we propose to deliver of mix of property sizes.</p> <p>3.7. The existing access, situated on Honeypot Lane between The Rectory and The Malthouse, which currently serves the Church Hall would be upgraded as part of any development proposals.</p> <p>3.8. Any development scheme would be designed to ensure appropriate preservation of the site's location within the setting of the Grade II* All Saints Church and the Husbands Bosworth Conservation Area. It is proposed that the land edged blue on Figure 1 would be provided as public open space, in order to assist with the preservation of the appropriate viewpoints of the Church upon entering and egressing the village.</p> <p>3.9. The site is not located within an area of significant flood risk.</p> <p>3.10. Therefore, we consider the site provides a suitable development opportunity.</p> <p>4. Comments on the Husbands Bosworth Neighbourhood Plan</p> <p>4.1. On behalf of our client, the Leicester Diocesan Board of Finance, we wish to make the following observations on the Husbands Bosworth Neighbourhood Development Plan consultation document.</p> <p>4.2. In respect of Policy H1: Settlement Boundary, we support the identification of our client's land within the proposed settlement boundary. We do not raise any objection to the boundaries identified as part of this policy; however, for completeness, we do believe that they should be updated to include the land adjacent to Honeypot Farm, to the east of the currently identified boundary, which was granted outline planning consent [LPA Ref: 18/00056/OUT] for 9 dwellings in April 2019.</p> <p>4.3. With regards to Policy H3: Housing Mix, we suggest that the wording of the policy needs to be revised in order to ensure that it can be appropriately implemented by any decision maker. The aims of the policy are clear insofar as it seeks to ensure that all new residential</p>	
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		<p>development prioritises the provision of smaller family properties as well as dwellings suitable for older people, rather than developments dominated by 4+ bedroom properties. However, the current policy refers to 4+ bedroom dwellings as comprising a 'significant minority' of any development. The interpretation of significant is subjective, and as such, we consider that the policy should be revised to include the percentage breakdown of 4+ bedroom dwellings that will be considered acceptable. This will ensure clarity for all parties and enable the decision-maker to appropriately implement the policy's objectives.</p> <p>4.4. In respect of Policy H6: Windfall Sites, we suggest that the policy as currently worded is too restrictive and does not appropriately reflect the various forms of windfall development that would otherwise be considered suitable within the village. Criteria (a) of the policy allows for development that 'closes a gap in the continuity of existing frontage buildings'; any development that fulfils this criterion would be appropriately defined as infill development. However, the current implementation of this policy would not allow for any alternative forms of windfall development; for example, development of a site which comprises a gap within the proposed settlement boundary but is not situated between existing frontage buildings. Therefore, we believe that it would be appropriate to amend the policy as follows: 'Small residential development proposals on infill and redevelopment sites for up to five residential units will be supported subject to the proposals being well designed and meeting relevant requirements set out in other policies in this Plan and district-wide planning policies, and where such development:</p> <ul style="list-style-type: none"> (a) Comprises a gap within the existing built form of the village; (b) Is within the Settlement Boundary; (c) Maintains and enhances the distinctive local character where possible; <p>4.5. Alternatively, the policy could be revised so that future development proposals are required to comply with criteria (a) and/or criteria (b). This would ensure that the policy is suitable flexible and reflects the various types of windfall development which could constitute sustainable development within the village.</p> <p>4.6. Finally, with regards to Policy CFA1: The retention of community</p>	
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		<p>facilities we fully support the retention of the community facilities within the village and as such have no objection to the listing of the All Saints Parish Church as a community facility. However, we would query the merit of including the Church Hall as part of this listing. Appendix K of the Neighbourhood Plan provides the supporting evidence for the listing of community facilities within this policy.</p> <p>It states the following in relation to the Church Hall: <i>'The Church Hall, which was built at the end of the 1960s has now become beyond economic repair and whilst it has been a useful building in the past, it is now likely to be sold. The longer term plan is to use money from the sale of the Church Hall to re-order the Church in the hope that it may become a building suitable for a wider range of community uses as well as its worshipping life. The congregation is on friendly terms with the Methodist and Roman Catholic Church communities, sharing in worship in various points in the year.'</i></p> <p>4.7. Thus, the Neighbourhood Plan evidence base recognises that the Church Hall is beyond economic repair and, as such, redevelopment of the site would be in accordance with criteria (b) of the proposed policy. Consequently, we do not consider there to be any benefit in including the Church Hall within the listed facility; any such listing may only result in a policy constraint to the desired redevelopment of the site.</p> <p>4.8. As such, the Neighbourhood Plan evidence base recognises that the Church Hall no longer provides a functional space for the community to use and it would not be economically viable to return the building to use. Similarly, the Parochial Church Council have determined that the Church Hall will not be reopened because it is beyond economic repair. Therefore, redevelopment of the site would be in accordance with proposed criteria (b) of the policy. Consequently, the inclusion of the Church Hall within the policy would only result in unnecessary work for any applicant, which may provide a constraint to its desired redevelopment.</p> <p>5. Conclusion</p> <p>5.1. We consider the proposed development site at The Rectory, Honeypot Lane, Husbands Bosworth to be appropriate for the development of up to 5 dwellings and could provide a range of property</p>	
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		<p>sizes. Any development scheme would be designed to ensure that it reflects the site's location within the setting of the Grade II* Listed All Saints Church and the Husbands Bosworth Conservation Area.</p> <p>5.2. We fully support the aims and objectives of the Husbands Bosworth Neighbourhood Plan. However, we consider that minor amendments are required to a small number of policies to ensure that they are appropriately justified, robust and can be successfully implemented by any future decision-maker.</p> <p>5.3. Andrew Granger & Co. would like to remain involved throughout the Husbands Bosworth Neighbourhood Plan process, and therefore we request to be informed of any further consultation opportunities.</p>	
<p>Harborough District Council The Symington Building Adam and Eve Street Market Harborough</p>		<p>General comments HDC received a notification that one representation made at Regulation 14 stage had not been included in the responses. This was followed up with the Qualifying Body, who confirmed they had no record of the representation and there were no further representations that had been unintentionally omitted. HDC has not received further comments about missing representations.</p> <p>Overall, we consider that the plan is good, well thought out and balanced. Congratulations to the Qualifying Body for getting to this stage.</p> <p>Comments from Development Management Team, Harborough District Council</p> <p>in response to Regulation 16 consultation on Husbands Bosworth Neighbourhood Plan</p> <ul style="list-style-type: none"> • We cannot see any policy or policies specifically relating to either the Conservation Area, or nationally-Listed Buildings, or locally-designated heritage assets/buildings. This is regrettable, given the importance and significance of these. • Separate policies for footpaths/bridleways and also open space and sport/recreation would be advisable. 	

