

Misterton with Walcote Neighbourhood Plan

Consultation Statement

Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of The Neighbourhood Planning Regulations 2012. Section 15 (2) of Part 5 of the Regulations sets out what a Consultation Statement should contain.

According to the Regulations, a Consultation Statement:

- Contains details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- Explains how they were consulted;
- Summarises the main issues and concerns raised by the persons consulted;
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

Aims of the consultation process

The aims of the consultation process were to be inclusive and open in the preparation of the Misterton with Walcote Neighbourhood Plan (MWNP) and to:

- Inform residents, local businesses, and other stakeholders about the neighbourhood planning process and to invite their participation so that local opinion informed and shaped the plan;
- Ensure that consultation events took place at critical points in the process;
- Engage in a variety of ways to make sure that as wide a range of people as possible were involved and that they could receive information and provide feedback in a way that suits them;
- Ensure that information was readily available and accessible to everyone;
- Make sure that consultation feedback was available as soon as possible after events.

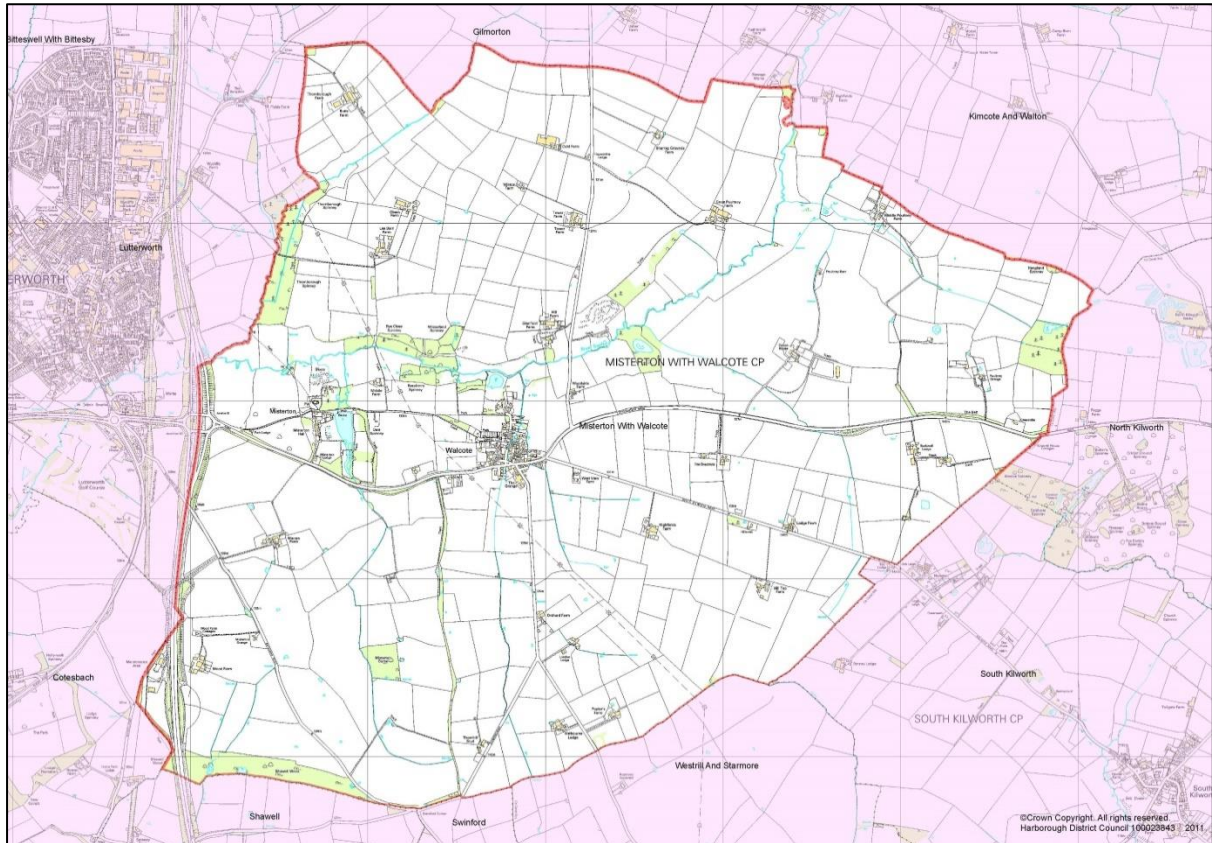
Defining the Neighbourhood

The Parish Council applied to the local planning authority in January 2017 for the whole of the parish of Misterton with Walcote to be included in the Designated Area. Harborough District Council formally notified the Parish Council that it had made the designation on 3 April 2017.

