

Dunton Bassett 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 Dunton Bassett Neighbourhood Plan (DBNP) 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.

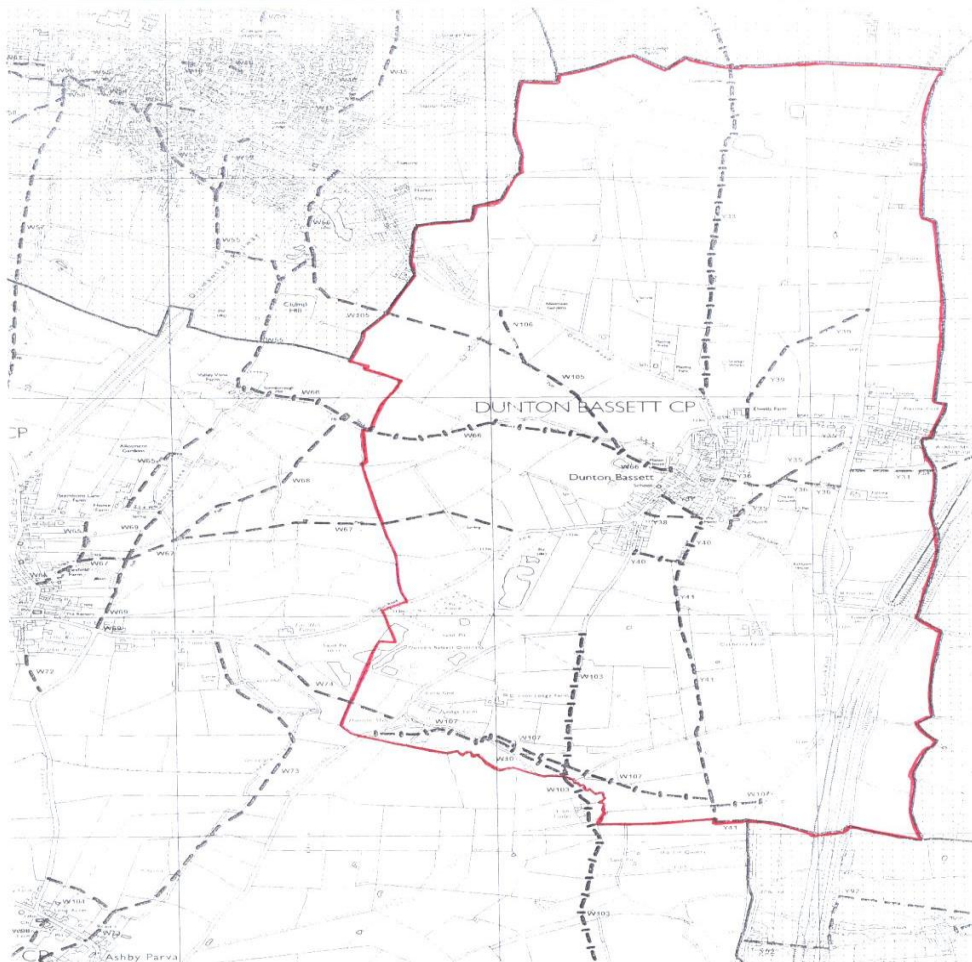
Defining the Neighbourhood

The Parish Council applied to the local planning authority on 14th February 2018 for the whole of the parish of Dunton Bassett to be included in the Designated Area. Harborough District Council formally notified the Parish Council that it had made the designation on 2 March 2018.

The Dunton Bassett 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 Dunton

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

Dunton Bassett Neighbourhood Designated Area



Preparing the plan

The Parish Council set up the Dunton Bassett Neighbourhood Plan Advisory Committee (DBNPAC) to undertake the development of the Plan. Members of the DBNPAC were appointed by the Parish Council having volunteered in response to an Volunteer Meeting held at the Dunton Bassett Village Hall on 11 November 2017. It consisted of 12 residents plus 2 Parish Councillors. The Parish Council agreed Terms of Reference for the DBNPAC at its meeting on 3 August 2017 ([terms-of-reference-np-advisory-committee.pdf](https://www.duntonbassettparishcouncil.org.uk/terms-of-reference-np-advisory-committee.pdf) ([duntonbassettparishcouncil.org.uk](https://www.duntonbassettparishcouncil.org.uk))).

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

DBNPAC met on the following dates:

21 August 2018	27 November 2018	18 December 2018
29 January 2019	19 February 2019	12 March 2019
18 June 2019	13 August 2019	17 September 2019
8 October 2019	12 November 2019	10 December 2019
11 February 2020	12 May 2020	9 June 2020
14 July 2020	8 September 2020	7 October 2020
10 November 2020	8 December 2020	9 February 2021
27 April 2021		

The minutes of the DBNPAC can be found in the Neighbourhood Plan section of the Dunton Bassett Parish Council website: [Neighbourhood Plan | Dunton Bassett Parish Council](#)

The Parish Council also resolved at its meeting on 10 July 2018 to commission an external consultancy (RCC) and then changed to (Yourlocale) to provide professional support to the DBNPAC to deliver the Plan. Funding was provided by grants from Locality and Awards for all which, in addition to funding professional support, covered the cost of community consultation and engagement.

At its meeting on 7 April 2018 at The Dunton Bassett Village Hall, DBNPAC 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 July 2016 & October 2018 , the stakeholder event in December 2018 and at the open event held on 03 November 2018.

These theme groups met regularly between August 2018 and November 2020.

Communications

The DBNPAC 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 newsletter, , in January 2018, April 2018, November 2018, January 2019, May 2019, December 2019, February 2020, June 2020, December 2020 and February 2021.
- Updates and advance notice of Plan events were included in the website & Parish newsletter, delivered to each household in the parish, in November 2018, January 2019, August 2019, June 2020.
- Notices placed on the parish and village noticeboards. The Notification of Formal consultation was also placed on all noticeboards (there are four in the village) and on the website.
- Flyers distributed by hand to residents informing them of meetings.
- Open meetings were held on 21 August 2018, 27 November 2018, 18 December 2018, 29 January 2019, 19 February 2019, 12 March 2019, 18 June 2019, 13 August 2019, 17 September 2019, 8 October 2019, 12 November 2019, 10 December 2019, 11 February 2020, 12 May 2020, 9 June 2020, 14 July 2020, 8 September 2020, 7 October 2020, 10 November 2020, 8 December 2020, 9 February 2021, 27 April 2021
- A comprehensive questionnaire was sent out to each household November 2019.
- Midlands Rural Housing conducted a housing needs survey on behalf of the Parish Council in July 2016.

Consultation – list of people and bodies consulted

A letter was sent by post, email or hand delivered to all Regulation 14 consultation bodies on 10 February 2021. They were:

Harborough District Council
 Leicester-Shire & Rutland Sport
 Leicestershire County Council
 Sport England
 Dunton Bassett Parish Council
 GATE (Gypsy & Traveller Equality)
 Broughton Astley Parish Council
 Voluntary Action LeicesterShire
 Gilmorton Parish Council
 Age UK Leicestershire & Rutland
 Cosby Parish Council
 East Midlands Ambulance Service
 Leire Parish Council
 Police-Broughton Astley& Walton NP Team
 Ashby Magna Parish Council
 Leicestershire Fire & Rescue
 Cllr N Bannister HDC
 Harborough Disability Access Group
 Cllr B Liquorish LCC
 Leicestershire Centre for Integrated Living

Alberto Costa MP
Interfaith Forum for Leicestershire
Homes and Communities Agency
Action Deafness
Natural England
Vista Blind
The Environment Agency
National Farmers Union
CPRE Leicestershire
Country Land & Business Association
Historic England
Federation of Small Businesses
Ancient Monuments Society
Severn Trent Water
The Coal Authority
British Gas Connections Ltd
Network Rail
Western Power Distribution
Health & Safety Executive
National Grid
Highways England
Dunton Bassett Primary School
Cornerstone Telecommunications Infrastructure
Waterloo Housing
Three Network
Harborough Chamber of Commerce
EE Corporate and Financial Affairs Dept.
The MasharaniI Practice
Arriva Midlands (Route 84)
The Wycliffe Medical Practice
East Leicestershire CCG

Adjoining Parishes

Ashby Parva Ashby Magna

Leire Gilmorton

Broughton Astley Cosby

Lutterworth Town Council

Representatives

Member of Parliament: Alberto Costa

County Councillor: Bill Liquorice

District Councillor: Neil Bannister

Businesses

Helen Guy Dance Academy
Dillons
The Dunton Bassett Arms

Dunton Bassett Cars
Oakberry Trees
Crossroads Garage
Ray Wallace Cars
E R Vines
Kelby Stephens Exterior House Painters
Creative Design Unit
Oaktree Studios
GMT Bodywork
C H Electrical (LEICS) Ltd
TGR Consultants Ltd
Cuts & Bruises
Hunsbury Hill Ltd
The Paper Dove
Home Farm Landscapes
R & N Mower Services
Pilgrim Guitars Ltd
Mallory Industrial Coatings Ltd
David Ross Fabrications Ltd
No. 322 Leicester Ltd
Dunton Cakes
Lafarge Aggregates
Bay Tree Cakes
Broughton & Frosts Landscapes
Matt Gilbert Carpentry
The Well House
Greenhough AT
Julia Milner
Snowbrigade
Design Mark Ensor
Completely K9 Dog Training
Holmleigh Boarding Kennels & Cattery
Drainage Ducting Midlands Ltd
Kph (leicester) Ltd
Eds Roofing Supplies (midlands) Ltd
Planet Same Day Logistics Ltd
Speake Heating & Building Ltd
GLS Windows Ltd
Chandlers Farm Equipment
Astley Fab Ltd
Compressed Air Solutions
HB Specialist Supplies
Swishline Roofing & Building Ltd
J & P Waterfield
Astley Fencing Ltd
Jubilee Animal Feeds
ASK Recruitment
Nationwide Platforms
Fleet Sales (Leicester) Ltd
RWN Transport Services
Littlewood Fencing
PK Car Wash
Andrews Auto Truck and Car Repairs
Fitness with Hannah

Landowners

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

[Neighbourhood Plan | Dunton Bassett Parish Council](#)

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 2021 they were also sent the same letter provided to Statutory Stakeholders.

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.duntonbassettparishcouncil.org.uk/uploads/dunton-bassett-questionnaire-rev7.pdf>)

Questionnaire analysis ([Neighbourhood Plan | Dunton Bassett Parish Council](#))

Open Event 03 November 2018 consultation summary ([Neighbourhood Plan | Dunton Bassett Parish Council](#)).