		<ul style="list-style-type: none"> Community Actions are not policies and planning applications will not be determined against these. They are likely to carry little weight in the determination of planning applications. <p>Specific comments on policies/text</p>	
	Policy H5	Page 24 - Policy H5: accessible housing. Should the policy reflect any updates in the Building Regulations? Include wording such as “ <i>or any Building Regulation standards updating, amending or replacing these</i> ”?	
	Page 25 to 29	Pages 25-29 The aspirations and statements of the Neighbourhood Plan on pages 25-28 are noted; however it is only when these are enshrined in adopted Policy that they can be addressed within Planning decisions. It would be advisable to have specific policies relating to these matters, or include within other policies. See ‘general comments’ above.	
	Policy H7	Policy H7: Design. This policy only appears to relate to “houses, replacement dwellings, conversions and extensions”. What about agricultural, equine, sport and recreation or commercial design? Or development of outbuildings (for example) within the curtilage of a dwelling? k) “6 foot” should be in metric measurements. s) SUDs are only required on major applications (for 10 or more dwellings, for 1000 square metres+ floor area or with a site area over 0.5ha), although it is good that they are encouraged on all development	
	Page 40, ENV3	Page 40 Policy ENV3: ridge and furrow “non-designated local heritage assets” – or could be written ‘locally-designated heritage assets’?	
	Policy ENV4	Policy ENV4: Local Landscape character. d) how would “the attraction of large numbers of people or excessive traffic” be measured or defined? What information would residents expect to see from applicants to demonstrate that they meet this part of the policy?	
	Policy ENV7	Page 46 Policy ENV7: biodiversity protection in new development	