The Misterton with Walcote Neighbourhood Plan seeks to demonstrate specific and local planning policies for the development and use of land within the Designated Area. The Neighbourhood Plan provides a vision for future development in

Misterton with Walcote, based on the views of the local community and supported by socio-economic and demographic data.

Misterton with Walcote Neighbourhood Designated Area



Preparing the plan

The Parish Council set up the Misterton with Walcote Neighbourhood Plan Advisory Committee (MWNPAC) to undertake the development of the Plan. Members of the MWNPAC were appointed by the Parish Council having volunteered in response to an open event held at the Walcote Memorial Hall on 8 April 2017. It originally consisted of five residents plus 2 Parish Councillors. The Parish Council agreed Terms of Reference for the MWNPAC at its meeting on 3 August 2017 (<https://www.mistertonwithwalcote.org.uk/uploads/np-advisory-committee-terms-of-reference-misterton-with-walcotefinal.pdf>).

MWNPAC’s mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and deliver the Plan.

MWNPAC met on the following dates:

- | | | |
|------------------|----------------|------------------|
| 24 August 2017 | 2 October 2017 | 25 November 2017 |
| 14 December 2017 | 5 March 2018 | 8 May 2019 |

The minutes of the MWNPAC can be found in the Neighbourhood Plan section of the Misterton with Walcote Parish Council website:

<https://www.mistertonwithwalcote.org.uk/neighbourhood-plan.html>

The Parish Council also resolved at its meeting on 3 August 2017 to commission an external consultancy (YourLocale) to provide professional support to the MWNPAC to deliver the Plan. Funding was provided by grants from Locality and The Big Lottery Fund which, in addition to funding professional support, covered the cost of community consultation and engagement.

At its meeting on 5 March 2018 at The Black Horse, Walcote, MWNPAC launched three theme groups:

- Housing
- Environment
- Economy, transport and community assets.

Each of the groups was supported by a Your Locale facilitator with expertise in the relevant field. Further members of the community volunteered to participate in these groups, the aim being to explore in detail the issues that had been raised by residents in response to the questionnaire sent out in November 2017 and at the open event held on 25 November 2017.

These theme groups met regularly between August 2018 and January 2019.

Communications

The MWNPAC has been proactive in promoting the plan and providing regular updates to residents, including:

- The Parish Council was kept updated at its meetings by an agenda item, duly minuted, the minutes being available on the parish website;
- Participation was sought from residents and updates provided to them in the parish e-newsletter, "The Walcote Word", in February 2017, May 2017, August 2017, November 2017, February 2018, May 2018, November 2018, February 2019, November 2019 and February 2020. Copies are available in the publicity section of the NP page on the parish website.
- Updates and advance notice of Plan events were included in the Five Parishes newsletter, delivered to each household in the parish, in February 2017, June 2017, November 2017, February 2018.
- Notices placed on the parish and village noticeboards. The Notification of Formal consultation was also placed at the Black Horse, the Memorial Hall, St Leonard's Church and the Morrisons shop at the Walcote garage.
- Flyers distributed by hand to residents informing them of meetings.

- Open meetings were held on 8 April 2017, 25 November 2017, 14 December 2017, 5 March 2018 and 1 February 2020.
- A comprehensive questionnaire was sent out to each household with the Five Parishes newsletter in November 2017.
- Midlands Rural Housing conducted a housing needs survey on behalf of the Parish Council in September/October 2018.