Housing Needs Report July 2016 [dunton-bassett-housing-needs-survey-analysis-report-july-2016.pdf \(duntonbassettparishcouncil.org.uk\)](#)

Stakeholder Workshop report December 2018 [dunton-b-rcc-stakeholder-workshop-report.pdf \(duntonbassettparishcouncil.org.uk\)](#)

Regulation 14, Pre-Submission Consultation

This took place over a seven-week period, initially set from 15 February to 29 March 2021. The comments received were collated and, after an initial review by YourLocale, the DBNPAC was asked to consider the comments and possible amendments to the plan. The Parish Council was asked for its views and the Steering Group 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.	<p>The plan is a very detailed and well considered document and I would like to thank all those who have put time and effort into it.</p> <p>I do have a few points that could be considered for incorporation into the document:</p> <p>1) The plan is primarily about human housing and creation of new places for humans to live but I see no reason why we shouldn't plan for new places for all wildlife to live in as well - to the benefit of all of us. I suggest that the plan should include requirements for re-wilding and the creation of habitat as well as the construction of houses. The land behind Coopers lane up to the proposed policy H1 area of residential allocation has the potential for extensive tree planting, the creation of water habitat and also</p>	<p>Thank you for this comment.</p> <p>This is a correct observation, but the absence of a policy for habitat creation is a function of the status of Neighbourhood Plans in the English Planning system, and the fact that a NP's policies can only be about a) creation of a framework within which new development generally in DB will occur and b) rejection or modification (by the HDC planning committee) of actual development proposals (planning applications) on</p>	None

			<p>open communal green space for the use of all residents - all easily accessible by the majority of the village without the requirement to cross busy roads. We are poorly served for an easily accessible safe, central and open green space for communal use.</p>	<p>specific sites in the parish. There is a presumption in English planning that new development should result in 'biodiversity net gain', but in practice this is very difficult to attain and (partly for that reason) unlikely to be enforceable, especially at the relatively small scale of development in a place like DB [HS2-scale strategic developments take so much land that they can include (e.g.) tree-planting, wetland creation, etc. on previously low-biodiversity land within the wider site], However, we will strengthen the Plan to reference the need for 'net gain'.</p>	
			<p>2) I think it should be built into the plan that all new builds are to meet certain (high!) standards for energy efficiency - no gas mains to be put in and requirements for solar PV and thermal to be built into the properties from the start. This is all do-able but obviously tends to eat into the profit margins of developers. I commend the requirements of</p>	<p>Policy H5g) requires development to 'meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, as appropriate ...'</p> <p>The 7kw requirement is the current standard that has to apply. The policy says 'at least</p>	

			<p>off street parking for new developments but think that the 7kW charging requirement is insufficient. In order for quicker car charging and more efficient use of hot water systems in the new properties (heat on demand only) we should require 22kW (3 phase) connections for new builds. Also fibre to the premises should be a requirement - a fibre line runs along Coopers lane, any new development could easily tap into it. Creates better potential for people working from home etc.</p> <p>3) The plan to minimise artificial street light is an interesting one as I feel the village is already poorly lit! Good lighting can make people feel safer walking about after dark and reduce the likelihood of trips and falls.</p> <p>4) It is noted that speed of traffic down Coopers lane is an issue but actually it's the noise that creates more nuisance. Adding physical traffic calming measures can actually make that worse, a vehicle slowing down and speeding generates more noise and pollution than one at a steady speed. More random spot checks</p>	<p>... to promote higher levels when available.</p> <p>Policy E6 requires broadband access.</p> <p>Noted. There can be environmental harm by providing additional street lighting.</p> <p>Noted. Policy T1 seeks to promote alternative modes of transport. The proliferation of electric vehicles will help to impact on noise!</p>	
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				of speed and noise might be a solution.		
2	Site A		Name & address supplied.	<p>Having reviewed the Neighbourhood Plan we do have some concerns about the proposition for plans identified on Site A for the Residential Allocation.</p> <p>1) Concerns over the access to the site from the busy A426. Turning into Church Lane off the A426 can be challenging enough when vehicles do not slow down to let you turn in at a realistic speed. Furthermore, the houses on the same side of the A426 junction have parking spaces off Cooper's Lane, not off the busy A426. I presume this was due to the concerns over safety at the time of building these houses.</p> <p>2) Concerns relating to additional congestion driving through the village, on the narrow roads, particularly around the school drop off/collection pinch points. Families moving to Site A would more than likely drive to the school to drop off children, as we already know the majority of parents living on Station Road do this before making their onward journey. Where would these additional vehicles park at the school drop off, with the roads around and outside of the school currently at capacity during these times?</p>	<p>Thank you for making comment.</p> <p>Noted. The Highways Authority will have to approve any access arrangements, and the developers will be required to find an acceptable solution.</p> <p>Dunton Bassett is required to take a minimum of 40 new dwellings and this is a problem that is likely to manifest itself wherever new development is located in the Parish. Policy CF3 supports an expansion of the current school, or replacement is a suitable location can be found. The allocated site provides for an additional car park.</p>	Change to be made as indicated

			<p>3) It is a concern that the two "new build" properties built across the road from Elwells Avenue took nearly two years to sell from point of completion. Does this demonstrate a lack of demand from families to move into the village and does this relate to the reduced number of amenities in the village (one pub and a small village school)?</p> <p>4) What are the provisions for the school to have capacity for a further calculated 25 children (an increase in capacity of around 25%). Is there an extra class room being planned alongside additional teaching resources?</p> <p>5) Considerations relating to the wider infrastructure to support more families moving into the area. Residents in the local villages use the doctor's surgeries located in either Lutterworth or Broughton Astley, do these services have additional capacity to take on new patients? We understand the site of 'Lutterworth East' was contested by the LRI due to concerns around supporting additional families moving to the area with their health in particular the A&E dept. Furthermore, in our own personal experience it took us nearly two years</p>	<p>Further new build will help to sustain the remaining community facilities – but the housing requirement as set by Harborough DC is a minimum of 40 dwellings, so this figure has to be met somewhere.</p> <p>Adequate educational provision is a requirement that will be addressed at planning application stage.</p> <p>A contribution to medical facilities will be provided as part of the planning application process.</p>	
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			<p>after being on multiple waiting lists to be offered a place at a dental practice in Lutterworth.</p> <p>6) The obstruction to the view for the area. The attached image is a picture that our 7 year old son woke me up to take, as he appreciates the view from his bedroom window alongside the sunrise and sunset. Our three children also enjoy bird spotting and watching the local wildlife, including foxes, rabbits, pheasants, cows, horses due to the natural environment surrounding us. We believe this is highly beneficial for a positive influence on their mental well-being and would also have a concern around there being a reduction in the wildlife due to the additional manmade materials, pollution and noise created by site A. I've also attached an edited image of the potential view if properties are built on the proposed site, which shows the potential obstruction to the view.</p> <p>7) We understand there is a need to build additional housing in the village, however the requirement is 40 houses based upon the amenities of the village, this site proposes 50 houses, why is this? We chose to move to a village with big open green spaces and the lifestyle this offers. We would like to understand if</p>	<p>Unfortunately, the obstruction of private views are not legitimate reasons for refusing planning applications.</p> <p>The requirement is for a minimum of 40. It is recognised good practice to exceed this minimum requirement in order to safeguard the NP protections should the housing requirement increase in the future.</p>	
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				<p>there is a commitment from the local council to build with consideration and compassion to the pre-existing style and open spaces of a village and not build as many houses as possible onto the proposed site.</p> <p>I hope our comments are considered and if we can provide further detail in relation to any of the points raised, then please do not hesitate to contact us.</p>	<p>The development will be required to meet the design requirements identified in policy H5</p> <p>Thank you again. We are sorry that the answers are probably not what you were hoping for.</p>	
3	General		<p>Name and address supplied</p>	<p>I offer the following two observations on the Draft Plan.</p> <p>The open space in the lay-by area on Dunton Road is referenced in two places within the Plan. Neither mentions the presence of water associated with the local land drainage system although the holding area is outlined on some the maps. The holding area has been full on a number of occasions during the winter when it is quiet deep. During hot summer periods it is just damp - with a consequential impact on the flora and fauna.</p> <p>Should the extent of this area be referred to somewhere as 'woodland and wetland'?</p> <p>If the local surface water drainage were ever to be improved then the need</p>	<p>Thank you for commenting on the draft Plan.</p> <p>Noted. The NP includes this as part of the Wildlife Corridor and is referenced in the flood map.</p>	None

			<p>for this water holding feature could potentially disappear.</p> <p>8.2.4 Important Open Space Figure 6: Important Open Spaces Ref A. Dunton Road Natural Greenspace (HDC OSSR site) Page 32.</p> <p>8.2.5 Natural Environment and Biodiversity 8.2.5.1 Sites of natural environment significance Figure 7: Sites of natural environment significance Ref 017.3 Page 36</p> <p>The recent proposal for a Leicester – Rugby railway link and its potential impact are unlikely to have been considered during the development of the Plan. Has the Parish Council formulated its position on this?</p> <p>8.2.5.2 Woodland, notable trees and hedges In Dunton Bassett there is a group of planted and rewilded deciduous woodlands along the M1 and Great Central Railway corridor.</p>	<p>This has been considered by the Parish Council who have taken the view that this is highly unlikely to be an issue over the lifetime of the NP.</p> <p>This is already referenced in the NP</p>	
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				Page 36		
4	General		Severn Trent	<p>Dunton Basset Neighbourhood Plan Pre-submission version Thank you for the opportunity to comment on your consultation, Severn Trent are generally supportive of the principles outlined within the neighbourhood plan. There area however a few areas of the plan that we feel could be enhanced by some minor changes to assist with the delivery of the plan objectives and deliver wider benefits.</p> <p>Policy H1: Residential Site Allocation Severn Trent would not raise any specific concerns regard a development of this scale, provided surface water is managed sustainably and discharged to a sustainable outfall, in accordance with the drainage hierarchy. We would however encourage developers to contact Severn Trent early within their design process to ensure a viable outfall location can be agreed and where required any localised improvements can be programmed into our plans.</p> <p>Policy H5: Design Quality Severn Trent are supportive of the approach highlighted in bullet point e to enhance biodiversity and relate to the natural topography, however we would recommend that the bullet point also</p>	<p>Noted</p> <p>Agreed</p>	None