	<p>Policy ENV8</p> <p>Policy CFA1</p>	<p>c) “operated by intruder switching”, should the phrase ‘or other similar operation’ be included, as technology may change over the life of the plan? Bats and Lighting LRERC2014 – has this been updated? Should reference be made to this, ‘or any more up to date document superseding or amended it’?</p> <p>Policy ENV8: energy generation and conservation Should it be “environmentally sustainable ” rather than ‘sound’?</p> <p>Page 48-49 Policy CFA1: the retention of community facilities and amenities. Criteria a) and b) seem to be the same. The list of ‘Community Facilities’ contains some facilities that are commercial enterprises or businesses. A commercial enterprise may cease to exist for a number of reasons not all of which require planning consent. The planning system will not be able to secure an individual business against closure, but change of use permission would be required if the premises were to be required for, say, residential purposes.:</p> <p>The Catering Corner – not a community facility, this is a local business not necessarily meeting local needs – may be better considered under EC1</p> <p>Totties Teas – not a community facility, this is a local business not necessarily meeting local needs - may be better considered under EC1</p> <p>Millennium Wood – has separate protection under policy ENV1 Village playing field, children’s recreation area, sports pavilion, skate park, tennis club and scout HQ – may be better considered for protection under an open space and sport/recreation policy</p> <p>Welford Rd Cemetery and Allotments – may be better considered for protection under an open space and sport/recreation policy</p> <p>Parish Council Office – the use of the officer provides administrative support for PC and could be moved from the building without being lost</p> <p>Causeway Charities – the use of the officer provides administrative support for the charity and could be moved from the building without being lost</p>	
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	Policy CFA2	<p>GU Canal and Welford Arm canal towpath – should be with an open space and sport/recreation policy The Gliding Centre – a local business, not a facility may be better considered under EC1</p> <p>The pub, post office, primary school, shop and GPs identified as key services within current Core Strategy and emerging Local Plan and we would want to see these retained.</p> <p>Page 49-50 Policy CFA2:New school Title of the policy could be misleading and the text immediately refers to proposals relating to the existing school.</p> <p>Given the high level of response and concern about the paths and bridleways within the Parish, it is surprising that there is no policy regarding their retention/enhancement/extension. Canal towpaths could be included in such a policy.</p> <p>A policy regarding open space and sport/recreation might be appropriate depending on what the community wants to achieve with regard to open space sites.</p> <p>Community Actions are not policies and will carry little weight in the determination of planning applications.</p>	
	Policy EC1	<p>Page 54 Policy EC1: support of existing employment opportunities. For clarity it needs to be considered how applicants will demonstrate compliance with a) and b).This might be that:</p> <ul style="list-style-type: none">i) The commercial premises or land has not been in active use for at least 12 months; andii) The commercial premises or land has no potential for redevelopment as demonstrated through a valuation or marketing campaign <p>When a Planning Officer assesses an application, it will it be insufficient for the applicant to state that the land isn't viable, etc.</p>	

		<p>Decision makers need to be able to assess this.</p> <p>Planning Policy comments Husbands Bosworth NP Regulation 16 Consultation</p> <p>General comment HDC received notification that one representation made at Regulation 14 stage had not been included in the responses. This was followed up with the Qualifying Body, who confirmed they had no further representation that had been unintentionally omitted. HDC has not received further comments about missing representations.</p>	
	Page 5	<p>Page 5: For clarification a Neighbourhood Plan when made part of the development plan and if it is the most recently adopted plan, will take precedence over policies in the Local Plan where there is a degree of conflict between the two. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Change made for clarity.</p>	
	Page 17	<p>Page 17: Harborough District Council Policy – 2nd paragraph</p> <ul style="list-style-type: none"> This should also reflect Local Plan para. 5.1.11 which states: <i>Of this, about 8,792 dwellings have already been built or committed (through the granting of planning permission, or through allocation in neighbourhood plans) with a further 225 anticipated on windfall sites. Policy H1 therefore provides housing land for a minimum of a further 3,975 dwellings.</i> To ensure accuracy and conformity with the Local Plan. 	
	Policy H1	<p>Policy H1: The settlement boundary should be extended to incorporate the recently approved development on land adjacent to Honeypot Farm (18/00056/OUT). To ensure the Plan remains relevant and takes account of recent permissions.</p>	
	Policy H2	<p>Policy H2: Policy would benefit potentially from site specific criteria (i.e. relating to retaining notable physical features, suitable access etc). There is an opportunity to include criteria to support policy H3 requirement for small family homes or accommodation for older people. To ensure policy gives clarity for decision makers.</p>	

	<p>Page 24</p> <p>Policy H7</p> <p>Policy ENV2</p> <p>Policy EC2</p>	<p>Page 24: Standards of accessibility: 2nd paragraph</p> <ul style="list-style-type: none"> • Reference to standard M2 should be M4(2) as stated in policy H5 • Reference to M3 should be M4(3) as stated in policy H5 <p>To ensure accuracy of text</p> <p>Policy H7: Just deals with residential development. Should clarify whether other types of development are included. For clarity for decision makers</p> <p>Policy ENV2: Figs 6.1 and 6.2: Not all sites have an inventory reference number. For clarity the reference numbers should be added to the map to ensure the identified features can be cross referenced by decision makers. To ensure accuracy of plans and clarity for decision makers.</p> <p>Policy EC2: There may be some crossover/conflict between Policy EC2 and NDP Policy H1 which lists '<i>appropriate development in the countryside</i>' and includes reference to development for agriculture and other land-based rural businesses, and rural tourism. EC2 is more open allowing for '<i>small scale leisure or tourism activities, or other forms of commercial/ employment related development appropriate to a countryside location or there are exceptional circumstances</i>'. Not clear what would constitute 'exceptional circumstances'. For clarity, ensure that the potential conflict between policies is addressed and the exceptional circumstances are listed.</p>	
<p>Highways England The Cube 199 Wharfside Street Birmingham B1 1RN</p>		<p>Consultation on Husbands Bosworth Neighbourhood Development Plan – Submission Version</p> <p>Highways England welcomes the opportunity to comment on the submission version of the Husbands Bosworth Neighbourhood Development Plan which covers the period of 2018 to 2031 and has been produced for public consultation. It is noted that the document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help determine planning applications.</p> <p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and</p>	