Consultation – list of people and bodies consulted

A letter was sent by post, email or hand delivered to all Regulation 14 consultation bodies on 24 February 2020. They were:

The Coal Authority	Homes & Communities Agency
Seven Locks Housing	
Natural England	The Environment Agency
Historic England	English Heritage (East Midlands)
Network Rail	Highways Agency
British Telecommunications plc	Open Reach
East Leicestershire and Rutland CCG	
National Grid	British Gas
Severn Trent Water	Anglian Water
Voluntary Action Leicestershire	Age UK (Leics & Rutland)
CPRE Leicestershire	Lutterworth Volunteer Centre
Leicestershire & Rutland Wildlife Trust	
Leicestershire Ethnic Minority Partnership	
Federation of Gypsy Liaison Groups	
Interfaith Forum	St Leonard’s Church, Misterton
Market Harborough Chamber of Commerce	
Leicestershire Centre for Integrated Living	
Harborough District Disability Access Group	
Leicestershire Police	Leicestershire Fire & Rescue
Leicestershire County Council	Harborough District Council

Adjoining Parishes

North Kilworth	South Kilworth
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Cotesbach

Gilmorton

Shawell

Westrill & Starmore

Lutterworth Town Council

Representatives

Member of Parliament: Alberto Costa

County Councillor: Blake Pain

District Councillor: Jonathan Bateman

Businesses

The Black Horse

The Black Horse Walcote Community Benefit Society

Morrisons Supermarkets

Vattenfall UK

Swift Fuels

Thornhill Riding Stables

ChaperoneK9

Landowners

Members of MWN PAC worked with other members of the community to identify on a map all local landowners. Sixteen of them had land referred to in the Plan and were sent a letter (the same as for Statutory Stakeholders)

<https://www.mistertonwithwalcote.org.uk/uploads/regulation-14-leaflet.pdf> .

The owners/occupiers of houses listed in the section of the plan “Non-Designated Local Heritage Assets” were initially approached by members of the Environment Theme Group to explain the intention and significance of listing them in the Plan. In February 2020 they were also sent the same letter provided to Statutory Stakeholders and a further letter specifically explaining why their property had been listed in the Plan. <https://www.mistertonwithwalcote.org.uk/uploads/mwnp-buildings-of-historical-significance-letter.pdf>

Summary of findings from events and questionnaires

By involving residents, business owners and other stakeholders in the development of the Plan, it is both evidence-based and has been shaped by local opinion, with policies being tested as they were developed. There has been detailed analysis after each consultation event or questionnaire which has informed the next step of drafting the plan.

These reports can be found on the website:

Neighbourhood Plan questionnaire

(<https://www.mistertonwithwalcote.org.uk/uploads/np-questionnairefinal.pdf>)

Questionnaire analysis

(<https://www.mistertonwithwalcote.org.uk/uploads/misterton-walcote-questionnaire-analysis1-6.pdf>)

Open Event 25 November 2017 consultation summary

(<https://www.mistertonwithwalcote.org.uk/uploads/misterton-with-walcoteconsultation-analysis-nov-2017.pdf>).

Housing Needs Report August 2017

<https://www.mistertonwithwalcote.org.uk/uploads/misterton-with-walcote-housing-needs-report-aug-2017.pdf>

Midlands Rural Housing report November 2018

<https://www.mistertonwithwalcote.org.uk/uploads/walcote-misterton-housing-needs-survey-analysis-report-nov-2018.pdf>

Regulation 14, Pre-Submission Consultation

This took place over a seven-week period, initially set from 24 February to 13 April 2020, but, given the difficult times, it was decided to extend the period until 20 April 2020. No application to extend the time further was made. The comments received were collated and, after an initial review by YourLocale, the MWNPAC was asked to consider the comments and possible amendments to the plan. The Parish Council was asked for its views and two Councillors agreed to meet with YourLocale in a video conference to discuss and agree on amendments. The comments and responses are detailed in the appendix.

Conclusion

The draft Neighbourhood Plan is now ready to be submitted to Harborough District Council which will publicise it for a further six weeks and then forward it, with accompanying documents and all representations made during the publicity, to an Independent Examiner who will review it and check that it meets the “basic conditions”. If the Plan successfully passes this stage, following any modifications, it will be put forward for a referendum.