			<p>references watercourses (including ditches) such that they are protected and retained as open features where possible.</p> <p>Severn Trent are supportive of the approach to encourage and incorporate SuDS and water efficiency in bullet point g. We would however recommend that the statement also references: • the Drainage Hierarchy to ensure that surface water is discharged to the most sustainable outfall, • that SuDS are designed in accordance with current industry best practice to provide wider benefits that just retention of surface water and, • that water efficiency is designed to meet the optional target set out in Building Regulations part g Drainage Hierarchy Surface water can leave new development sites in a number of different ways, the drainage hierarchy (Planning Practice Guidance Paragraph 80) sets out the order in which these options should be considered based around how sustainable the outfalls are, it is vital that new 2 development directs surface water to the most appropriate outfall, and would therefore recommend that the drainage hierarchy is detailed within the Design Policy. Some example wording is: All applications for new</p>	<p>SuDs are referenced at an appropriate level in Policy Env 11. No additional policy changes are felt necessary as it is covered by national legislation.</p>	
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				<p>development shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible SuDS Severn Trent note that industry best practice (CIRIA C753 the SuDS Manual) identifies that SuDS should be designed to perform against 4 key pillars: 1. Water Quantity (Flow rate and volume), 2. Water Quality (discharge water as clean as possible) 3. Biodiversity (support wildlife) 4. Amenity (support wider community activities)</p> <p>This approach can be both beneficial in terms of land take for the developer by enabling land to count towards green space and flood alleviation. It also looks to ensure that SuDS are considered as part of the initial design and incorporated into the site as resources rather than last minute additions. Some example wording to assist in the interpretation of this recommendation is: All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are put in place unless demonstrated to be inappropriate. All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS</p>		
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				<p>design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape. The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity. Where possible, all non-major development should look to incorporate these same SuDS principles into their designs. The supporting text for the policy should also include: Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads. Water efficiency The increasing number of dwellings, businesses and consumers for water are putting additional strain on the sources of clean water, Severn Trent are managing the capacity of our water sources such that</p>		
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			<p>our abstractions cause minimal damage to the natural environment whilst also meeting the demand for water from our customers. This increasing issue has been recognised in our Water Resource Management Plan, the Humber River Basin Catchment Management Plan. It is important that new development also play's it''s part in using our vital resources sustainably.</p> <p>We would recommend that alongside the reference to water efficiency detailed within your current policy the neighbourhood plan also references the optional water efficiency target set out within Building Regulations Part G, as this will provide a clear direction to developers about what is expected. 3 To assist with this recommendation we have provided some example wording: Development proposals should demonstrate that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, should not exceed 110 litres/person/day.</p> <p>Policy ENV1: Local Green Space Severn Trent understand the need for Local Green Space and the need for it to be protected, however local green spaces</p>	<p>We cannot enforce a voluntary target.</p> <p>This is already covered in the policy which precludes development which has an adverse effect on the LGS. If the development enhances the space, then the policy will not prevent development.</p>	
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			<p>can provide suitable locations for schemes like flood alleviation to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation can result in additional benefits to the local green space in the form of Biodiversity or Amenity improvements. We would therefore recommend that the following point is added to Policy ENV1</p> <p>Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space. Policy ENV2</p> <p>Important Open Spaces Severn Trent understand the need for open space and the need for it to be protected, however open spaces like local green spaces can provide suitable locations for schemes like flood alleviation to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation can result in additional benefits to the local green space in the form of Biodiversity or Amenity improvements.</p> <p>We would therefore recommend that the following point is added to Policy ENV2</p> <p>Development of flood resilience</p>	<p>The policy provides for work which does not adversely affect the open space.</p> <p>We believe that the current policy is sufficient.</p>	
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			<p>schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.</p> <p>8.2.5.3 Biodiversity and habitat connectivity Severn Trent are supportive of the approach to incorporate biodiversity through new development to create Blue Green corridors through the urban landscape. We would note that watercourses (including ditches) form a vital part of this process, both as methods for conveying surface water, but as point that wildlife can access water. It is therefore important the watercourses are incorporated into the development as open features such that they can continue to perform this function. Watercourses also provide a more sustainable outfall for surface water to be discharged to, mitigating the impact of development on the sewerage systems. We would therefore recommend that paragraph 8.2.5.3 Green blue corridors and watercourses in addition to trees and hedgerows. Wording should be included to the effect of: No development shall prevent the continuation of existing natural or manmade drainage features, where watercourses or dry ditches are present within a development site, these should</p>		
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			<p>be retained and where possible enhanced. Access to drainage features for maintenance should be retained and ownership of land clearly defined as part of the overall site maintenance plan. Prior to the alteration of any alignment an assessment will be required to ensure that all connections into the watercourse are retained and that exceedance flows are not then directed away from the watercourse channel towards properties 4 Development should where possible, create and enhance blue green corridors to protect watercourses, and their associated habitats from harm.</p> <p>Policy ENV11: Managing Flood Risk As detailed in our response to Policy H5 we would recommend that a reference to the drainage hierarchy is made alongside the reference for development to incorporate SuDS. 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. Position Statement As a water company we have an obligation to provide water supplies and sewage treatment capacity for future</p>	<p>We believe that the policy is sufficient.</p>	
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				<p>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. 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</p>		
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				<p>treatment at each of our sewage treatment works. 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 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 our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer. 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% 5 discount if there is a surface water connection via a sustainable</p>		
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				<p>drainage system. More details can be found on our website https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-andguidance/infrastructure-charges/ Water Quality 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. Water Supply 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. We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing</p>		
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				<p>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. Water Efficiency Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations. We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> • Single flush siphon toilet cistern and those with a flush volume of 4 litres. • Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute. • Hand wash basin taps with low flow rates of 4 litres per minute or less. • Water butts for external use in properties with gardens. To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More 		
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				<p>details can be found on our website https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-andguidance/infrastructure-charges/ We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day. We would also encourage the use of rainwater harvesting on larger developments, either residential or commercial. This helps to reduce the demand on public supply, associated carbon impact of 6 supply and also reduced site run off and sewer flows. Rainwater Harvesting as a development rather than on a property by property basis is more cost efficient and can produce greater benefits. Both the River Severn River Basin Management Plan (Page 52) and the Humber River Basin Management Plan (page 46) recommend that Local Plan set out policies requiring homes to meet the tighter water efficiency standard of 110 litres per person per day as described in Part G of Schedule 1 to the Building Regulations 2010. As such Severn Trent's recommendation is consistent with wider objectives within our water supply regions. We hope this information has</p>		
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				<p>been useful to you and we look forward in hearing from you in the near future. Yours sincerely Chris Bramley Strategic Catchment Planner growth.development@severntrent.co.uk</p>		
5	General		Name & address supplied.	<p>1. Historic importance – in the Plan it has been mentioned that many areas around DB have visible ridge and furrow and other features of historic importance. I have contacted Historic England with regards to this and have been advised in writing that they have previously raised concerns about the allocation in question due to the impact on the setting of the adjacent scheduled monument and that they advised that a Strategic Environmental Assessment will be required. We note from the Parish Council minutes of the steering group meeting on 09/02/2021 that Harborough District Council had advised that there was no requirement for SEA screening. We believe the information from HE means the Parish Council must undertake a SEA before any further actions are taken. In support of this, HE advised that they will contact the Council with regard to ridge and furrow and that as it stands, they believe that the allocation may present a risk to the plan.</p>	<p>Thank you for commenting on the draft Plan.</p> <p>It is the decision of Harborough District Council as to whether or not a SEA is required, not Historic England.</p> <p>Having undertaken a Screening Opinion, sharing this with the Consultation Bodies and taking into account their recommendations, an environmental report has been prepared and its conclusions built into the NP. It is noted that development has taken place closer to the scheduled monument.</p> <p>The site subject to development does not represent the highest grade R&F Policy Env 8 requires the benefit of development to be balanced against the harm caused.</p>	None

			<p>2. Affordable housing – the DB Plan mentions that DB does not have sufficient number of affordable houses. However, not only are there plenty of affordable housing options in close proximity to the village (Broughton Astley, Lutterworth, Gilmorton) but also there are likely to be around three thousand new houses built less than 3 miles away from DB at Whetstone Pastures. These numbers should not be disregarded simply for the fact that all may not be in Harborough District Council.</p> <p>3. Lack of facilities – DB does not have many amenities. There is only one pub, no shops and a very small school which could be an issue. It would be very unfortunate if the existing residents were unable to secure their children’s spaces at the local school due to the sudden influx of new families moving into the village. Note. I understand that the government initiatives are to provide more housing however we need to ensure that these are built in appropriate areas. Whilst developments may be presumed as necessary, the location of any plot must be considered carefully so as not to damage the historic features of the village or put a burden on existing facilities. There</p>	<p>Noted. It is a District Council and national planning requirement that developments of 10 or more dwellings provide Affordable Housing. The NP cannot be in conflict with this.</p> <p>Noted. The Parish is required to take a minimum of 40 dwellings and this will help to sustain the remaining community facilities.</p>	
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				appears to be other sites previously ruled out as a primary development site that should be reconsidered. (e.g. the Reserve Site, Spice45).		
	General		Name & address supplied.	<p>Having read the proposal for the cricket field site I remain unconvinced of the reasons for this site over any other and in particular the reserve site. I wonder, for example, what prompted the chairman to use his/her casting vote in the way he/she did. Perhaps all will become clear at a later stage? I do feel that the proposal is for a lot of housing in one hit and ignores the bits of infill potentially already in hand. The new residents would become a significant percentage of the village population which has evolved itself in a more natural way and over much time. The potential development would it seems also be out on a limb and not in keeping with the styles of housing we so love in the village. The development appears to be dropped into the middle of a couple of fields instead of extending a natural progression of the housing lines in the village, a scheme that is so successfully used in other villages that we see. The section of the A426 for exiting the estate is already completely chaotic at certain times of the day with queues backing up towards Lutterworth. The footpath to the centre of the village is</p>	<p>Thank you for these comments.</p> <p>The sites were selected following a detailed, comprehensive and independently led assessment process, the details of which are in Appendix 4.</p> <p>The Chair of the Parish Council has responded as follows: 'After work done by the steering groups I was presented with only 2 sites considered as suitable for a development of approx 40 houses, the attempts to reduce numbers by infill has proved unsuccessful. I accept that both sites come with issues but I felt that the rear of Coopers Lane was slightly preferred. The reason being as follows. It would give better access for pedestrians to the village and school. Access onto the A426 would have less impact on traffic</p>	None

				<p>narrow and a blind exit for children tempted to run down it towards the road.</p> <p>Thank you</p>	<p>through the village. It would also give opportunity to extend and improve the playground and hopefully provide an area for children to play football and games, I do not feel that the second site would offer the same benefits to the village'.</p>	
6	General		<p>Environment Agency</p>	<p>Dear Sir / Madam,</p> <p>Thank you for giving the Environment Agency the opportunity to comment on the Dunton Bassett Draft Neighbourhood Plan.</p> <p>However the environmental constraints associated with the Plan area (e.g. there being no flood zones, Main Rivers) are such that we have no formal comment to make on the proposals.</p> <p>Regards Nick</p>	Noted	None
7	General		<p>Name and address supplied</p>	<p>The Neighbourhood Plan is an impressive piece of work that bears testimony to the vast amount of time and effort put in by its contributors in the interests of the village.</p>	<p>Thank you for making comment.</p>	None