		<p>street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Husbands Bosworth Neighbourhood Plan, Highways England's principal interest is in safeguarding the operation of the M1 which routes 8km to the west and the A14 which routes 4km to the south of the Plan area.</p> <p>Highways England understands that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Husbands Bosworth is required to conform to the adopted Harborough Local Plan (2011-2031), which is acknowledged in the document.</p> <p>We note that Husbands Bosworth is classified as Rural Centre within the Harborough Local Plan and therefore, together with other Rural Centres and Selected Rural Villages should provide for about 307 dwellings on non-allocated sites or sites to be allocated in the neighbourhood plan. However, we understand that, out of developments approved or under construction, there are no further residential development requirements for the parish up to 2031. We note that a single housing site has been allocated for up to 30 dwellings and that there is potential for infill development and windfall sites. No employment sites have been allocated, however there are policies to support existing employment opportunities and new small-scale employment.</p> <p>Considering the limited level of growth proposed across the Neighbourhood Plan area we do not expect that there will be any impacts on the operation of the SRN. We therefore have no further comments to provide and trust the above is useful in the progression of the Husbands Bosworth Neighbourhood Development Plan.</p>	
<p>Wood Environment & Infrastructure Solutions UK Limited Registered office: Booths Park, Chelford On behalf of</p>		<p>Husbands Bosworth Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID</p> <p>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</p>	

<p>National Grid Lucy Bartley Consultant Town Planner n.grid@woodplc.com</p>		<p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'.</p> <p>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 National Grid's assets.</p> <p>Assets in your area National Grid has identified the following high-pressure gas transmission pipeline as falling within the Neighbourhood area boundary:</p> <ul style="list-style-type: none"> • FM02 - Duddington to Churchover From the consultation information provided, the above gas transmission pipeline does not interact with any of the proposed development sites. <p>Gas Distribution – Low / Medium Pressure Whilst there are no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network, please contact plantprotection@cadentgas.com</p> <p>Electricity distribution Information regarding the distribution network can be found at:</p>	
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		www.energynetworks.org.uk	
<p>Natural England Customer Services Hornbeam House Crewe Business Park Electra Way Crewe Cheshire CW1 6GJ</p>		<p>Planning consultation: Regulation 16 Consultation (Harborough DC) Husbands Bosworth Neighbourhood Plan</p> <p>Thank you for your consultation on the above dated 02 October 2019 which was received by Natural England on 04 October 2019</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England has reviewed the draft Husbands Bosworth Neighbourhood Plan (the Plan).</p> <p>We note that the Harborough Local Plan does not specify a housing target for the parish. However, you have carried out a Strategic Sustainability Assessment of potential sites for residential development. An allocation has been made shown at figure 3 b of the Plan. Natural England has no specific comment to make to this proposal.</p> <p>Natural England agrees that the plan area includes rich ecological assets that are important components of the wider ecological network.</p> <p>We welcome the inclusion of a range of policies that will deliver on sustainable development and biodiversity connectivity, in particular: ENV 1 'Protection of Local Green Space'; ENV 2 'Protection of Sites of Environmental Significance'; ENV 5 'Biodiversity, Woodland and Habitat Connectivity'; and ENV 7 'Biodiversity Potential in New Developments'.</p> <p>Positive steps have been made to deliver these policies. These include the identification of the 'Woodland Corridor'. The importance of retaining ecological areas and wildlife corridors is critical to the maintenance of wildlife networks and the retention of trees, woodland and hedgerows. Another important step is the production of the 'Environmental Inventory'. This will identify to any future developers opportunities for enhancements to green infrastructure and net gain to biodiversity. The concepts of biodiversity enhancement, green infrastructure and net gain</p>	

		are further advised on in Annex A.	
<p>Severn Trent Water Chris Bramley Strategic Catchment Planner growth.development@severntrent.co.uk</p>		<p>Husbands Bosworth Neighbourhood Plan Consultation Thank you for the opportunity to comment on your consultation. Please note that Husbands Bosworth is located outside of the Severn Trent Sewerage region, we therefore recommend that you consult Anglian Water Ltd for any comments regarding Sewerage. Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice. For your information we have set out some general guidelines that may be useful to you.</p> <p>Position Statement As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.</p> <p>Sewage Strategy Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.</p> <p>Surface Water and Sewer Flooding We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of</p>	

		<p>climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to 2</p> <p>our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.</p> <p>We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers. To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/</p> <p>Water Quality</p> <p>Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.</p> <p>Water Supply</p> <p>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.</p> <p>We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.</p>	
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