The referendum question will be a straight “yes” or “no” on the entire Plan, as set out in the Neighbourhood Planning Regulations. People will not be able to vote for or against individual policies. If 50% or more of respondents vote for the Plan, it will be brought into force (“Made”) and become part of District-wide planning policy.

This Consultation Statement and the links to supporting documents are provided to comply with Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations.

APPENDIX

Pre submission consultation responses

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
1	General		Name & address supplied.	Any achievements of the plan will be undone by excessive use of the A4304 by noisy HGVs, particularly at night-time.	Noted. Resolution to this is beyond the scope of the Neighbourhood Plan	None
2	East of Lutterworth SDA	HBE2	Name & address supplied.	The existing area along the south of the River Swift is privately owned, sensitively managed & farmed organically. Access to the public, particularly with dogs, as part of a "Country Park" would be environmentally disastrous and dangerous to livestock. In its present state it could act as the green barrier desired by the Plan. Elsewhere it is noted as part of a "wildlife" corridor". As a Park it would be accessed from both sides, with people crossing the "buffer" and be damaging "complex eco-systems". It would diminish the peaceful enjoyment of nearby residents.	We will reduce the area to include only the parcels North of the Swift from Rye Close Spinney up to the end the marsh – area numbers 1094, 1092, 1091, 1095, 1090 and 1089 and in addition the land designated by LCC in the SDA (numbers 1022 and 1023).	Change to be made as indicated
3	General		Historic England	The NP area contains important designated heritage sites. Please consult the local planning authority,	Noted	None

				county archaeological advisory service and HE's website.		
4	General		National Grid	Guidance is available and should be followed regarding any proposed development near its electricity or gas assets.	Noted	None
5	General/ Section 6		Name & address supplied.	Although not strictly an NP issue, selling a house to "downsize" is made more difficult by scruffy areas in the village.	Noted. This is beyond the scope of the Neighbourhood Plan.	None
	Section 7a		Name & address supplied.	Strongly supports the retention of the speed cameras and the suggestion of a pedestrian crossing on the main road.	Noted	None
6	General		Highways England	Highways England's key responsibility is for the Strategic Road Network (SRN). The impacts of the proposed East of Lutterworth SDA on the SRN will be assessed and managed as part of the development management process. The NP is required to conform with the Local Plan, as acknowledged in the draft plan. Otherwise, due to the small scale of additional development growth proposed in the NP area, Highways England does not consider there will be further impacts on the SRN. .	Noted	None
7	General		Environment Agency	No adverse comments.	Noted	None
8	Chapter 7, Section A, Page 14, 2 nd para		Harborough District Council	Development will also be allowed outside the limits to development where in line with NPPF/local plan. Not limited to rural exceptions.	Noted. Policy HBE1 addresses this issue.	None

	Page 15	HBE1		Clarification is needed as to whether the policy refers to “residential development” or “development”. Both terms are used.	It refers to all development. The word residential will be removed from the policy.	Change to be made as indicated.
	Page 20	HBE3 (para 2).		It is not clear how this applies in developments of two dwellings	We will amend the policy to say that dwellings of 4 or more bedrooms should not comprise more than 50% of new dwellings in any multi-house development.	Change to be made as indicated.
	Page 21	HBE4		Reference to “meeting all relevant requirements set out in other policies in this NP and District-wide planning policies” is unnecessary. It’s not clear what is meant by “small”. The accompanying text refers to such sites being within the L to D but the policy does not. Suggest, “Well designed residential development on infill and redevelopment sites within the Limits to Development will be supported where such development ...”	This is included for clarity but will be removed. ‘Small’ is defined as 4 dwellings or fewer in the Local Plan which would apply here. The form of words proposed is acceptable.	Change to be made as indicated.
	Page 22	HBE5		What is a “strong local connection with the local community” as opposed to a “connection to the parish...” as set out in HBE2 a) or a “local connection to the NP area” as referred to in criterion e) of HBE5?	The different terms relate to the same issue. The same term ‘connection to the Parish’ will be used throughout.	Change to be made as indicated.
		HBE6		C – requires all new housing and extensions to conform to Building regs M4 (2) Category 2.	Noted. The policy is deliberately worded ‘should’ rather than ‘must’ for this reason.	Change to be made as indicated.