			<p>Section 8.2.1 - Policy H1 - Site Allocation</p> <p>The housing site allocation was always going to be the most contentious part of the plan, and it is a great pity that the landowner's determination to sell such large plots of land and the developers' greed have led to the allocation of sites that will take 50 houses. Indeed, according to verbal communication at the Parish Council meeting on 9 March, site 9 would even take an extra 20 houses. And this despite the fact that the proposed Coopers Lane development of 40 houses was rejected because it was deemed to be out of scale with the present settlement. Was there really no alternative? Having identified two suitable sites, was every avenue explored to avoid one large, out-of-proportion development? Could our housing allocation have been spread between two sites? Surely two developments of around 20 houses would have been less detrimental to the character of the village than one large development totally out of scale with the current built form?</p> <p>The decision to put forward site 9 (alongside the cricket field) for development rather than site 3 (North of Old Coach Road) was passed by a narrow margin of 3 votes to 2 at a</p>	<p>This was a contentious process. The group looking into this matter took the view that a single development of suitable scale would be less disruptive to the village and would yield greater infrastructure benefits.</p> <p>An environmental report has been commissioned to consider the issues associated with the development and its proximity to heritage assets and any recommendations will be incorporated.</p>	
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			<p>meeting of the Neighbourhood Plan Steering Committee, with the chairman casting the deciding vote. This choice might achieve the laudable goal of avoiding increased traffic through the village centre - always provided access from the A426 is granted - but it cannot be ignored that there are significant trade-offs.</p> <p>Although the ridge and furrow area earmarked for development is conveniently classified as not well preserved, its loss will have a significant impact on the legibility of the historic landscape character surrounding the village, especially given its proximity to the scheduled monument. We are embarking on a slippery slope if we opt to ignore the historic significance of our village's landscape features. As we learned from the campaign to fight off the development on The Beat, protecting the historic setting of our heritage assets is a powerful argument in preventing undesirable development.</p> <p>Appendix 4 - Site Sustainability Analysis With reference to site 9, the Site Sustainability Analysis states that "Alternative access arrangements will be pursued if access from the A426 proves not to be possible". Verbal assurance was given at the meeting of the Parish</p>	<p>Noted. The site would not achieve a planning consent if there are unresolved concerns over access. The statutory authorities will be able to comment through formal processes prior to the Referendum.</p>	
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			<p>Council on 9/3/2021 that only access options from the A426 would be considered. This requires confirmation before the Neighbourhood Plan is put to the vote. Any alternative access arrangements being explored should be described in the plan, so that residents can make an informed decision about the acceptability of the site. Otherwise, the Site Sustainability Appendix should be amended so that it clearly states that this site will be carried forward <i>only</i> if access from the A426 is granted.</p> <p>Section 8.1.3 – Policy H3 – Settlement Boundary The proposed settlement boundary has a rather strange shape, with the possible new development site forming an appendage cut off from the existing built form of the village. Is this how we want our village to develop, with a dormitory estate on its margins, or do we want new housing to be well integrated into the village, thus fostering a community spirit in new residents? From this point of view, the Old Coach Road site would appear more suitable as it is better connected to the existing settlement.</p> <p>Section 8.2.5.4 – Policy ENV 8 – Ridge and furrow</p>	<p>Noted. Each site was assessed against a set of criteria and this site was considered to be the most favourable based on consideration of all criteria.</p> <p>If housing need were to increase, then the reserve site would come into play, protecting this area, which is further protected by being</p>	
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			<p>Another effect of the proposed settlement boundary is to make the remaining area of ridge and furrow between the new development and the rear of Coopers Lane look like a tempting infill site to supply future housing needs. Although classified as a non-designated heritage asset, this area would lose all significance once it is cut off from its historic setting. This would make it difficult to protect in future, opening up the possibility of another 50 or so houses being built on this site as housing need increases.</p> <p>Section 8.2.4 – Policy Env 2 – Important Open Space Two of the important recreational open spaces - the cricket ground and the children’s playground - will be directly affected by development of site 9. It may seem a minor consideration, but we should not ignore the mental health benefits, both for the village children and for their accompanying adults, of a children’s playground that is embedded in the countryside, rather than being surrounded by a housing estate.</p> <p>Section 8.2.5.3 – Policy Env, 5 – Biodiversity and habitat connectivity The habitat connectivity map on page 36 of the NP suggests that, unlike the rest</p>	<p>placed outside of the settlement boundary.</p> <p>Noted. The location of the play area will maximise accessibility for the community.</p> <p>An extension of the Wildlife Corridor here isn’t strongly supported by evidence (the species listed by the respondent are ubiquitous across the parish); the two historic Local Wildlife Sites and</p>	
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				of the village, the area to the east of Main Street is devoid of wildlife corridors, and the significant wild area running between the children's playground and the rear of Nos 14 to 20 Main Street is ignored. This area is frequented by a variety of animals and birds including foxes, badgers, newts, pheasants, and buzzards, and links up with the neighbouring hedgerows to form a wildlife corridor (wildlife photos taken at the rear of Bloomhills Farm are available).	deciduous woodland (the churchyard) are separated from the west of the village by buildings and paved surfaces. Applying the weak connectivity described for here is not sufficiently pronounced to make it a Wildlife corridor.	
8	General		Leicestershire County Council	<p>Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in this consultation. Highways Specific Comments Regarding the main areas of concern, pedestrian crossings, speeding and traffic calming. LCC will only support any measures where there is sufficient evidence and where the introduction of any measure meets the criteria to do so. For example a pedestrian crossing will only be acceptable if a PV2 assessment is conducted and through this assessment the type of crossing is identified, which may be simply dropped kerbs.</p> <p>Policy H1: Residential Site Allocation Site A Residential Allocation – The LHA have</p>	<p>Noted</p> <p>Noted</p> <p>We are aware of the concerns expressed by LCC in relation to site access and are in</p>	None