				<p>Planning cannot seek to control matters covered by other legislation. We can seek advice from our in-house Building Control team, but I doubt we could refuse a planning application if it didn't comply with this. Also, what happens if the Building Regulations are updated and the numbering/categories changed, such that they didn't related to new housing and extensions?</p> <p>D and E – all new development should minimise impact on flora & fauna, and protect/enhance biodiversity and protected species. Bear in mind that some “new development” is for very minor things and/or doesn't involve changes to the building/structure which might otherwise impact on protected species etc. E.g. changes of use, installation of rooflights. Maybe the wording just needs to be a little tighter, to reflect this?</p>	<p>We will add in ‘or subsequent increase in standards’ in recognition of the potential change in Building Regs.</p> <p>Agreed. Will add in to the start of the policy ‘ Development proposals including one or more houses, replacement dwellings and extensions are encouraged to have regard to the following building design principles to a degree that is proportionate to the development.</p>	<p>Change to be made as indicated.</p>
	Section B, Page 32 Figure 6			<p>Sites 4081 and 4042 are missing from the Environmental Inventory (Appendix 6).</p>	<p>The fields have been mis-numbered on the map in the Plan. 4081 should be 4001 and 4042 should be 4043.</p>	<p>Change to be made as indicated.</p>
	Page 34	ENV4		<p>Some of the named structures/buildings are not in Walcote village, so the reference to “Walcote village” in the third line needs amending.</p>	<p>Noted. This will be replaced with ‘in the Plan area’</p>	<p>Change to be made as indicated.</p>

	Page 37	ENV6		No mention providing net gains for biodiversity in line with NPPF (para 170).	Noted. 'and enhance ...' will be added to the policy.	Change to be made as indicated.
	Page 40	ENV8		First part is open ended with no reference to respect for local character or residential amenity. Does second part mean "the development of small-scale renewable energy generation and energy storage facilities will be supported, subject to demonstrating respect for habitats and species, heritage assets, landscape character, residential amenity, visual and noise impacts."? Not sure reference to conditions is necessary. It needs to specify what is to be taken into account in determining an application.	Noted. The first part of the policy will have added '...where it respects local character and residential amenity. The form of words proposed for the second paragraph is agreed	Change to be made as indicated.
	Section C, Page 43	CFA1		Typo in number of policy. Unnecessary to say "which complies with the other general policies of the NP".	Noted and agreed	Change to be made as indicated.
		CFA2		Criterion a) unnecessary as NP should be read as a whole.	Noted and agreed	Change to be made as indicated.
	Section D Page 48	BE2		Reference to "exceptional circumstances" is not explained and is therefore unhelpful in determining applications and may lead to unexpected outcomes.	Reference to previous examination reports has shown that it is not possible to list every exceptional circumstance and it is therefore better to leave it to be determined at planning application stage. The Harborough Local Plan	None

					references 'exceptional circumstances' without describing what they may be on 4 separate occasions.	
	Page 49	BE3		Delete "that" from criterion a). Reference to "small-scale" in first sentence is unnecessary as criterion c) covers the considerations to be taken into account. Criterion c) does not need to say "designed having regard to policies in the NP" as plan should be read as a whole.	These are not considered to be major drafting points, but changes will be made as suggested.	Change to be made as indicated.
	Page 50	BE5		Unclear what "and not near open landscapes" means or adds to the policy as there is already a requirement that installations be sympathetically located etc."	It adds clarity to what might be considered appropriate.	None
	Page 34 Figure 8			The text refers to 5-11 Brook Street but the mapping only appears to include 9-11.	The map needs amending to include the pair of semi-detached houses to the south of those already highlighted (5 and 7). No.2 in the policy	Change to be made as indicated.
	Pages 34 & 35			The conservation officer suggests consideration be given to the importance of "group value" of some of the heritage assets included in the list of non-designated heritage assets. In the case of Misterton Hall, it is important to recognise the group value of ancillary buildings and parkland.	Agreed. Will amend policy to say "...should be judged against their significance as heritage assets either individually or as part of a coherent group."	Change to be made as indicated.

				He also suggests that group value exists between the Old Rectory and the Church.		
				Generally a very good and clear plan, should be straightforward for DM officers to apply to proposals.	Noted	None
	General			Comments made in June 2019 are still relevant: [set out below where not already accepted]	Noted	
		HBE2		<p>Care should be taken not to duplicate the LP with regard to the Lutterworth SDA.</p> <p>Criteria a) is dealt with by LP policy L1.2 and criteria a), b), c) and d).</p> <p>Criteria b) is dealt with in LP policy L1 criteria z).</p> <p>Criteria c) is dealt with by LP1 criteria r) and Appendix L.</p> <p>Criteria f) PROW within the SDA are dealt with as part of policy j)i) and o).</p> <p>Criteria h) is dealt with by policy j)i) and t).</p>	<p>Having considered this, the PC has decided to retain the policies in the NP.</p> <p>Duplication is not considered to be a problem – especially as many residents will not have read the Local Plan.</p> <p>Criteria z does not reference separation and is not duplication.</p> <p>Appendix L is not a policy and may be subject to modification.</p> <p>The Local Plan policy does not reference Misterton with Walcote. It is similar but not identical.</p> <p>The NP is more specific. The LP makes no mention of Thornborough Spinney</p>	None

				<p>Criteria j) is dealt with in the master planning section of Appendix L which is required as part of LP policy 2.</p> <p>Criteria k) is dealt with by LP policy j)ii).</p> <p>Criteria l) is dealt with through LP policy y).</p>	<p>and the adjacent priority habitats.</p> <p>But the Masterplan may change as the proposed development evolves.</p> <p>This is not the same - Country park rather than a community park/sports facilities.</p> <p>Policy y does not refer to light. The NP is also more specific.</p>	
		HBE7 (now HBE6)		Suggest design policy should only apply to small developments within the NP area and not the SDA as this could be unduly onerous.	We should like to retain some influence in this as the dwellings within the SDA will be part of the Parish. We will amend the paragraph above the policy to require consideration of policy in design brief where appropriate.	Change to be made as indicated.
		ENV1		Suggest insertion of "inappropriate" in the first sentence.	It is not considered that this is necessary. The policy wording makes sense as it is – development proposals that have an adverse effect on the LGS will by definition be inappropriate. Putting in the word 'inappropriate' implies that some development that harms the	None

					area will be appropriate, which is not the case.	
		ENV2		A number of the sites fall within the SDA.	These sites have been set out against a list of criteria and if omitted will make the NP inconsistent. Moreover their protection should be in accordance with the Master Plan and should influence the final scheme design. The key landowner, LCC, supports the policy.	None
		ENV8		<p>“environmentally sound” is perhaps a little weak – who decides what is ‘sound’? Would “environmentally sustainable” be clearer?</p> <p>“conditions are in place” – the Local Planning Authority cannot impose conditions which do not meet the six tests as set out in the National Planning Policy Framework. Some matters are therefore beyond our control and to impose conditions as suggested by this policy could be unlawful. Could it be re-worded?</p>	<p>Agreed – environmentally sustainable is better.</p> <p>Change to paragraph already made following earlier HDC comment</p>	<p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p>
		TR2		Suggest policy should not apply to the SDA to avoid being overly prescriptive.	In the light of govt commitments to zero carbon emissions, we would like to retain this. It does include the words “if feasible”	None
		TR2		electric vehicles etc. Good policy, but just bear in mind that it is permitted development to install	Noted. But the policy will outline the standards required on new	None.