			<p>previously advised regarding the potential development with access onto the A426, it would be likely to resist such a proposal if it were submitted formally as a planning application. The A426 in this location is subject to a 50mph speed limit; the proposal would, therefore, be contrary to Section IN5 (Access to the Network Policy) of the Leicestershire Highway Design Guide, which seeks to place restrictions on the creation of new accesses onto highspeed A roads, or on any site which raises concerns regarding road safety. The request for a car park alongside the cricket field for the use of the Cricket Club and residents of the Parish may not meet all the tests as set out in regulation 122(2) of the Community Infrastructure Levy Regulations given the scale of development proposed.</p> <p>Site B – Reserve Site – The LHA would assess this site on its own merits should a proposal be submitted for pre application advice or formally.</p> <p>Policy H5 : Design Quality Response to point l) Parking and garage dimensions should be in accordance with the Leicestershire Highway Design Guide (LHDG) Policy, Economy & Community, Chief Executive’s Department,</p>	<p>discussion with the Highways Authority in relation to this issue. Alternative access arrangements are also under consideration. A reserve site is identified in the NP in the event that the issue cannot be resolved satisfactorily</p> <p>Noted</p> <p>This is referenced in the policy</p>	
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			<p>Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA T: 0116 305 7309 E: nik.green@leics.gov.uk For further information visit: http://www.leics.gov.uk/index/environment/planning/neighbourhoodplanning.htm</p> <p>Policy T3 : Transport Assessment for New Housing Development Response to point c) The Local Highway Authority (LHA) could only secure cycle routes and improvements to public transport (e.g. increase in frequency/ additional bus services) if it could be demonstrated this was necessary and proportionate to the scale of any developments proposed in the area</p> <p>Response to point f) While this is generally dealt with on a site by site basis, the minimum threshold for travel packs and passes is usually around 26 dwellings.</p> <p>General Comments The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth. Like very many local authorities,</p>	<p>Noted. The policy says 'where appropriate'. This is deemed to be appropriate.</p> <p>Noted. Will add in '...of an appropriate scale' after 'on residential developments'.</p> <p>Noted. It is inappropriate at Regulation 14 to make general comments about what the NP can include without making specific references to the Dunton Bassett NP.</p>	
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				<p>the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses its reducing resources and increasingly limited funds. In practice, this means that the County Highway Authority (CHA), in general, prioritises its resources on measures that deliver the greatest benefit to Leicestershire's residents, businesses and road users in terms of road safety, network management and maintenance. Given this, it is likely that highway measures associated with any new development would need to be fully funded from third party funding, such as via Section 278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no longer in a position to accept any financial risk relating to/make good any possible shortfall in developer funding. To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems. Where potential S106 measures would require future maintenance, which would be</p>		
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				<p>paid for from the County Council's funds, the measures would also need to be assessed against the County Council's other priorities and as such may not be maintained by the County Council or will require maintenance funding to be provided as a commuted sum. In regard to public transport, securing S106 contributions for public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped ie they would be able to operate without being supported from public funding. The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect of third-party funding to deliver a scheme, the County Council will still normally expect the scheme to comply with prevailing relevant national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered 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</p>		
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				<p>Policy, Economy & Community, Chief Executive's Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA T: 0116 305 7309 E: nik.green@leics.gov.uk For further information visit: http://www.leics.gov.uk/index/environment/planning/neighbourhoodplanning.htm problems or in connection with a development proposal), their implementation would be subject to available resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures. Flood Risk Management The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the onsite drainage systems</p>		
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				<p>are designed in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution. The LLFA is not able to:</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 		
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				<p>increase in flood risk. All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used to improve the bio-diversity and amenity of new developments, including benefits to surrounding areas. Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path and are retained in public open space to ensure that Policy, Economy & Community, Chief Executive's Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA T: 0116 305 7309 E: nik.green@leics.gov.uk For further</p>		
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				<p>information visit: http://www.leics.gov.uk/index/environment/planning/neighbourhoodplanning.htm access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained. LCC, in its role as LLFA will not support proposals contrary to LCC policies. For further information it is suggested reference is made to the National Planning Policy Framework (March 2012), Sustainable drainage systems: Written statement - HCWS161 (December 2014) and the Planning Practice Guidance webpage. Flood risk mapping is readily available for public use at the links below. The LLFA also holds information relating to historic flooding within Leicestershire that can be used to inform development proposals. Risk of flooding from surface water map: https://flood-warning-information.service.gov.uk/long-term-flood-risk/map Flood map for planning (rivers and sea): https://flood-map-for-planning.service.gov.uk/ Planning Developer Contributions 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</p>		
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				<p>contributions/planning obligations policy, along similar lines to those shown for example in the Adopted North Kilworth NP and the Adopted 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. North Kilworth Adopted Plan (Leicestershirecommunities.co.uk) Great Glen Adopted Plan (Leicestershirecommunities.co.uk) Mineral & Waste Planning The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development. Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your</p>		
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				<p>neighbourhood. You should also be aware of Minerals and Waste Safeguarding Areas, contained within the adopted Minerals and Waste Local Plan (Leicestershire.gov.uk). These safeguarding areas are there to ensure that non-waste and non-minerals development takes place in a way that does not negatively affect minerals resources or waste operations. The County Council can Policy, Economy & Community, Chief Executive's Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA T: 0116 305 7309 E: nik.green@leics.gov.uk For further information visit:</p> <p>http://www.leics.gov.uk/index/environment/planning/neighbourhoodplanning.htm 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. It is noted that there is a reserve housing site allocation located outside the Dunton Bassett settlement boundary in a Sand & Gravel Mineral Consultation Area. Any planning application that is submitted for development at this site should be accompanied by a minerals assessment in accordance with Policy M11 of the</p>		
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				<p>Leicestershire Minerals and Waste Local Plan. Property Education Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look to the availability of school places within a two-mile (primary) and three-mile (secondary) distance from the development. If there are not sufficient places then a claim for Section 106 funding will be requested to provide those places. It is recognised that it may not always be possible or appropriate to extend a local school to meet the needs of a development, or the size of a development would yield a new school. However, in the changing educational landscape, the Council retains a statutory duty to ensure that sufficient places are available in good schools within its area, for every child of school age whose parents wish them to have one. Strategic Property Services No comment at this time. Adult Social Care It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead</p>		
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				<p>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 Specific Comments • There is no reference regarding electric vehicles and their charge points either on street or in the workplace. The Prime Minister has recently stated new cars and vans powered wholly by petrol and diesel will not be sold in the UK from 2030. The Planning Group may wish to address this. • The plan does not reference the possible introduction of renewable energy sources (such as wind turbines and solar farms) in the Parish or have a policy regarding this. Other neighbourhood plans we have seen make reference to this. Policy, Economy & Community, Chief Executive's Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA T: 0116 305 7309 E: nik.green@leics.gov.uk For further information visit: http://www.leics.gov.uk/index/environment/planning/neighbourhoodplanning.htm General Comments With regard to the environment and in line with Government advice, Leicestershire County Council (LCC) would like to see Neighbourhood Plans cover all aspects of the natural environment including</p>		
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				<p>climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land. Climate Change The County Council through its Environment Strategy is committed to reducing greenhouse gas emissions in Leicestershire and increasing Leicestershire’s resilience to the existing and predicted changes in climate. Furthermore, LCC has declared a climate emergency along with most other UK councils. The County Council has committed to becoming carbon neutral as a council by 2030 and to working with others to keep global temperature rise to less than 1.5 degrees Celsius, which will mean in effect needing to achieve carbon neutrality for Leicestershire by 2050 or before. Planning is one of the key levers for enabling these commitments to be met and to meeting the legally binding target set by the government for the UK to be carbon neutral by 2050. Neighbourhood Plans should in as far as possible seek to contribute to and support a reduction in greenhouse gas emissions and to increasing the county’s resilience to climate change. Landscape The County Council would like to see the inclusion of a local landscape assessment taking into account Natural England’s Landscape</p>		
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				<p>character areas; Leicester, Leicestershire and Rutland Landscape and Woodland Strategy; the Local District/Borough Council landscape character assessments and the Landscape Sensitivity and Green Infrastructure Study for Leicester and Leicestershire (2017) which examines the sensitivity of the landscape, exploring the extent to which different areas can accommodate development without impacting on their key landscape qualities. We would recommend that Neighbourhood Plans should also consider the street scene and public realm within their communities, further advice can be found in the latest 'Streets for All East Midlands' Advisory Document (2006) published by English Heritage. LCC would encourage the development of local listings as per the National Planning Policy Framework (NPPF) and LCC have some data on the social, cultural, archaeological and historic value of local features and buildings (https://www.leicestershire.gov.uk/leisure-andcommunity/history-and-heritage/historic-environment-record)</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</p>		
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				<p>conserving biodiversity. The National Planning Policy Framework clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment, providing net gain for biodiversity, and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development or management of open spaces on enhancing biodiversity and habitat connectivity, such as hedgerows and greenways. Also, habitat permeability for habitats and species which addresses encouragement of movement from one Policy, Economy & Community, Chief Executive's Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA T: 0116 305 7309 E: nik.green@leics.gov.uk For further information visit: http://www.leics.gov.uk/index/environment/planning/neighbourhoodplanning.htm location to another such as the design of street lighting, roads, noise,</p>		
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				<p>obstructions in water, exposure of species to predation and arrangement of land-uses. 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. Contact: planningecology@leics.gov.uk, or phone 0116 305 4108</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,</p>		
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				<p>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. 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</p>		
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				<p>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. Brownfield, Soils and Agricultural Land 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. Policy, Economy & Community, Chief Executive's Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA T: 0116 305 7309 E: nik.green@leics.gov.uk For further information visit: http://www.leics.gov.uk/index/environment/planning/neighbourhoodplanning.htm Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They should be enhanced in value and protected from adverse effects of</p>		
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				<p>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 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. Strategic Environmental Assessments (SEAs) Information for Neighbourhood Planning groups regarding Strategic Environmental Assessments (SEAs) can be found on the Neighbourhood Planning website (www.neighbourhoodplanning.org) and should be referred to. As taken from the website, a Neighbourhood Plan must meet certain basic conditions in order to be ‘made’. It must not breach and be otherwise compatible with EU</p>		
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				<p>obligations. One of these obligations is Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment' (Environmental Assessment of Plans and Programmes Regulations, 2004, available online). This is often referred to as the SEA Directive. Not every Neighbourhood Plan needs a SEA, however, it is compulsory to provide when submitting a plan proposal to the local planning authority either:</p> <ul style="list-style-type: none"> • A statement of reasons as to why SEA was not required • An environmental report (a key output of the SEA process). <p>As the UK has now left the EU, Neighbourhood Planning groups should remain mindful of any future changes which may occur to the above guidance. Impact of Development on Household Waste Recycling Centres (HWRC)</p> <p>Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district area and Leicestershire County Council. The County's Waste Management team considers proposed developments on a case by case basis and when it is identified that a proposed development will have a detrimental effect on the local HWRC infrastructure then appropriate projects to increase the capacity to off-set the impact have</p>		
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				<p>to be initiated. Contributions to fund these projects are requested in accordance with Leicestershire's Planning Obligations Policy (2019) and the relevant Legislation Regulations. 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> <p>Policy, Economy & Community, Chief Executive's Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA T: 0116 305 7309 E: nik.green@leics.gov.uk For further information visit:</p> <p>http://www.leics.gov.uk/index/environment/planning/neighbourhoodplanning.htm</p> <p>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;</p> <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. <p>3. Identify and support</p>		
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				<p>potential community projects that could be progressed. You are encouraged to consider and respond to all aspects of community resources as part of the Neighbourhood Planning process. Further information, guidance and examples of policies and supporting information is available at www.leicestershirecommunities.org.uk/np/useful-information. Economic Development We would recommend including economic development aspirations with your Plan, outlining what the community currently values and whether they are open to new development of small businesses etc. Fibre Broadband High speed broadband is critical for businesses and for access to services, many of which are now online by default. Having a fast broadband connection is no longer merely desirable but is an essential requirement in ordinary daily life. All new developments (including community facilities) should have access to ultrafast broadband (of at least 100Mbps) and allow mechanisms for securing a full fibre broadband provision for each premise and business from at least one network operator, provided on an open access basis. Such provider must deploy a Fibre to the Premise (FTTP) access network structure in which</p>		
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				<p>optical fibre runs from a local exchange to each premise. Developers should take active steps to incorporate adequate broadband provision at the preplanning phase and should engage with telecoms providers to ensure fibre broadband is available as soon as build on the development is complete. Where practical, developers should consider engaging several telecoms providers to encourage competition and consumer choice. The Council supports a 'dig once' approach for the deployment of communications infrastructure and a build which is sympathetic to the character and appearance of the surrounding area. The Council encourages telecommunications build which does not significantly impact on the appearance of any building or space on which equipment is located and which minimises street clutter. Policy, Equalities While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2020-2024 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for engagement and consultation work. A copy of the strategy can be view at: https://www.leicestershire.gov.uk/have-your-say/previous-</p>		
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				consultations/equality-strategy2020-24-consultation NIK GREEN (MRS) Policy Officer E: neighbourhoodplanning@leics.gov.uk		
	General		Namee and address supplied	<p>The plan exceeds the number of houses for development. We need to plan for 40 dwellings not more. Current planning applications are likely to provide some of this number. In addition, current plans for Harborough look to exceed the number of dwellings required by 2031, We should not add to this by planning further over provision.</p> <p>Over a ten-year period, the requirement for new houses could be met by careful infill and small grouping of new dwellings. Dunton Bassett is not a village which would be well served by a new "Housing Estate"</p> <p>If the new development has to be concentrated, a far more modest number of houses could be built on the Reserve Site B. The Reserve site B provides a much less intrusive development than Residential allocation A.</p>	<p>Thank you for these comments.</p> <p>The housing requirement is a minimum of 40. Providing only the minimum number leaves the NP vulnerable to increases in housing need in the future and potentially fails to secure the infrastructure benefits needed.</p> <p>Noted. The site was selected following a comprehensive assessment process.</p> <p>As above.</p>	Change to be made as indicated.

				<p>Site A sits higher than B and dissects an uninterrupted rural view for houses from Church Close, Main Street, Coopers Lane and Lutterworth Road the (A426). It sticks out like a sore thumb.</p> <p>Reserve site B should take precedence over A</p>	<p>Noted. This was not the view of the Advisory Committee or the Parish Council.</p>	
	General		Name and address supplied	<p>Plan Section 8 Housing Policies Paragraph 8.1.1 Page 14</p> <p>We are concerned about the housing provision in the neighbourhood plan for the following reasons:-</p> <p>There are 330 dwellings in the village so an increase as proposed of 40 homes would represent an increase of over 12% - too high an impact on the village in our view.</p> <p>The requirement for 40 homes is before 2031 so why is the allocation being built all at the same time.</p> <p>The type of houses we assume will be like the modern homes we see all around especially in Lutterworth. Dunton does have some modern houses but it does not have large plots of such dwellings which might be described as small estates. The village comprises</p>	<p>Thank you for commenting on the Neighbourhood Plan.</p> <p>For the NP to proceed it needs to confirm that the housing allocation can be delivered. Doing this on one site at the same time gives benefits of delivering additional infrastructure than would be the case if the development was spread over many years on many sites.</p> <p>Policy H5 establishes the design standards that have to be met for a planning application to be successful. This includes enhancing and reinforcing the character of the area.</p>	Change to be made as indicated.

			<p>many different homes of different designs which adds to the beauty of the village itself. A development of 40 modern houses, particularly near the centre of the village, would not in our opinion be in keeping with the character of the village.</p> <p>Regarding the choice of site, we have an interest as we live to the east of Main Street in the village. The site next to the cricket ground seems to have been chosen in a very short meeting of the Steering Group and no particular reason given by the Chairman in using his casting vote.</p> <p>In the Site Sustainability Analysis this site stretches to the edge of the properties on Coopers Lane but in the Plan it seems to be just an area in the middle of the available land. We think this needs explaining, as it leaves open the possibility of future development that would enlarge the “estate”.</p> <p>The assumption is that only access via the A426 will be created for this site, so we think it needs clarification as to why there is a peculiar section on the site drawing, that seems to reach up to the gardens of houses in Ralphs Close.</p>	<p>The site was selected following a comprehensive assessment process.</p> <p>The development will be contained within the red line boundary, which offers protection against further development of the wider site.</p> <p>The preferred access for this site is via the A426. If this proves to be unviable an alternative site will be chosen.</p>	
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				<p>We are of the opinion that this land is Ridge and Furrow land and a non-designated heritage asset and key to conservation in the village. We do not think development of such heritage land can be mitigated in any way unless it is completely lost. We believe there are several precedents of planning permission being refused for exactly this reason.</p> <p>The wilded area between Bloomhills farm and the playing field is a rich natural habitat with a huge variety of insect and bird life including an abundance of bees and dragonflies and red and green woodpeckers. These all make use of the hedgerow and the self-seeded mature trees. The area provides a run for wild animals and reptiles including badgers, foxes and newts. The loss of such natural diversity from this area of the village would be detrimental to the wildlife and to the health and wellbeing of the people living here.</p>	<p>The Ridge and Furrow within the development site is less distinct than the well preserved non-designated heritage assets recognised in the Plan.</p> <p>Noted. A Planning decision about any development proposal on this land (or adjacent to it) will have to balance biodiversity significance against the merits of the development.</p>	
	General		Name and address supplied	<p>The plan is a very detailed and well considered document and I would like to thank all those who have put time and effort into it.</p> <p>I do have a few points that could be considered for incorporation into the document:</p>	Thank you for this comment.	Change to be made as indicated.