				electric vehicle charging points. In a planning application is not required and therefore no need to assess against the neighbourhood plan	development so we would prefer that it is kept.	
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No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
9	Chapter 7B Page 34	ENV4	Name & address supplied.	Doubts that there is any value to the owners/occupiers of the properties concerned for them to be listed as non-designated heritage assets. It may hinder future alterations and make the property more difficult to sell. The process is a vanity project without consideration for the owners.	The inclusion of dwellings as non-designated heritage assets recognises their importance to the community. It may hinder future alterations if inappropriate. It is not a vanity project, but rather an attempt to highlight structures of local importance that are worthy of protection.	None in relation to this point. The appendix will be amended to include the numbers of the cottages (24 – 34) and on page 34 of the NP itself
10	Section 7A Page 18	HBE2(d)	Leics CC	Such measures will only be considered from the Lutterworth East devt where they meet the relevant tests	Noted	None
	Page 23	HBE6(a)		Although the policy refers to the Highways Authority, it doesn't actually reflect HA's standards, but it doesn't amount to a risk to the HA.	Policy HBE 6 is in line with Highways requirements, as stated.	None
	General			The County Highway Authority has to prioritise its resources and as such it is likely that highway measures associated with any new development will need to be fully funded from other sources, such as s.106 contributions and meet the relevant criteria.	Noted	None
				If there is no specific policy on s.106 contributions/obligations in the NP, it would be prudent to consider inclusion of such a policy in line with the North Kilworth NP and Great Glen NP.	We will add in a general policy on developer contributions.	Parking congestion and traffic calming, affordable housing, pedestrian crossing, footpathselectric charging points within village hall

				LCC in its role as Lead Local Flood Authority is a statutory consultee on major planning applications and ensures that flood risk is accounted for when designing a drainage solution but its powers have certain limitations. Development will be required to restrict and retain surface water on site, through the use of SuDS. Consideration should be given to blue green corridors to improve bio-diversity and amenity, with the retention of ordinary watercourses and land drainage features.	Noted	None
				Be aware of Minerals and Waste Safeguarding Areas contained within the Minerals and Waste Local Plan and Policy M11.	Noted. The NP has to be in general conformity with this Local Plan.	None
				It is suggested that reference is made to the significant growth in the older population and ensure that development includes bungalows of differing tenures to accommodate the increase.	Reference is made to the growth of the elderly population and this is specifically addressed in Policy HBE 3 which supports single storey accommodation for older people.	None
	Section 4 Pages 7 & 8			The statement should be strengthened to allude to the protection of the environment.	Add to page 7, "In addition, the plan seeks to protect the countryside from inappropriate change and development whilst enhancing its role as a home for wildlife and a place for contemplation and quiet enjoyment."	

	Section 7A Page 23 4 th para			Should the last sentence read “within and outside the village” rather than “without”?	Agreed	Change to be made as indicated.
	General			Climate change, landscape, biodiversity, green infrastructure, brownfield, soils & agricultural land, strategic environmental assessments, recycling, communities, economic development and superfast broadband are all important matters for neighbourhood plans and should be given due consideration.	These are all taken into account.	None
11	Section 7A Pages 18 & 19	HBE2	Leics CC as landowner	The housing mix for the SDA will be in accordance with the LP Policy H5, derived from HEDMA 2017. Further the SDA is allocated to meet the housing needs of the wider community, including Misterton with Walcote.	Agreed – criterion a) to be deleted.	Change to be made as indicated
				LP Policy L1 requires the SDA to provide for structural landscaping on the southern boundary, a community park and the protection of the setting of St Leonard’s Church at Misterton. The submitted planning application provides for an area of separation between the proposed development and Misterton, thereby protecting the setting and integrity of Misterton.	Noted	None
		HBE2 d) to g).		The Transport Assessment submitted with the current planning application includes detailed mitigation measures which address all highways issues to	Noted. The Neighbourhood Plan adds local detail to be taken into account as the development of the SDA	None

				<p>the satisfaction of Highways England and Local Highways Authorities, including a robust network of cycle and footpaths.</p> <p>The LP takes account of existing traffic along the A4304 and its projected increase.</p>	<p>takes place and will help the developer apply the general Local plan policy.</p>	
		HBE2 h) to j).		<p>The current planning application, developed in consultation with relevant stakeholders, addresses environmental considerations in accordance with LP policy L1 and measures can be secured by appropriately worded conditions and s. 106 obligations.</p>	<p>We look forward to being consulted on the content of the S106 agreement to address these issues.</p>	None
		HBE2 k) and page 17		<p>LP policy L1 requires a community park and the current planning application proposes the Swift Valley Community Park within the development boundary. It is considered inappropriate to extend the area of the park beyond the limits of the SDA. Such a proposal could not be implemented by the SDA. Nevertheless, affording some protection to land east of the SDA would fulfil a number of important functions by protecting certain features and providing a greater area of separation between the SDA and neighbouring communities. Existing access should be maintained, although wider access would be unrealistic.</p>	<p>Noted</p>	None