				<p>1) The plan is primarily about human housing and creation of new places for humans to live but I see no reason why we shouldn't plan for new places for all wildlife to live in as well - to the benefit of all of us. I suggest that the plan should include requirements for re-wilding and the creation of habitat as well as the construction of houses. The land behind Coopers lane up to the proposed policy H1 area of residential allocation has the potential for extensive tree planting, the creation of water habitat and also open communal green space for the use of all residents - all easily accessible by the majority of the village without the requirement to cross busy roads. We are poorly served for an easily accessible safe, central and open green space for communal use.</p>	<p>This is a correct observation, but the absence of a policy for habitat creation is a function of the status of Neighbourhood Plans in the English Planning system, and the fact that a NP's policies can only be about a) creation of a framework within which new development generally in DB will occur and b) rejection or modification (by the HDC planning committee) of actual development proposals (planning applications) on specific sites in the parish. There is a presumption in English planning that new development should result in 'biodiversity net gain', but in practice this is very difficult to attain and (partly for that reason) unlikely to be enforceable, especially at the relatively small scale of development in a place like DB [HS2-scale strategic developments take so much land that they can include (e.g.) tree-planting, wetland creation, etc. on previously low-biodiversity land within</p>	
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				<p>2) I think it should be built into the plan that all new builds are to meet certain (high!) standards for energy efficiency - no gas mains to be put in and requirements for solar PV and thermal to be built into the properties from the start. This is all do-able but obviously tends to eat into the profit margins of developers. I commend the requirements of off street parking for new developments but think that the 7kW charging requirement is insufficient. In order for quicker car charging and more efficient use of hot water systems in the new properties (heat on demand only) we should require 22kW (3 phase) connections for new builds. Also fibre to the premises should be a requirement - a fibre line runs along Coopers lane, any new development could easily tap into it. Creates better potential for people working from home etc.</p> <p>3) The plan to minimise artificial street light is an interesting one as</p>	<p>the wider site], However, we will strengthen the Plan to reference the need for 'net gain'.</p> <p>Policy H5g) requires development to 'meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, as appropriate ...'</p> <p>The 7kw requirement is the current standard that has to apply. The policy says 'at least ...' to promote higher levels when available.</p> <p>Policy E6 requires broadband access.</p> <p>Noted. There can be environmental harm by</p>	
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				<p>I feel the village is already poorly lit! Good lighting can make people feel safer walking about after dark and reduce the likelihood of trips and falls.</p> <p>4) It is noted that speed of traffic down Coopers lane is an issue but actually its the noise that creates more nuisance. Adding physical traffic calming measures can actually make that worse, a vehicle slowing down and speeding generates more noise and pollution than one at a steady speed. More random spot checks of speed and noise might be a solution.</p>	<p>providing additional street lighting.</p> <p>Noted. Policy T1 seeks to promote alternative modes of transport. The proliferation of electric vehicles will help to impact on noise!</p>	
	General		Name and address supplied	<p>Having reviewed the Neighbourhood Plan we do have some concerns about the proposition for plans identified on Site A for the Residential Allocation.</p> <p>1) Concerns over the access to the site from the busy A426. Turning into Church Lane off the A426 can be challenging enough when vehicles do not slow down to let you turn in at a realistic speed. Furthermore, the houses on the same side of the A426 junction have parking spaces off Cooper's Lane, not off the busy A426. I presume this was due to</p>	<p>Thank you for making comment.</p> <p>Noted. The Highways Authority will have to approve any access arrangements, and the developers will be required to find an acceptable solution.</p>	Change to be made as indicated.

			<p>the concerns over safety at the time of building these houses.</p> <p>2) Concerns relating to additional congestion driving through the village, on the narrow roads, particularly around the school drop off/collection pinch points. Families moving to Site A would more than likely drive to the school to drop off children, as we already know the majority of parents living on Station Road do this before making their onward journey. Where would these additional vehicles park at the school drop off, with the roads around and outside of the school currently at capacity during these times?</p> <p>3) It is a concern that the two "new build" properties built across the road from Elwells Avenue took nearly two years to sell from point of completion. Does this demonstrate a lack of demand from families to move into the village and does this relate to the reduced number of amenities in the village (one pub and a small village school)?</p> <p>4) What are the provisions for the school to have capacity for a further calculated 25 children (an increase in capacity of around 25%). Is there an extra class</p>	<p>Dunton Bassett is required to take a minimum of 40 new dwellings and this is a problem that is likely to manifest itself wherever new development is located in the Parish. Policy CF3 supports an expansion of the current school, or replacement is a suitable location can be found. The allocated site provides for an additional car park.</p> <p>Further new build will help to sustain the remaining community facilities – but the housing requirement as set by Harborough DC is a minimum of 40 dwellings, so this figure has to be met somewhere.</p> <p>Adequate educational provision is a requirement that will be addressed at planning application stage.</p>	
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			<p>room being planned alongside additional teaching resources?</p> <p>5) Considerations relating to the wider infrastructure to support more families moving into the area. Residents in the local villages use the doctor's surgeries located in either Lutterworth or Broughton Astley, do these services have additional capacity to take on new patients? We understand the site of 'Lutterworth East' was contested by the LRI due to concerns around supporting additional families moving to the area with their health in particular the A&E dept. Furthermore, in our own personal experience it took us nearly two years after being on multiple waiting lists to be offered a place at a dental practice in Lutterworth.</p> <p>6) The obstruction to the view for the area. The attached image is a picture that our 7 year old son woke me up to take, as he appreciates the view from his bedroom window alongside the sunrise and sunset. Our three children also enjoy bird spotting and watching the local wildlife, including foxes, rabbits, pheasants, cows, horses due to the natural environment surrounding us. We believe this is highly beneficial for a positive influence on their mental well-</p>	<p>A contribution to medical facilities will be provided as part of the planning application process.</p> <p>Unfortunately, the obstruction of private views are not legitimate reasons for refusing planning applications.</p>	
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				<p>being and would also have a concern around there being a reduction in the wildlife due to the additional manmade materials, pollution and noise created by site A. I've also attached an edited image of the potential view if properties are built on the proposed site, which shows the potential obstruction to the view.</p> <p>7) We understand there is a need to build additional housing in the village, however the requirement is 40 houses based upon the amenities of the village, this site proposes 50 houses, why is this? We chose to move to a village with big open green spaces and the lifestyle this offers. We would like to understand if there is a commitment from the local council to build with consideration and compassion to the pre-existing style and open spaces of a village and not build as many houses as possible onto the proposed site.</p> <p>I hope our comments are considered and if we can provide further detail in relation to any of the points raised, then please do not hesitate to contact us.</p>	<p>The requirement is for a minimum of 40. It is recognised good practice to exceed this minimum requirement in order to safeguard the NP protections should the housing requirement increase in the future.</p> <p>The development will be required to meet the design requirements identified in policy H5</p> <p>Thank you again. We are sorry that the answers are probably not what you were hoping for.</p>	
	General		Name and address supplied	I offer the following two observations on the Draft Plan.	Thank you for commenting on the draft Plan.	Change to be made as indicated.

			<p>The open space in the lay-by area on Dunton Road is referenced in two places within the Plan. Neither mentions the presence of water associated with the local land drainage system although the holding area is outlined on some the maps. The holding area has been full on a number of occasions during the winter when it is quiet deep. During hot summer periods it is just damp - with a consequential impact on the flora and fauna.</p> <p>Should the extent of this area be referred to somewhere as 'woodland and wetland'?</p> <p>If the local surface water drainage were ever to be improved then the need for this water holding feature could potentially disappear.</p> <p>8.2.4 Important Open Space Figure 6: Important Open Spaces Ref A. Dunton Road Natural Greenspace (HDC OSSR site) Page 32.</p> <p>8.2.5 Natural Environment and Biodiversity 8.2.5.1 Sites of natural environment significance Figure 7: Sites of natural environment significance Ref 017.3</p>	<p>Noted. The NP includes this as part of the Wildlife Corridor and is referenced in the flood map.</p>	<p>Change to be made as indicated.</p>
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				<p>Page 36</p> <p>The recent proposal for a Leicester – Rugby railway link and its potential impact are unlikely to have been considered during the development of the Plan. Has the Parish Council formulated its position on this?</p> <p>8.2.5.2 Woodland, notable trees and hedges In Dunton Bassett there is a group of planted and rewilded deciduous woodlands along the M1 and Great Central Railway corridor.</p> <p>Page 36</p>	<p>This has been considered by the Parish Council who have taken the view that this is highly unlikely to be an issue over the lifetime of the NP.</p> <p>This is already referenced in the NP</p>	
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No.	Chapter/Section	Policy Number	Respondent	Comment	Response	Amendment
	General		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

				Such measures will only be considered from the Lutterworth East devt where they meet the relevant tests	Noted	None
	General		Highways Authority	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
				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."	
				Should the last sentence read "within and outside the village" rather than "without"?	Agreed	Change to be made as indicated.
				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

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
			Anglian Water	<p>Dutton Bassett is located outside of Anglian Water's area of responsibility. Therefore, we have no comments to make relating to the Neighbourhood Plan.</p> <p>We serve part of Harborough district but not Dutton Bassett. The views of Severn Trent Water who provide water and wastewater services in the parish should also be sought on the Neighbourhood Plan.</p>	Noted	None
		Policy H1	Sport England	<p>Residential allocation to the north of the cricket field. Whilst we have no objection in principle and it is noted that there is a requirement to provide car parking and associated green space for the cricket club.</p> <p>It is considered that the proposed development gives rise to a potential conflict with the use of the playing field. Cricket balls are likely to leave the playing field and land on the application site when matches are being played. The proposed development would increase the potential liability on the owners of the land for damage to property and personal injury, including use of the</p>	<p>Noted</p> <p>Noted. This issue will be dealt with at planning application stage. The problem is recognised and the intention is to establish a solution such as 'ball-stop netting' or to ensure a buffer of 70m between the development and the wicket.</p>	<p>None</p> <p>None</p>

				<p>proposed green space.</p> <p>Cricket ball strikes have the potential to constitute a nuisance under the Environmental Health legislation and as such could prejudice the sporting use of the playing field. This was the case in Miller -v- Jackson [1977] QB 966 where cricket balls from a village green kept going into a nearby house.</p> <p>Sport England and ECB recognises similarities with a previous planning case that have been considered by the Courts: East Meon Forge and Cricket Ground Protection Association v East Hampshire District Council [2014] EWHC 3543 (Admin) (31 October 2014). In the East Meon case, an assessment undertaken on behalf of the Cricket Club found that cricket balls commonly travel in excess of 70 metres, at all levels and abilities. It was found to be unreasonable to expect residents to live behind shutters during summer weekends or to stay out of their gardens or away from other amenity areas. Additionally, the occupants and visitors to dwellings will be at risk of injury when entering or leaving premises during cricket matches. In the East Meon case, Sport England advised that the proposed mitigating measures (removable shutters) were</p>	<p>The cricket pitch is adjacent to the A426 and there do not seem to have been problems historically in relation to this.</p>	
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				<p>unenforceable and a permanent ball-stop fence was required. Mrs Justice Lang considered Sport England's representations to be sound. In this case the risk could relate to housing particularly the development of the send wicket but also relates to the use of the proposed public open space.</p> <p>Sport England would recommend an independent risk assessment is undertaken to gauge the likely impact of the proposed development within close proximity to the existing and proposed cricket pitch to inform the need for or design of the necessary mitigation to prevent any ball strike.</p> <p>Whilst the ball stop netting/fencing could be dealt with as part of any potential development , Sport England is aware from experience elsewhere that the ball stop netting/fencing for cricket can be up to 25 metres in height and this has caused concern for the Local Planning Authority. For this reason, Sport England considers that need for and the matter of the design and height of any required ball stop netting/fencing should be understood and resolved as part of the allocation as this may affect the allocation area.</p>		
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		Policy ENV2 support	Sport England	<p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England’s statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England’s playing fields policy is set out in our Playing Fields Policy and Guidance document.</p>	<p>These general comments are noted.</p> <p>S106 monies will be sought to improve recreational facilities in the parish. The car park associated with the cricket ground will be updated as part of the development.</p>	None
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				<p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the</p>		
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				<p>recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Harborough District Council Has developed a Playing Pitch Strategy (see link below) and a Built Sports Facilities Strategy which includes a section on Village and Community Halls (not sure of the link)</p> <p>For Dunton Bassett CC the strategy advises;</p> <p>Poor quality artificial grass strip with no spare capacity at peak times and recommends the replacement of the artificial grass strip if supports sports development objectives of the club.</p> <p>For Dunton Bassett FC the strategy advises;</p> <p>No spare capacity at peak time. Requires pitch improvements, the Clubhouse needs replacement showers. Walkway and additional car parking are also needed. The strategy recommends both pitch and changing room improvements.</p>		
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				<p>http://www.harborough.gov.uk/directory_record/3040/harborough_playing_pitch_strategy_2018</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning</p>		
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				<p>Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p>		
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				<p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p><i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p>		
			Mike Hooper	<p>We have recently been made aware of the Neighbourhood Plan document and on reviewing it today have noted the proposal of developing on the field next to the children's playground. A number of my neighbours; who we have spoken to; and ourselves on Church Close, wish to oppose these plans.</p>	Noted	None
	8.5.1		Arriva	<p>Thank you for the opportunity to comment on the Dunton Bassett Neighbourhood Plan, which has been passed to me by our Customer Services team.</p>	Noted	None
					Noted	None

				<p>We note the comment in section 8.5.1 that “the lack of a [bus] service within the main part of the village disenfranchises those living in the southern and eastern end of the village” and that public transport was identified as a concern through the Community Questionnaire.</p> <p>We therefore suggest consideration is made in relation to the following points:</p> <ul style="list-style-type: none"> • The need for clarity around the reference to the ‘eastern end’ of the village – is this a reference to properties fronting Station Road? In which case they are within 400m of the bus stops on Coopers Lane, which are easily accessed via the existing footway and traffic light controlled pedestrian crossing. • No reference is made to improving public transport access to the southern end of the village, although it is identified as an area of concern – is there opportunity for policy T3 to consider, where appropriate, what additional benefits may be delivered to other parts of the village by enhanced public transport provision subsequent to new housing development, and to identify an aim to increase 	<p>Agreed – we will remove reference to problems at the eastern end.</p> <p>We do not think the Neighbourhood Plan can address this. It is a function of increased development and therefore potentially greater usage.</p>	<p>Change to be made as indicated</p> <p>None</p>
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				<p>modal share across the wider village to support the ongoing financial viability of the enhanced provision following expiry of the developer's financial contributions?</p> <p>Thank you, again, for the opportunity to feed back as part of the review process.</p>		
			<p>Deb Markham</p>	<p>I have been reading the Neighbourhood plan and would like some clarification on the paragraph on page 15 which states that the footpath through to the proposed housing site will be enhanced. The footpath has buildings to either side of it and leads directly onto Main Street, this in itself is dangerous especially when like us you live to the side of it and children run down and onto our land with no parental control. With the increase the houses would give, it would be sensible if the footpath was re-located and actually came to an entrance that did not come directly onto Main Street or that came into an area that could be enhanced as an entrance area/car park. Your comments would be much appreciated on this.</p>	<p>The enhancements that are being considered include making sure the path is properly surfaced and lit to improve safety and installing railings where appropriate.</p>	<p>None</p>
			<p>National Grid</p>	<p>Dear Sir / Madam Dunton Bassett Draft Neighbourhood Plan – Statutory Consultation period – 15/02/2021 – 29/03/2021 Representations on behalf of National Grid National Grid</p>	<p>Noted</p>	<p>None</p>

				<p>has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document. About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses. 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. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. Proposed development sites crossed</p>		
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				<p>or in close proximity to National Grid assets: Following a review of the above document we have identified the following National Grid assets as falling within the Neighbourhood area boundary: National Grid 17 March 2021 Page 3 avisonyoung.co.uk Electricity Transmission Asset Description ZL ROUTE TWR (109 - 213): 400Kv Overhead Transmission Line route: EAST CLAYDON - ENDERBY - PATFORD BRIDGE 1 A plan showing details of National Grid's assets is attached to this letter. Please note that this plan is illustrative only. National Grid also provides information in relation to its assets at the website below. • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ Please see attached information outlining guidance on development close to National Grid infrastructure. Distribution Networks Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk Information regarding the gas distribution network is available by</p>		
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				<p>contacting: plantprotection@cadentgas.com Further Advice Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if they are not already included: Matt Verlander, Director Spencer Jefferies, Town Planner nationalgrid.uk@avisonyoung.com box.landandacquisitions@nationalgrid.com Avison Young Central Square South Orchard Street Newcastle upon Tyne NE1 3AZ National Grid National Grid House Warwick Technology Park Gallows Hill Warwick, CV34 6DA If you require any further information in respect of this letter, then please contact us</p>		
			Highways England	<p>Consultation on the Pre-Submission Version of the Dunton Bassett Neighbourhood Plan Highways England welcomes the opportunity to comment on the pre-submission version of the Dunton Bassett Neighbourhood Plan which has been produced for public consultation and</p>	Noted	None

				<p>covers the period 2020 to 2031. 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. Highways England has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Dunton Bassett Neighbourhood Plan, Highways England's principal interest is in safeguarding the operation of the M1 Motorway which routes through the Plan area, and the A5 Trunk Road and the M69 Motorway which route approximately 4 miles to the southwest and 5 miles to the northwest of the Plan area respectively. We understand that a Neighbourhood Plan is required to be in conformity with relevant national</p>		
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				<p>and District-wide planning policies. Accordingly, the Neighbourhood Plan for Dunton Bassett Parish is required to be in conformity with the Harborough Local Plan (2011-2031) adopted in 2019, and this is acknowledged within the document. Dunton Bassett is classified as a 'Selected Rural Village' within the Harborough Local Plan and as such development will be on a lesser scale to reflect the size and character of the village. Taking account of completions, commitments and an allowance for windfall development, the Local Plan requires the Parish to provide a minimum of 40 additional dwellings. We note that the Neighbourhood Plan makes provision for up to 50 additional dwellings in the plan period to be met through the allocation of a housing site at land behind the children's playground in accordance with Policy H1. In addition, Policy H2 makes provision for a reserve site for around 50 additional dwellings at the junction of Broughton Lane and Coopers Lane, should it be needed during the duration of the Plan either due to an</p>		
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				<p>increase in housing demands or the inability of the designated sites to provide the required scale of housing. We note that no employment sites have been allocated in the Neighbourhood Plan. However, existing and new employment opportunities within the village's limits of development (with some exceptions for small-scale leisure and tourism activities and other forms of commercial/employment-related development appropriate to a countryside location) are supported in accordance with Policies E1 and E2. Due to the scale and anticipated distribution of the additional development growth being proposed through the Neighbourhood Plan, it is unlikely that there will be any significant impacts on the operation of the SRN in the area. We therefore have no further comments to provide and trust the above is useful in the progression of the Dunton Bassett Neighbourhood Plan.</p>		
			Mike Hooper	<p>My apologies for the delay in submitting our comments. I appreciate this is an unenviable task and as such I would not want to go into too much</p>	<p>Thank you for taking the trouble to comment.</p>	<p>None</p>

			<p>detail, I'll bullet point our concerns to help you out and then add a personal element below.</p> <p>Having viewed the Neighbourhood Plan we do have some concerns about the proposition for plans identified on Site A for the Residential Allocation.</p> <ul style="list-style-type: none"> - Impact on existing vista across fields from Church Close - Impact on house prices for Church Close - Impact of noise from construction - Increase in light pollution in village - Loss of green space in village - Loss of green space for walking route of Leicestershire Round whilst in Dunton Bassett - Modernisation of existing traditional village feel and ambiance - Knock on impact for further development <p>In an attempt to be positive, if I could make the recommendation that as we're looking for 40x houses over 10</p>	<p>Noted</p> <p>These comments are noted. Unfortunately, Dunton Bassett is required to deliver a minimum of 40 dwellings up to 2031, so issues to do with the noise of construction, loss of green space, increase in light pollution etc are inevitable and unavoidable.</p> <p>The view across the fields from Church Close was not highlighted as a special view and the planning system cannot protect every open view otherwise it would be deemed to be overly restrictive.</p> <p>Unfortunately, relying on infill development fails to secure the considerable additional powers that NPs</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
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			<p>years rather than putting in a big block of a development on a single site, we could easily manage infill of developments to existing brownfield and unused sites. Dunton Bassett has been made up of small developments of 5-6 houses, as demonstrated by Church Close in the 1970s, which has allowed Dunton Bassett to remain in keeping with the traditional aesthetic.</p> <p>We have sites on Station Road and Lutterworth Road that could be used. We also have smaller plots within the village itself, such as on Main Street. Two new houses have been put in place on Main Street opposite Elwells Avenue, which work well.</p> <p>We live on Church Close, after moving into the village two years ago. One of the decisions to move here was to start a family in a nice quiet local village, to which we fell in love with Dunton Bassett. My family are originally from the south and my wife's family are Wigston, therefore it is well located. We maxed ourselves out on our mortgage to be able to</p>	<p>can achieve by allocating sites to meet its housing requirement. This will help to prevent further unwanted development in Dunton Bassett. Development of this scale enables the provision of additional benefits such as Affordable Housing to help meet a local need.</p> <p>Both of these sites are already in the planning system and are already taken into account in the housing requirement. Infill sites such as this are not in great supply and would not achieve the numbers required.</p> <p>We understand your frustration but the houses have to be built somewhere and it is inevitable that building them close to where people live is not popular with those people.</p> <p>The site was selected following an independently-led process.</p>	<p>None</p> <p>None</p> <p>None</p>
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			<p>afford a house backing onto the fields, which overlooks Site A. We've done a lot of work only this year to take down some very overgrown trees that were blocking everyone's view. only now to receive the plan indicating a proposed identification of a site that could be built on said fields behind the house. We're both devastated.</p> <p>We are both key workers who work a shift pattern and having the quiet peaceful nature of how Dunton Bassett is currently would be lost out on having a residential development place on this site. We are also proud of the fact the Leicestershire Round passes through the village and goes through this existing field. We regularly use it on our dog walks. It will be such a shame to lose out on this feel to the village.</p> <p>My concern would be similar to how a number of villages have recently had developments on it, such as Gilmorton, North Kilworth, etc. where subsequently it seems as though they are in an endless state of building new houses, due to a domino effect from an initial build.</p>	<p>Noted</p> <p>Noted</p>	<p>None</p>
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				Submitted for your consideration.		
Page 14 – 2 nd para			Matt Bills HDC	Should be updated to reflect Local Plan para 5.1.11: <i>'Policy H1 therefore makes provision for a minimum of 12,800 dwellings from 2011 to 2031. 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> .	Agreed	Change to be made as indicated.
Page 24: 8.2.1.1 (first paragraph)			Matt Bills	The topography # of the Plan Area.....	Agreed	Change to be made as indicated.
		Policy H1	Matt Bills	Comment received from Historic England <i>Dear Mr Bills, Further to my email we have received correspondence from a member of the public reminding us that the allocation</i>	Noted. The site in question is of lower-grade ridge and furrow which is not protected through the NP policy Env8.	None