		HBE2 l)		The mitigation measures required have been addressed in the current outline planning application and can be secured by appropriately worded conditions.	Noted	None
	Section 7A Page 23	HBE6		Local plan policy H5 criterion 3 requires only 4% of all development over 100 dwellings to be designed to category M4(2) Category 2 of the building regs. The NP has not demonstrated why all properties should meet this standard.	It is an aspiration and is being delivered by many house builders nationally. The policy says 'should' rather than 'must'.	None
	Section 7B Page 30	ENV1		Whilst this is supported, the NP should be mindful that the NPPF says that LGS should be discreet areas of specific local important rather than extensive tracts of land.	The areas chosen are considered appropriate following an extensive assessment process.	None
	Page 31	ENV2		Supported	Noted	None
	Page 34	ENV4		Supported – measure for protection of Park Lodge, Misterton will be secured through the proposals for the SDA.	Noted	None
	Page 37	ENV6		Supported	Noted	None
	Page 39	ENV7		The protection and designation of important views needs to take account of likely changes having regard to the policies in the LP. In particular it is suggested that the direction of No3 should be directly at St. Mary's Church tower, Lutterworth. No8 should be positions to the east of the proposed access and spine road for the SDA.	Agreed - arrow 3 will be redirected towards St Mary's Church. Arrow 8 should be on a reciprocal heading. Also alter wordings to "Gateway view from the M1 south east into the NP area and Misterton Church.	Change to be made as indicated.
	Page 40	ENV8		The proposal for energy generation is supported but the policy should not constrain the commercial generation	Sentence already changed in line with HDC recommendation.	Change to be made as indicated.

				of renewable energy subject to the benefits outweighing any potential harm.		
	Section 7D Pages 47 - 50	BE1 – BE5		All supported, particularly the potential for creating a second income stream in BE4.	Noted	None
12	Section 7B Page 33	ENV3	Name & address supplied.	Two key areas of land are not identified for protection and are within the red line in Figure 2 (page 14). One links open space 1104 in Figure 7 (page 33) with Brook Street and both provide valuable wildlife habitat and open space and should be protected. There is no other wildlife site within the red line. (A plan is provided).	Noted. The land in question is not considered appropriate for designation as Open Space, Sports and Recreation sites as they do not meet the criteria. The spinney/land at the end of Brook Street has been included in the limits to development since at least HDC's 2011 core strategy and there is not sufficient reason to change this designation. The other piece of land already has outline planning permission.	None
	Page 34	ENV4		Further if the spinney (which has recently increased in size) opposite Hall Cottage, Brook Street is developed it will have a detrimental impact on the cottage from a parking and vehicle movement perspective and also visually on this historic part of the village. This is a significant concern for residents and also for emergency services and STW which has 2hr access to the Water Works.	If any proposed development of the spinney impacts on the setting of Hall Cottage, Policy Env 4 will apply and the designation of Hall Cottage will be taken into account.	None

	General			There is a lack of wildlife sites within the red line (page 14).	Noted	None
13		ENV 3 & 4	Name & address supplied.	Substantially the same points as those made by Mr & Mrs Lott above	Noted	None
14		TR1	Name & address supplied.	Concerns that the traffic in Walcote is already extremely high making it difficult to exit Brook Street or cross the road for the bus stop/garage. She does not accept that the proposed warehousing & development at Lutterworth will not increase the traffic or that a pedestrian crossing would not help. Also concerns that the proposed development will impact on the already poor drainage in the area.	Noted. The Neighbourhood Plan cannot prevent the development at Lutterworth which is a strategic scheme, but can help mitigate its impact.	None
15		ENV4	Name & address supplied.	The roofs of 4 to 10 Brook Street are concrete tiles and not as stated.	Noted. Change to be made to reflect this.	Change to be made as indicated.

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