				<p>site was featured in our report “Turning the Plough” as an area of ridge and furrow. In such instances we advise that the area is treated as an undesignated heritage asset where evidence of it is still visible, as we observe it is here.</p> <p>Yours sincerely, Clive Fletcher</p>		
				<p>the Local Plan requires a minimum of 40 dwellings during the plan period. 50 are allocated. Is this required (Policy comment – NPPF allows NDPs to allocate more than Local Plan – future proofing)</p> <p>The phrase “visually indistinguishable from the market dwellings” is open to interpretation and it may be helpful to have either clearer wording in the policy or an explanation in the text.</p> <p>The site for the main allocation seems a bit disjointed from the village and I know that Highways have raised concerns regarding access onto the A426 in the past. The site has ridge and furrow which elsewhere in the Plan is protected – should this be clarified?</p>	<p>The comment answers its own question It is good practice to allocate more than the minimum requirement</p> <p>We think this is clear. The market housing should look the same as the Affordable Housing.</p> <p>We disagree. The site is within the built area of the village. Access issues continue to be pursued with Highways and there is a reserve site identified if the is a continuing issue. The R&F is differentiated on figure 12.2</p>	<p>None</p> <p>None</p> <p>None</p>

		H1	Matt Bills	Suggest a minimum figure (or 'around' figure) is set out in the policy. The last paragraph on page 14 refers to the identification of a reserve site with one of the criteria being 'the failure of the allocated site to deliver the scale of housing required'. However, the scale required is not set out in Policy H1. There is no reference to highway access in the policy.	Agreed. Will change to 'around'	Change to be made as indicated.
		H2	Matt Bills	Does not set out any criteria for development of the site, only about when it would come forward. This is an opportunity to set out any criteria for the development.	We will include conditions including safe access; 40% Affordable Housing and 66% of the dwellings being 3 bed or fewer.	Change to be made as indicated.
				the DM officers (that deal with the west side of the district) are not supportive of the site for the reserve allocation. To allocate 50 as a reserve may be unwise (see the appeal decision on 13/01539/FUL, the reserve site for Broughton Astley Neighbourhood Plan which was built before their main allocated sites). Most importantly this area of countryside is as sensitive, if not more sensitive, than the Coopers Lane site that was dismissed at appeal. The plan also seeks to designate views	Noted. We hope that the reserve site is not needed through the Plan period. We will change the policy to say 'up to 50' It has been extremely difficult to identify appropriate sites through the NP given the range of constraints in the parish.	None Change to be made as indicated.

				across this site as Important Open Views (policy ENV7) and thus there seems to be some conflict with its Reserve site allocation (<i>policy comment – NPPF allows NDPs to allocate more housing than the Local Plan – future proofing the plan</i>)	Agreed. We will remove the arm looking towards the site from viewpoint 7	Change to be made as indicated.
		H4		Refers to meeting 'identified local needs' in first part of policy. Second part of policy refers to meeting 'current and future needs'. Suggest both should refer to 'identified local needs'. As regards the reference to the M4(2) Building Regulations, neighbourhood plans should not be used to apply new technical standards. It is for the Local Plan to set these out in policy. (See Hallaton NP Examiner's Report).	Agreed Noted. See Ryton on Dunsmore Examination for an example of where an Examiner passed such a policy.	Change to be made as indicated. None
		H5		<ul style="list-style-type: none"> a: Second sentence doesn't read correctly. Suggest: 'Care should be taken to ensure that the development minimises disruption of the visual amenity of the street scene and does not impact negatively on any significant wider landscape views. 	Agreed	Change to be made as indicated. None

				<ul style="list-style-type: none"> h: Wording very specific and requirements may change over time. Suggest it is less prescriptive in approach (all new dwellings will be built to ensure that the installation of a home electric vehicle charging point can be facilitated). p: suggest criterion is amended: Unnecessary artificial lighting should be avoided. Avoidance of all unnecessary artificial lighting: there is no legal duty requiring any place to be lit Although this subject is more fully covered in Policy H8 and therefore this criterion is not really needed. 	<p>7kw is the current standard and this is likely to increase over time, so the wording is not therefore restrictive.</p> <p>Agreed. Criterion can be deleted.</p>	Change to be made as indicated.
		H6	Matt Bills	refers to 'the assessment of affordable housing need (2019) or later report updating this document'. It is not clear what the 2019 assessment referred to is. Is it a reference to the Housing Needs Report August 2019 if so it would be best to use the document's title.	Yes – will use full title.	Change to be made as indicated.

		H8	Matt Bills	This is entitled 'Use of street lighting' but the policy covers any new lighting	Will change title to 'new street lighting'.	Change to be made as indicated.
				the supporting text suggests both on-street and external wall-mounted lighting is of concern/to be controlled, but the policy relates solely to on street lighting. Should the supporting text be changed? Also bear in mind that much of the public highway (and thus on-street lighting) is owned by LCC and they are unlikely to need PP for alterations/additions/changes to their streetlights.	Agreed – will amend the text. The policy will apply where planning permission is required.	Change to be made as indicated. None
		Policy ENV 2		Should refer to Figure 6 not Figure 5.	Agreed	Change to be made as indicated.
		ENV4		tree survey requirement for trees/hedges: the BS standard doesn't apply to hedges as far as I know, it is only trees. It would seem unreasonable to ask for a survey when it's a hedge. Hedges in private gardens are rarely protected by Planning legislation.	Agreed. We will remove the reference to hedges.	Change to be made as indicated.
		Policy ENV 6:		Closing bracket missing after Figure 9.	Agreed	Change to be made as indicated.
		ENV10		the map with this policy shows the reserve site (or part of it) within	Agreed	Change to be made as indicated.

				Limits, however H3 doesn't include this site in limits. Should this be clarified?		
		Policy ENV 11:		last part of policy – suggest deleting 'strongly' before supported as superfluous.	Agreed	Change to be made as indicated.
		Policy CF1:		'which complies with the other general policies of the Neighbourhood Plan' is not needed.	Agreed	Change to be made as indicated.
		Policy CF2		a) is unnecessary cross-reference to another policy.	Agreed	Change to be made as indicated.
		Policy E1:		Is reference to B-class still appropriate given changes to Use Classes Order? B-Class only includes 'Industrial' and 'Storage and distribution' (of which there probably aren't any in DB) now whereas the new E-Class includes offices and light industrial.	Agreed	Change to be made as indicated.
		Policy E2		Question why criterion h) is necessary. Why does development have to integrate and complement existing businesses? It could stifle new or innovative business from setting up	We would prefer to keep this criterion to ensure that development remains appropriate and sympathetic to its location.	None
		E2 d)		residents support the idea of a café/shop, yet this policy doesn't allow houses to be converted to an employment use and wants new employment to be within the limits, in	We wanted to avoid employment sites being created in residential areas, hence the requirement to	None

				existing buildings or on PDL. Other policies protect the village hall, school, pub etc. How does the Plan support residents' aspirations? Maybe this policy needs better wording?	avoid conversion of existing dwellings. Existing community facilities can evolve over time to provide changing community wishes in terms of services delivered.	
		Policy E3:		unnecessary to refer to other policies in the plan as the plan needs to be read as a whole.	Agreed	Change to be made as indicated.
		Policy E4:		Suggest the policy should allow for well-designed new buildings.	Agreed	Change to be made as indicated.
		General comments about the plan:	Matt Bills	<ul style="list-style-type: none"> Dunton Bassett NP makes reference to two key sites for housing, an allocated site for up to 50 dwellings and a 'potential' site near the existing cricket ground. One of the key matters to be raised in terms of existing housing is the large number of detached 3/4 bedroom houses (38%) and the relatively small proportion of one bedroom dwellings (8%) and the acknowledgment in the draft Dunton Bassett NP of an under occupation of 	The allocation policy addresses this issue	None

				<p> dwellings and a need for smaller sized houses e.g. one & two bedroom dwellings.</p> <ul style="list-style-type: none"> • The inclusion of a planning obligations policy would be a recognition new development can bring significant benefits for a local community, for example, new homes and jobs/employment opportunities and assist in securing through a S106 legal agreement for example a proportion of affordable housing on any proposed housing development that come forward and are implemented. S106 planning obligations are used to secure infrastructure or funding from a developer to mitigate the impacts of a new development, towards for example local infrastructure and affordable housing where appropriate. 		
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				<ul style="list-style-type: none"> • S106 Planning obligations must meet the three legal tests in Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) – necessary to make the development acceptable in planning terms; directly related to the development, fair and reasonable related in scale and kind to the development • The CIL charge regime was introduced by the Planning Act 2008 and it came into force on 6th April 2010. The CIL is a means for local authorities in England and Wales to help deliver infrastructure to support new development in their area. To date, Harborough District Council has not introduced a CIL charge in the District. This however is being kept under review in conjunction with partner authorities across the Leicester and Leicestershire Housing Market Area. 		
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				<ul style="list-style-type: none"> Consideration should be given to a developer contributions policy in the Neighbourhood Plan recognising the priorities for example infrastructure, affordable housing are consistent with the Harborough Local Plan. 		
			Alan Coltman	<p>Very good informative, detailed report.</p> <p>Can you confirm how many houses Dunton Bassett has to have built under Market Harborough plans. 40? How many have been recently built, or at an application stage and do they count? Do these count towards the number needed?</p> <p>I would want to preserve as much green space as possible.</p> <p>Site A – Old field, signs of ridge and furrow. Should this be preserved?</p> <p>Site B – Edge of village. I would prefer to see this site developed. Hopefully any plan would eliminate the bad righthand bend from Coopers Lane into Broughton Lane. How many accidents have been there where vehicles have taken the bend too fast? A new junction or mini island</p>	<p>Thank you for this comment.</p> <p>40 is the minimum requirement taking into account existing approvals including currently identified infill sites. Providing for around 50 helps to future-proof the Plan against future increases in housing need.</p> <p>Well-preserve ridge and furrow is protected in the NP.</p> <p>Access to either site will need to be satisfactory for development to go ahead.</p>	None

				could be designed to remove this accident hazard.		
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